

FOR LEASE

1012 SE Cleveland Ave | Bend, OR 97702

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Small Office in Neighborhood Center

Located in a well-established neighborhood retail center just off Third Street and Reed Market, 1012 SE Cleveland Ave offers an accessible small office in the crux of Southeast Bend.

The property provides excellent connectivity to major transportation routes, including Third Street, Highway 97, Reed Market, and Wilson Avenue just off one of Bend's busiest intersections with traffic counts of 20,000+ cars per day.

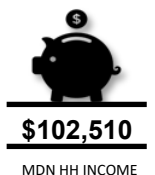
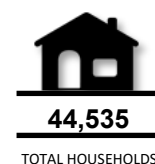
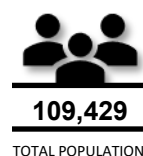
Surrounded by local businesses and service-oriented tenants, the center benefits from a dense retail trade area, convenient parking, and professional property management. NNNs include water, sewer, garbage, building maintenance and janitorial, and professional management.

Co-tenants include Emerald Loop restaurant and bar, Sonder Beauty Boutique and Focal Point Bend. The building features a covered portico, spacious building entryway and shared restrooms.

PROPERTY SNAPSHOT

LEASE SPACE	987 RSF
LEASE RATE	\$1.25/RSF/MO + NNN
NNN EXPENSE	+/- \$0.57/RSF
BUILDING SIZE	8,103 SF
LOT SIZE	0.37 AC
ZONING	General Commercial
PARKING	20 + 2 ADA (3.68/1,000)

5 MILE DEMOGRAPHICS



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information.

 243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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FOR LEASE

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Suite 5

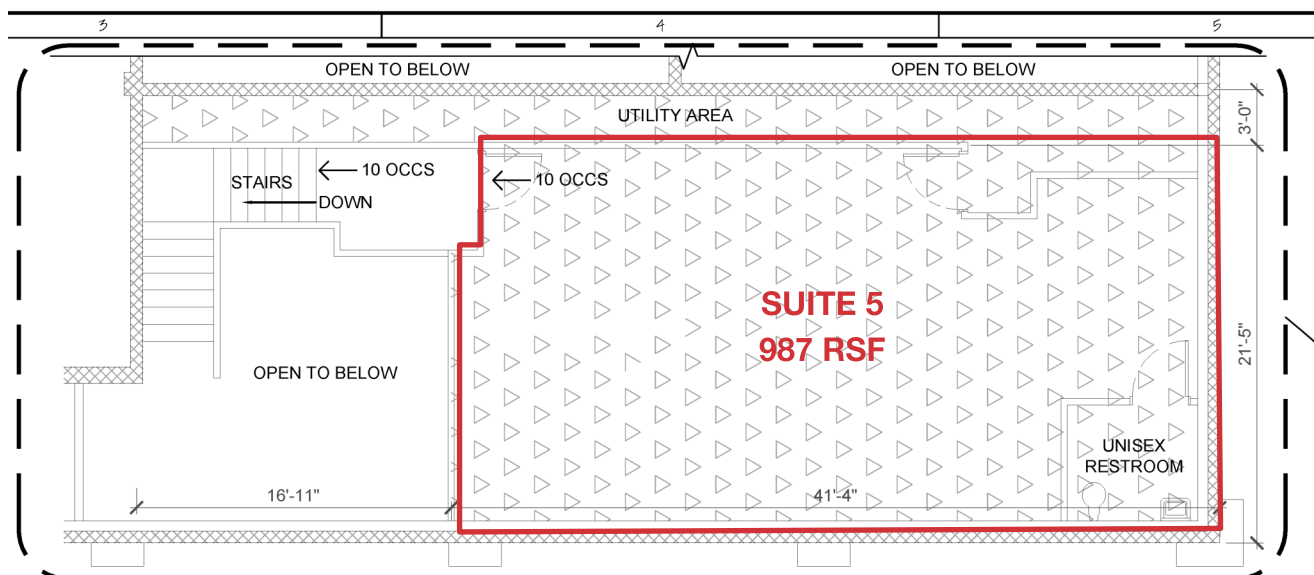


987 SF

\$1.25/RSF/MO + NNN

- Exclusive second-floor office suite offering exceptional privacy (no building elevator)
- Open office layout with abundant natural light and plenty of windows
- Built-in shelving and functional workspace layout
- Quiet, private setting ideal for professional office users
- Flexible layout that accommodates a collaborative, open work space or cubicle setting
- Well-suited for billing operations, headquarters, or contractors with employees primarily working in the field
- In-suite restroom

Floor Plan



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