

FOR LEASE
WEST SIDE OFFICE/MEDICAL



SHEVLIN CORPORATE PARK

336 SW Cyber Drive Suite 107| Bend OR



4,556 SF+/- for lease. Suite 107 has been occupied by Alpine Physical Therapy for fifteen (15) years and includes four (4) restrooms, two (2) additional sinks, a break room, on a 6-inch (6") concrete slab. The suite was previously demised as two (2) separate suites, providing flexible occupancy options. Tenant signage located above the main entrance.

Excellent parking/location within Shevlin Corporate Park, on the West Side of Bend in the Old Mill.

Lease Rate: \$1.85/SF/Mo. NNN

- 4,556 SF+/-
- CAMs \$0.82
- SDC Credits of \$120,000 for Trips, Water/Sewer*
- Four (4) Restrooms
- 6" poured concrete slab
- Suite is demisable into two (2) Suites
- Signage on front of building
- *Tenant to confirm all Systems Development Charges for Tenant's intended use

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | C 541-480-2526

Tom Tapia, CCIM, Principal

tom@fratcommercial.com | C 541-390-2900



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com



**BRIAN
FRATZKE**
CCIM, PRINCIPAL
541.480.2526[C]
BRIAN@FRATCOMMERCIAL.COM



**TOM
TAPIA**
CCIM, PRINCIPAL
541.390.2900[C]
Tom@FRATCOMMERCIAL.COM

