

BEND PROFESSIONAL OFFICE SPACE FOR LEASE



600 NE SAVANNAH DRIVE, SUITE 2, BEND, OREGON

PRIME LOCATION PROPERTY NEAR ST. CHARLES AND HWY. 20
Smaller, Affordable Suite in a Complex of Medical and Service Providers

QUALITY OFFICE / SERVICE SUITE IN BEND



ONE BLOCK FROM HWY. 20 AND ONE MILE FROM ST. CHARLES

600 NE Savannah Drive, Bend, Oregon

\$1,700 Per Month

Asking Lease Rate

610 SF

Suite Size

Elec. and Gas

Paid Separately by Tenant

SUITE SUMMARY



600 NE Savannah is a well-maintained building with easy access and off-street parking in a quiet setting near major medical and business operations. With multiple complementary tenants and located just off Central Oregon's busiest east-west highway, this property has proven to be an excellent location for a wide variety of enterprises. The tenant that just moved out has been in this suite for decades. They are retiring from their medical practice. A variety of professional service, medical, and holistic healing businesses lease adjacent and nearby suites. This building and its adjacent twin buildings are owned and managed by a local family that has long treated their tenants well.

- > **Rare smaller size and affordable suite in a professional setting**
- > **Existing mix of longer-term tenants in adjacent suites that provide great synergy to the property**
- > **50,000+ vehicles a day pass near to the building, with major retail and service businesses in the area**
- > **Quiet street but easy to get to and off-street parking**
- > **Located close to the St. Charles Hospital medical campus**
- > **Two office/exam rooms, lobby, and a break/stock/prep room**

ADDITIONAL PHOTOS



AREA BUSINESSES/TRAFFIC COUNTS



Hwy 20

Area Businesses

Within a couple of blocks of the property are some of the most frequented businesses in Bend. Whether Whole Foods, multiple car dealerships, Office Max, or countless smaller businesses, this part of Bend is alive and well.

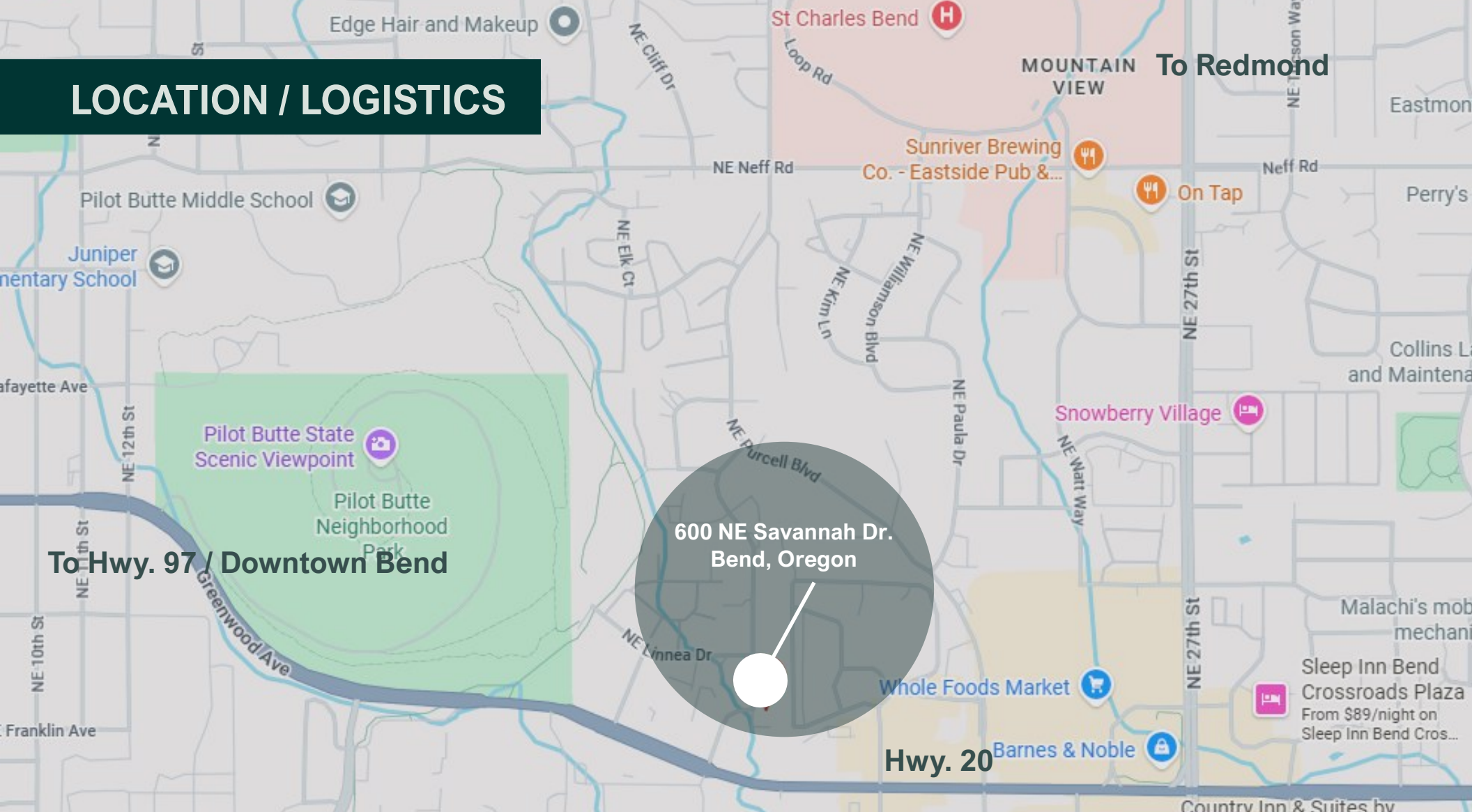
A mile or so away is the St. Charles Hospital medical campus and a wide variety of major health care providers. And several schools are in this area. Lastly, Pilot Butte and other recreation destinations are in the neighborhood.

