

**FOR LEASE**

**1,682-3,541 SF | \$1.60/SF/MO. NNN**

**Class A West Side Office Spaces**

**963 SW Simpson Ave., Bend, OR 97702**

**RATE REDUCED**  
Was \$1.85/SF/Mo. NNN



**HIGH TRAFFIC LOCATION ON THE CORNER OF SW SIMPSON AVE & SW CYBER DR**



**SUITE 200**



**SUITE 120**

**Dan Kemp, CCIM | Adam Bledsoe, Principal Broker**

**Emilio Tiscareno, Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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**COMMERCIAL**

**REAL ESTATE SERVICES**

**FOR LEASE**

**\$1.60/SF/MO. NNN**

## Class A West Side Office Spaces

### AVAILABLE SPACES

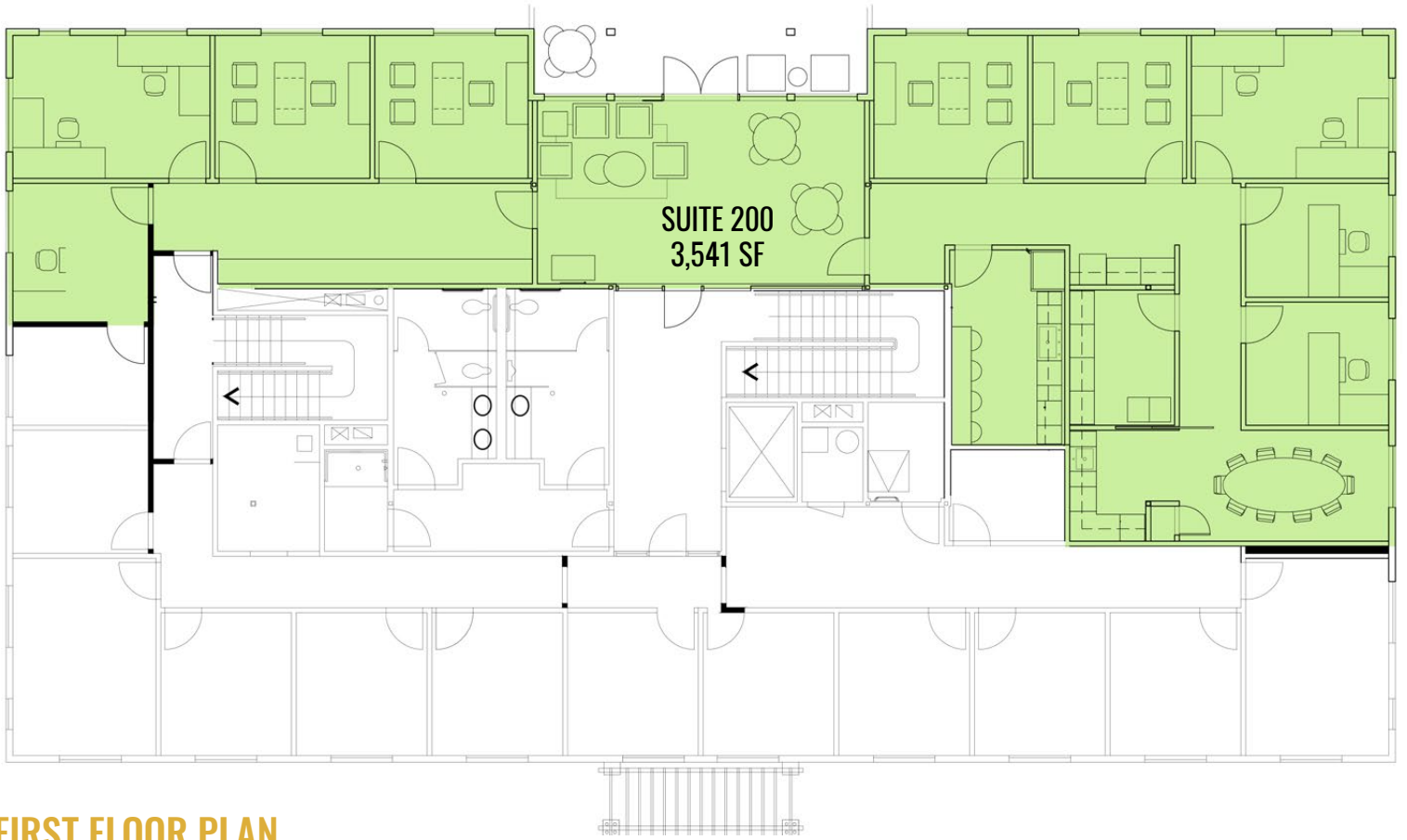
- Suite 120:** 1,682-2,106 SF
- Suite 200:** 3,541 SF
- Lease Rate:** ~~\$1.85/SF/Mo. NNN~~ \$1.60/SF/Mo. NNN
- CAMs:** Est. at \$0.80/SF/Mo.
- Parking:** Ample parking available

