

# FOR LEASE

703 N Larch St | Sisters, OR 97759

MAJOR RATE REDUCTION

\$1,500/MONTH MG



## Sisters Office For Lease

Beautiful professional office in Sisters industrial area at an unbelievable rate. An excellent opportunity for a small business to step into growth with an exceptionally low barrier to entry.

Excellent floor plan for mental health services, physical therapy, chiropractic or other ancillary medical. Also ideal for professional services or corporate headquarters for nearby manufacturing or distribution.

Floor plan currently includes large reception with room for records and operations, waiting area, three private offices, kitchenette and private, in-suite restroom. Landlord may be flexible to configuration changes to add an additional private office or other suitable changes.

Easy access to Hwy 20 East and West: 0.4 miles via Larch and 0.7 miles via Barclay. Sisters bypass creates higher visibility and traffic counts.

14 parking spaces (unassigned) including ADA.

### OFFERING SUMMARY

SUITE B	1,500 SF
LEASE RATE	\$1,500/Month MG
BUILDING SIZE	6,000 SF
LAND SIZE	0.81 AC
YEAR BUILT	1999
ZONING	LI (Light Industrial)

### 10 MILE DEMOGRAPHICS



12,893

TOTAL POPULATION



5,535

TOTAL HOUSEHOLDS



\$109,838

AVG HH INCOME



Paul Evers

Licensed Oregon Broker

+1 541 390 4021

pevers@naicascade.com



Katy Haines

Licensed Oregon Principal Broker

+1 541 300 0395

khaines@naicascade.com

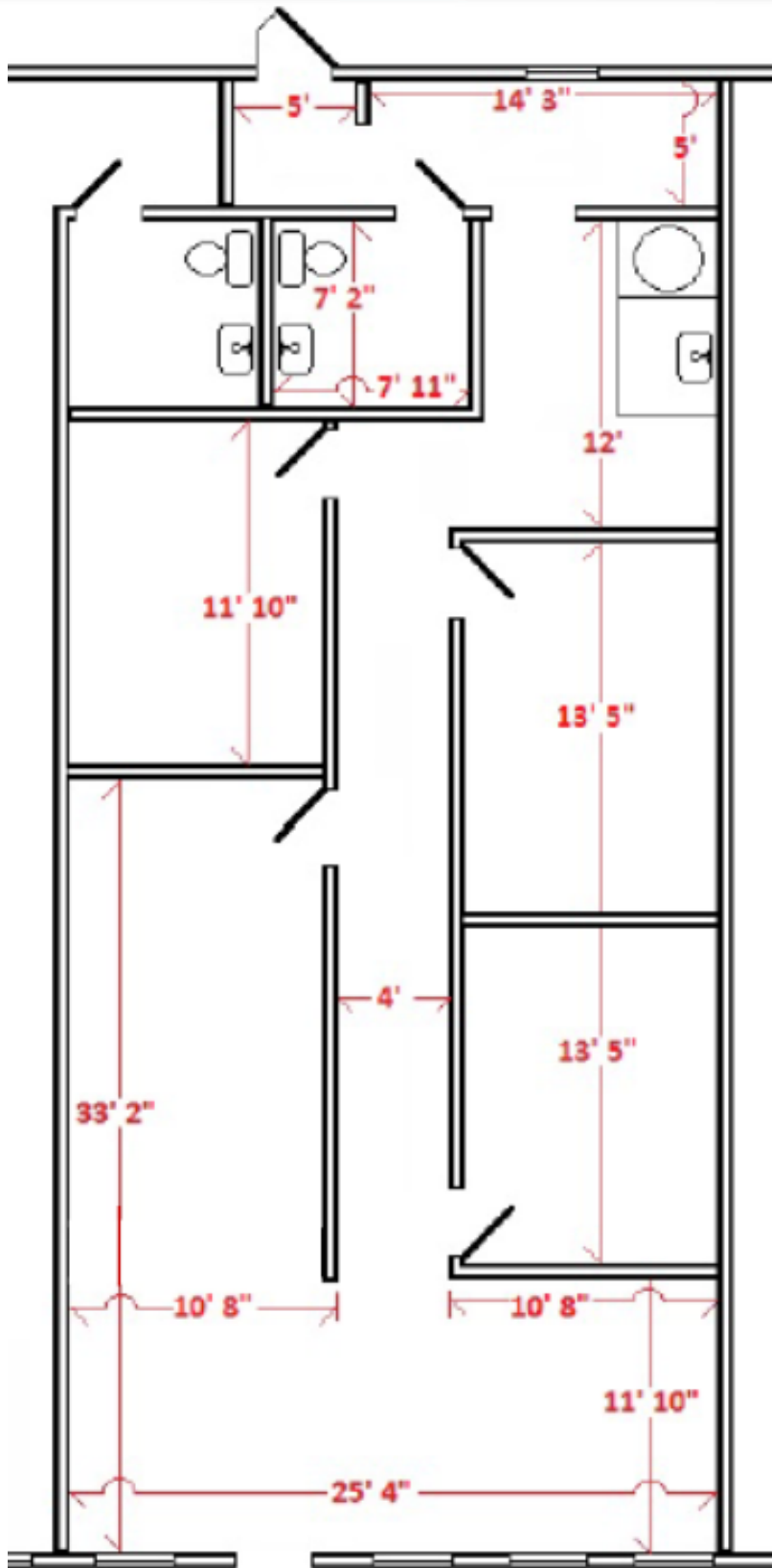
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243 SW Scalehouse Lp  
Suite 3A  
Bend, OR 97702  
NAICascade.com

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Licensed Oregon Broker  
+1 541 390 4021  
pevers@naicascade.com

 Katy Haines  
Licensed Oregon Principal Broker  
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khaines@naicascade.com

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