Traffic Counts

On any given day, 50,000+ cars pass nearby on Hwy. 20 at 27th Street. This intersection in Bend is one of the busiest in the region. Yet, given the location of this property one block north of Hwy. 20, a major appeal is its quiet, professional setting.



LOCATION / LOGISTICS



600 NE Savannah Drive is located one block north of Hwy. 20, Central Oregon's main east-west state highway. It is also about one mile from the St. Charles Medical Center, the largest hospital and medical campus in central and eastern Oregon. Bend is the economic and cultural hub of the region, the primary Oregon city for commerce and health care east of the Cascades. Other towns in the area are nearby. Sisters is 20 miles northwest of Bend. Redmond is 18 miles to the north. Bend is three hours from greater Portland, two hours from Salem, six hours from Seattle, six hours from Boise and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. This airport is twenty minutes from the property.

COMMUNITY INSIGHTS



With a population of approximately 100,000 in a region with over 200,000 citizens, Bend, Oregon is a favorite of residents, business owners, and visitors alike. Spectacularly nestled at the base of the Cascade Range, ribboned by rivers and creeks, and close to the stunning Three Sisters Wilderness Area, Bend is an outdoor recreation and high quality-of-life wonderland. It is Central Oregon's largest city east of the Cascade Mountains. And, this region hosts millions of tourists a year!

Famous for its scenic setting and year-round recreational activities, Bend is also known for its growing economy and entrepreneurial spirit. Bend's existing and expanding industries include software and high tech, bioscience, outdoor recreation products, aviation, manufacturing, craft brewing and distilling.

As for work-life balance, Bend serves big city amenities with small town advantages... with cultural opportunities and the medical facilities of a larger metropolitan area, but the lower living costs and short commutes of a smaller community. Bend is a place where you can happily raise families and get to know your neighbors (from Econ Dev of Central Oregon's web page).

When all of this is added together, it is little wonder that businesses, employees, and retirees from across the country and beyond seek to be here, in beautiful and friendly Central Oregon!



**COMMERCE-FRIENDLY
CITY GOVERNMENT**



**NEARLY 4,000,000
TOURISTS A YEAR**



**ONE OF THE MOST
LIVABLE OREGON TOWNS**



**OUTDOOR RECREATION
WONDERLAND**



**EXCEPTIONAL, HIGHLY
REGARDED SCHOOLS**



**OVER 250 DAYS OF
SUNSHINE A YEAR**

PROUDLY OFFERED BY

St. Charles Hospital

600 NE SAVANNAH DRIVE, SUITE 2, BEND, OREGON



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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT