

FOR LEASE

1,806 - 5,078 SF

Rare Industrial/Flex Suites on Bend's Westside

2797 NW Clearwater Dr., Bend, OR 97703



SUITE 500 CONCEPTUAL RENDERING



SUITE 100



SUITE 500 CONCEPTUAL RENDERING

PROPERTY DETAILS

- Suite 100:** 5,078 SF | \$1.85/SF/Mo. NNN
Available September 1, 2026
- Suite 500:** 1,806 SF | \$1.90/SF/Mo. NNN
Available Now
- NNNs:** Est. at \$0.52/SF/Mo. *(gas and electricity are separately metered)*
- Bldg. Size:** 11,355 SF
- Zoning:** Industrial Employment (IE)
- Parking:** Additional onsite and street parking

HIGHLIGHTS

- Ideal location on the westside of Bend in NorthWest Crossing
- **Suite 100** features a reception, three private offices, a breakroom, an open warehouse, two restrooms, and nine (9) reserved parking stalls
- **Suite 500** features a flexible floor plan with a roll-up door, an open work space, two private offices, a restroom, and three (3) reserved parking stalls
- Fully air conditioned spaces

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

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

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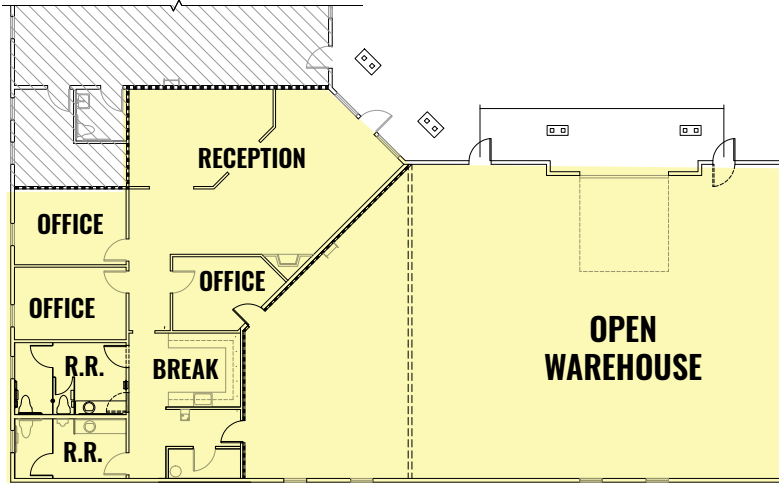
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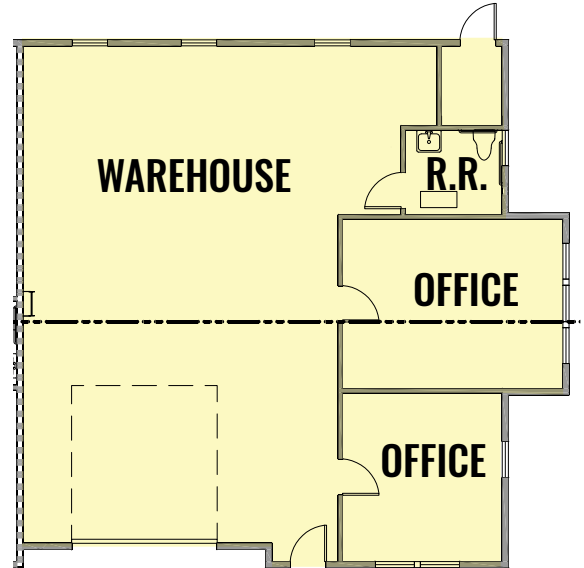
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SUITE 100 FLOOR PLAN



SUITE 500 FLOOR PLAN



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