

FOR SUBLEASE

2500 NE Twin Knolls Dr | Bend, OR

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Eastside Professional Office

Eastside professional office located just off Hwy 20/Greenwood Ave and nearby all amenities including medical district, shopping and restaurants.

Suite 110 features one private office, large IT room with independent mini-split, work room with built-ins, janitor closet and a large open office for bullpen. Independent building entry as well as rear entry with easy access to 12-person shared, state-of-the-art conference room with multimedia and kitchenette and common area restrooms.

The building has been meticulously maintained and professionally managed, with a strong mix of public and private sector tenants.

Monument and directory signage. Ample parking with 30 and 60 minute stalls for client parking and abundant street parking. The area benefits from high daytime population driven by nearby schools, medical district and expanding eastside residential neighborhoods. Strong traffic counts at one of Bend's busiest intersections (Hwy 20 & 27th St) within a quarter mile of the property.

Sublease term through April 30, 2030.

Broker is a member of the building ownership entity.

OFFERING SUMMARY

SUITE 110	+/-1,710 RSF
LEASE RATE	\$1.60 /RSF/MO + NNN
NNN RATE	\$0.57/RSF/MO
BUILDING SIZE	25,200 SF
YEAR BUILT	2007
LOT SIZE	0.59 AC
ZONING	ME, Mixed Employment

5 MILE DEMOGRAPHICS



105,717

TOTAL POPULATION



43,031

TOTAL HOUSEHOLDS



\$127,517

AVG HH INCOME



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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 set forth herein.



243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

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Suite 110



Suite 110



Building Conference Room



Building Conference Room



First Floor Lobby



Monument Signage

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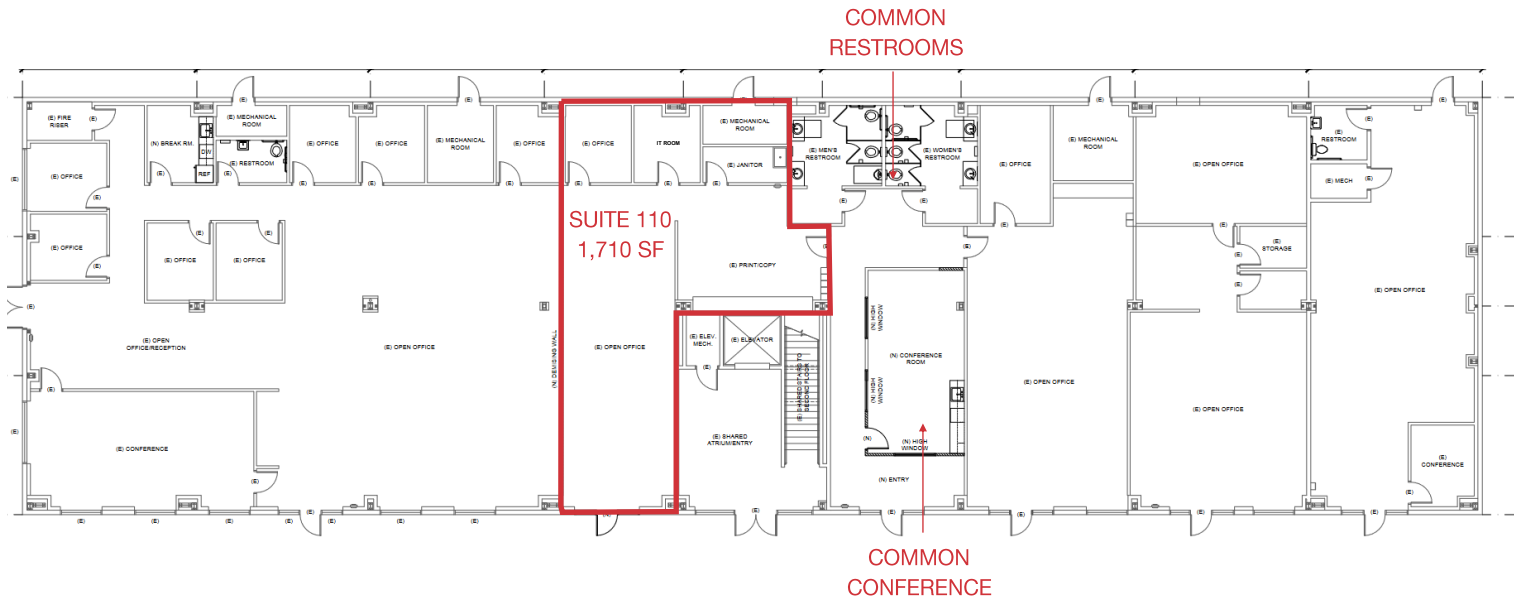
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