

FOR LEASE

5,446 SF | \$1.60/SF/MO NNN

Class A Mixed-Use Space

20784 High Desert Ln., Bend, OR 97701



PROPERTY DETAILS

- Avail. Space:** 5,446 SF
- Lease Rate:** \$1.60/SF/Mo. NNN
- CAMs:** Call listing broker for details
- Zoning:** Light Industrial (IL)
- Parking:** 8 onsite spaces + 2 ADA
- Date Avail.:** January 1, 2027

HIGHLIGHTS

- First floor has showroom, open office space, and warehouse with two 12-foot roll-up doors, and a 14'-6" ceiling height
- Second floor has four private offices, open office space, kitchen, conference room, and private balcony
- Fenced yard
- Fully sprinklered
- Two electric car charging stations
- Solar array with battery backup

Dan Kemp, CCIM | Peter May, CCIM
Emilio Tiscareno, Broker

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541.383.2444 | www.CompassCommercial.com

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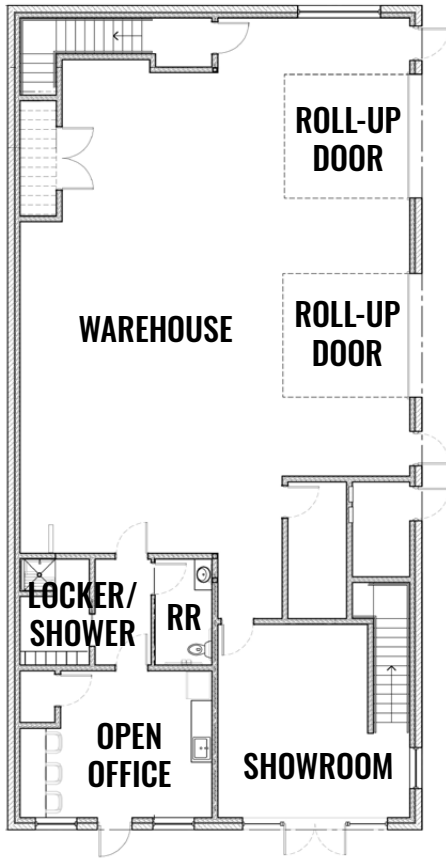
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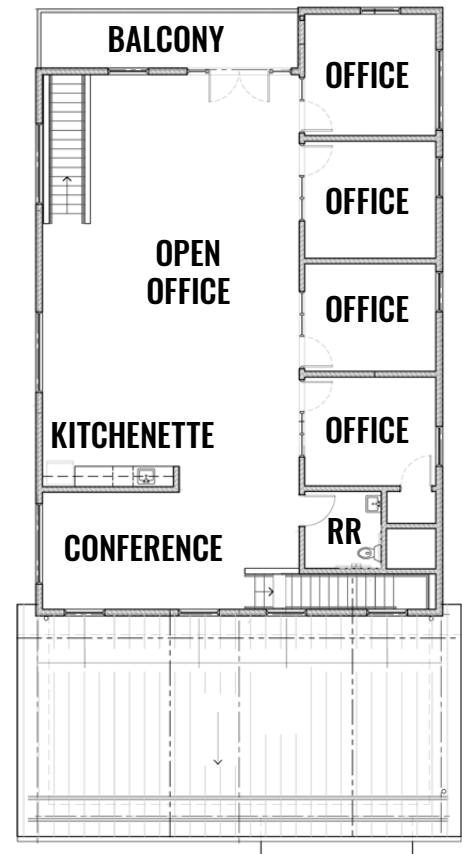
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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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