

FOR LEASE

269-8,561 SF AVAILABLE

Lotus Building Flexible Professional and Executive Offices

300 SE Reed Market Rd., Bend, OR 97702

**NEW PAINT,
WINDOWS & FLOORING
THROUGHOUT!**



CENTRALLY LOCATED OFFICE BUILDING OFFERING LARGE & SMALL LEASE AREAS



COMMON EVENT SPACE



COMMON BREAK ROOM

**Jay Lyons, SIOR, CCIM | Russell Huntamer, CCIM
Eli Harrison, Broker**

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COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

269-8,561 SF AVAILABLE

Lotus Building - Flexible Professional and Executive Offices

PROPERTY DETAILS

- Avail. Space:** 269-8,561 SF
- Lease Rate:** \$1.50/SF/Mo. NNN for spaces greater than 1,000 SF. See lease table for executive office rates.
- NNNs:** Est. at \$0.70/SF/Mo. for all suites (Gas, electricity & water included. Table shows total rent with NNNs factored in.)
- Bldg. Size:** 8,561 SF
- Lot Size:** 0.67 Acres
- Year Built:** 1997
- Zoning:** Commercial General (CG)

HIGHLIGHTS

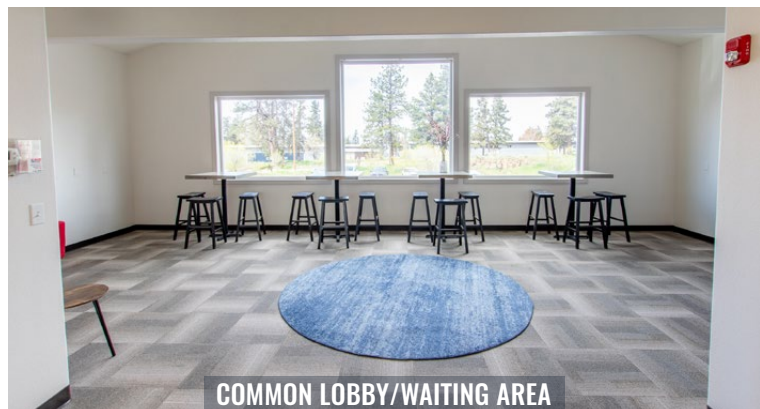
- Large office building with the ability to lease small executive offices or larger office areas to suit a variety of users
- First floor features a common lobby/waiting area, event room, nicely built out break room, and restrooms
- Second floor features a common lobby/waiting area, conference room, and restrooms
- Building has 24/7 access with keyless entry and an elevator
- Attractive two-story building with quality finishes throughout
- Located in the heart of Bend, just east of the Reed Market/3rd Street intersection
- Easy access to 3rd Street and the Parkway via shared access agreement with adjacent lot



COMMON CONFERENCE ROOM



EXECUTIVE OFFICE SUITE



COMMON LOBBY/WAITING AREA

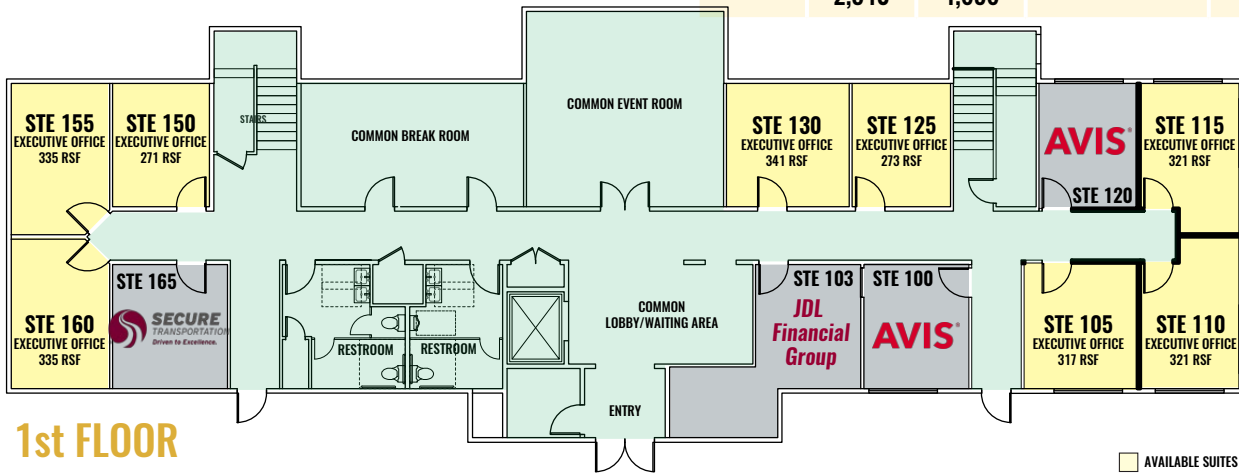
1ST FLOOR SUITES

STE	USF	RSF	TOTAL RENT/MO.	AVAILABILITY
100	146	293		AVIS
103	230	462		JDL Financial Group
105	158	317	\$777	Available
110	160	321	\$787	Available
115	160	321	\$787	Available
120	137	275		AVIS
125	136	273	\$669	Available
130	170	341	\$836	Available
150	135	271	\$664	Available
155	167	335	\$821	Available
160	167	335	\$821	Available
165	160	321		Secure Transportation
	1,926	3,865		1st Floor Total

Leased suites are occupied on a month-to-month basis allowing for a larger user to occupy greater portions of the building at a reduced lease rate.