### HIGHLIGHTS

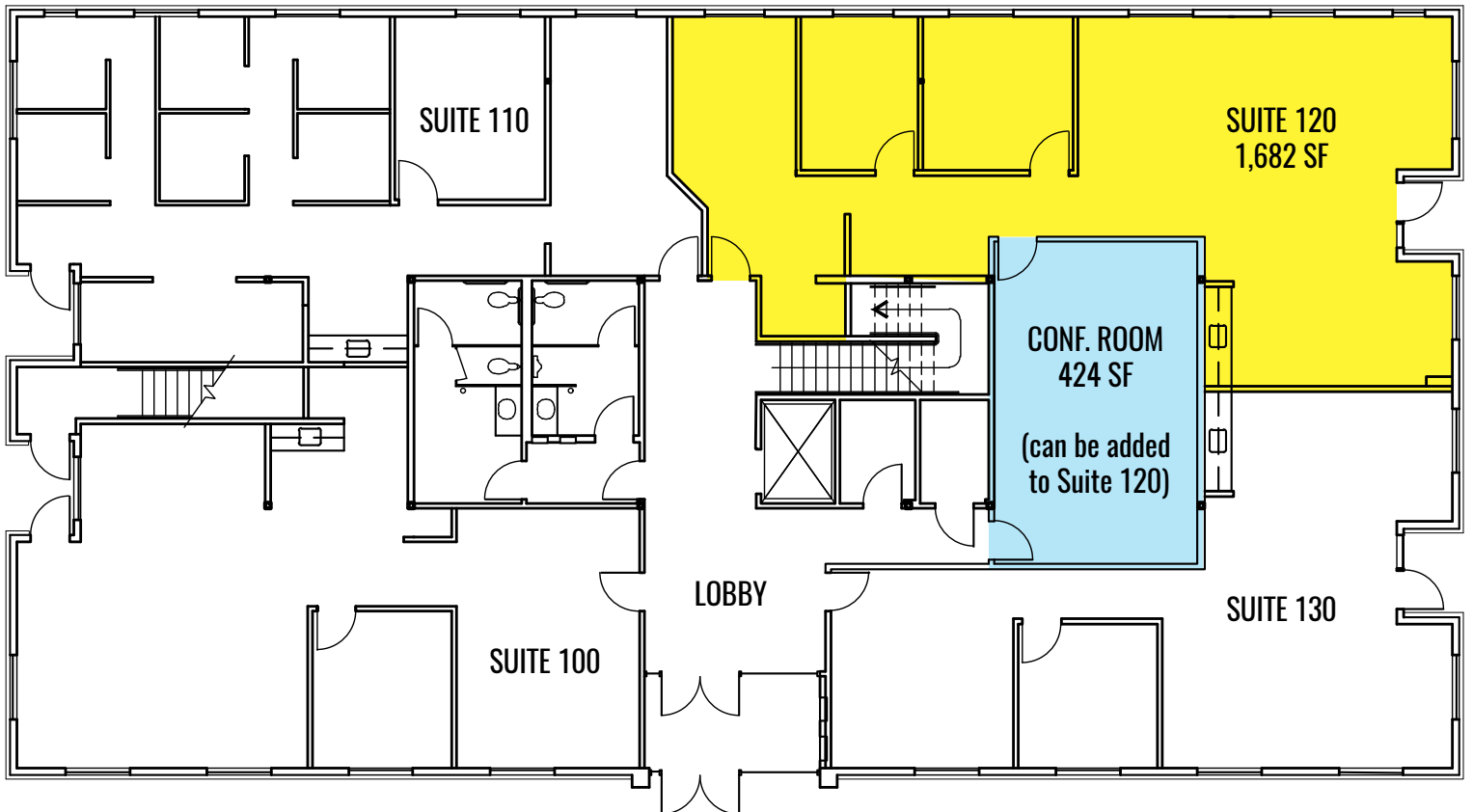
- **Suite 120** features two office spaces, and has the ability to include a 424 SF conference room
- **Suite 200** includes a balcony, one conference room, eight offices, and a common area
- Second floor is fully remodeled
- Highly desirable west side location across the street from the Simpson Pavilion
- Close to Century Drive amenities with the Old Mill District and Downtown Bend within a one-mile radius
- Near parks, trails, and the Deschutes River
- Scenic views throughout the offices
- Lots of natural light



## SECOND FLOOR PLAN



## FIRST FLOOR PLAN



**FOR LEASE**

963 SW Simpson Ave., Bend, OR 97702



SUITE 200



SUITE 120



SUITE 200



SUITE 120



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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