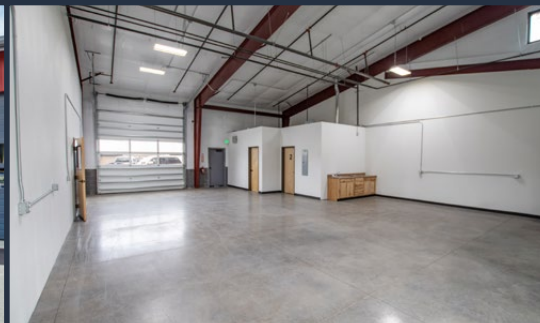


FOR SUBLEASE

1,758 SF | \$1.45/SF/MO. NNN

Industrial Space with Abundant Natural Light

63052 Layton Ave., Suite 120, Bend, OR 97701



PROPERTY DETAILS

- Suite 120:** 1,758 SF
- Lease Rate:** \$1.35/SF/Mo. NNN
- NNNs:** Est. at \$0.59/SF/Mo.
(Gas and electricity separately metered)
- Zoning:** Light Industrial (IL)
- Parking:** Ample onsite spaces
- Sublease Exp.:** July 31, 2027

HIGHLIGHTS

- High visibility light industrial space fronting Empire Avenue
- Ground level loading off parking lot
- Lots of natural light
- Easy access to/from Empire Avenue and Hwy 97
- Located in Brinson Business Park

Jay Lyons, SIOR, CCIM | Grant Schultz, SIOR, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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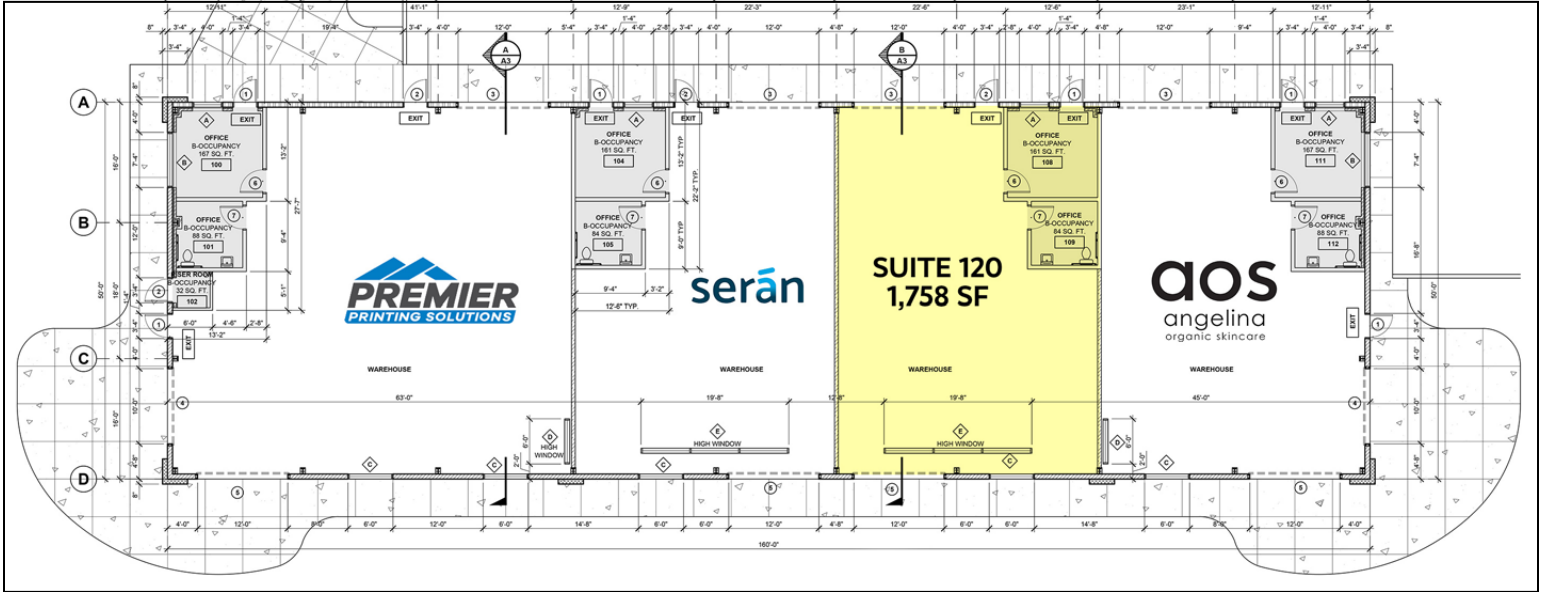
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FLOOR PLAN



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.



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com



Grant Schultz, SIOR, CCIM
Broker
Cell 541.480.9873
g Schultz@compasscommercial.com

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