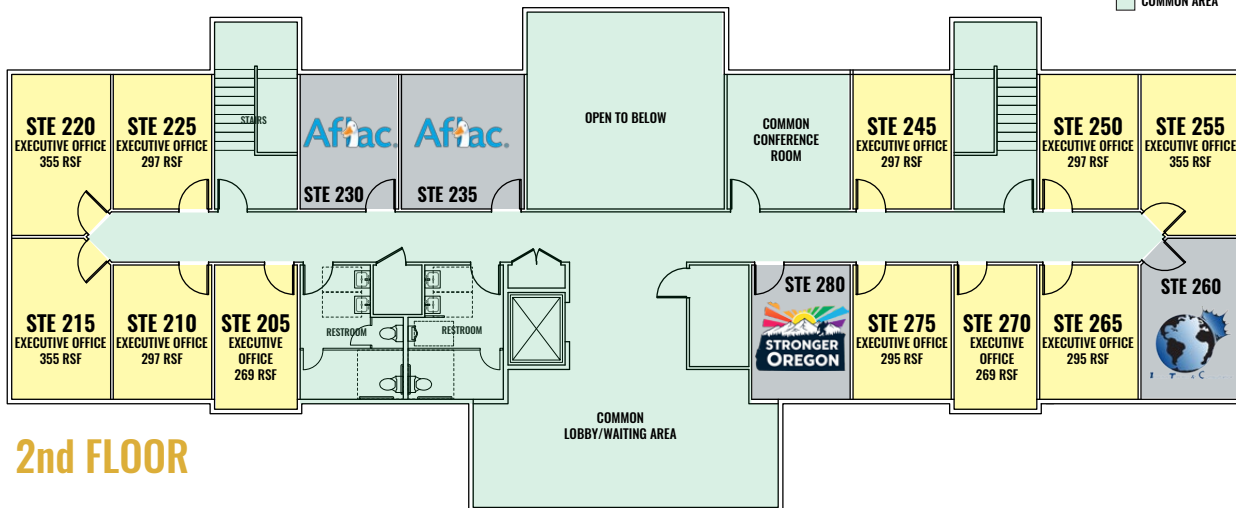
2ND FLOOR SUITES

STE	USF	RSF	TOTAL RENT/MO.	AVAILABILITY
205	134	269	\$659	Available
210	148	297	\$728	Available
215	177	355	\$870	Available
220	177	355	\$870	Available
225	148	297	\$728	Available
230	148	297		Aflac
235	183	367		Aflac
245	148	297	\$728	Available
250	148	297	\$728	Available
255	177	355	\$870	Available
260	177	355		Invictus Therapy
265	147	295	\$723	Available
270	134	269	\$659	Available
275	147	295	\$723	Available
280	147	295		Stronger Oregon
	2,340	4,696		2nd Floor Total



1st FLOOR

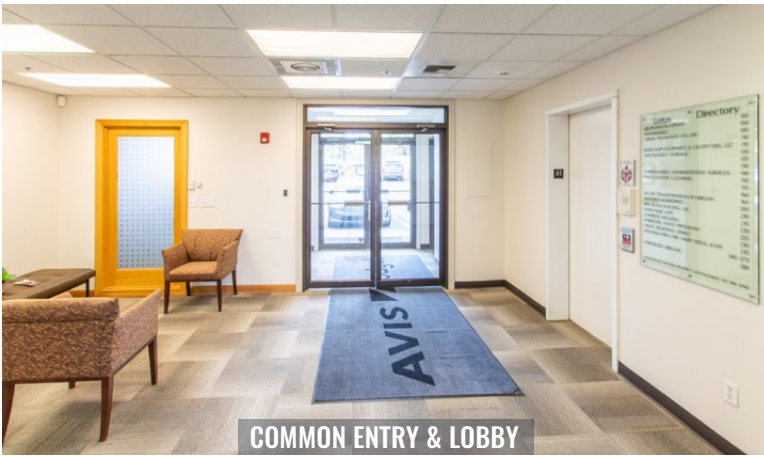
- AVAILABLE SUITES
- LEASED SUITES
- COMMON AREA



2nd FLOOR

FOR LEASE

Lotus Building | 300 SE Reed Market Rd., Bend



COMMON ENTRY & LOBBY



EXECUTIVE OFFICE SUITE



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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