

**FOR SALE**

**8,561 SF | \$2,250,000**

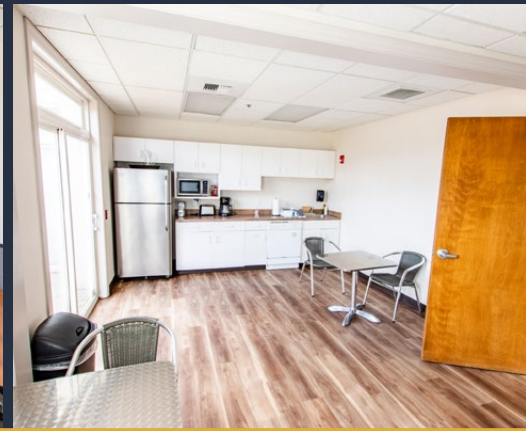
# Lotus Building Owner-User/Investment Opportunity

300 SE Reed Market Rd., Bend, OR 97702

**NEW PAINT  
AND FLOORING  
THROUGHOUT!**



**WELL MAINTAINED CENTRALLY LOCATED OFFICE BUILDING**



**Russell Huntamer, CCIM | Eli Harrison, Broker**

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

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

**COMPASS**  
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**REAL  
ESTATE  
SERVICES**

**FOR SALE**

**\$2,250,000**

## Owner-User/Investment Opportunity

### PROPERTY DETAILS

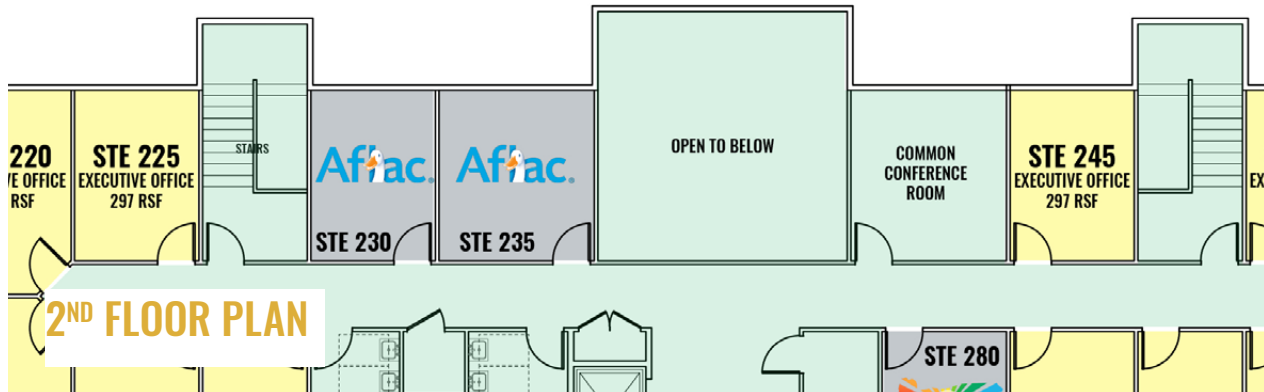
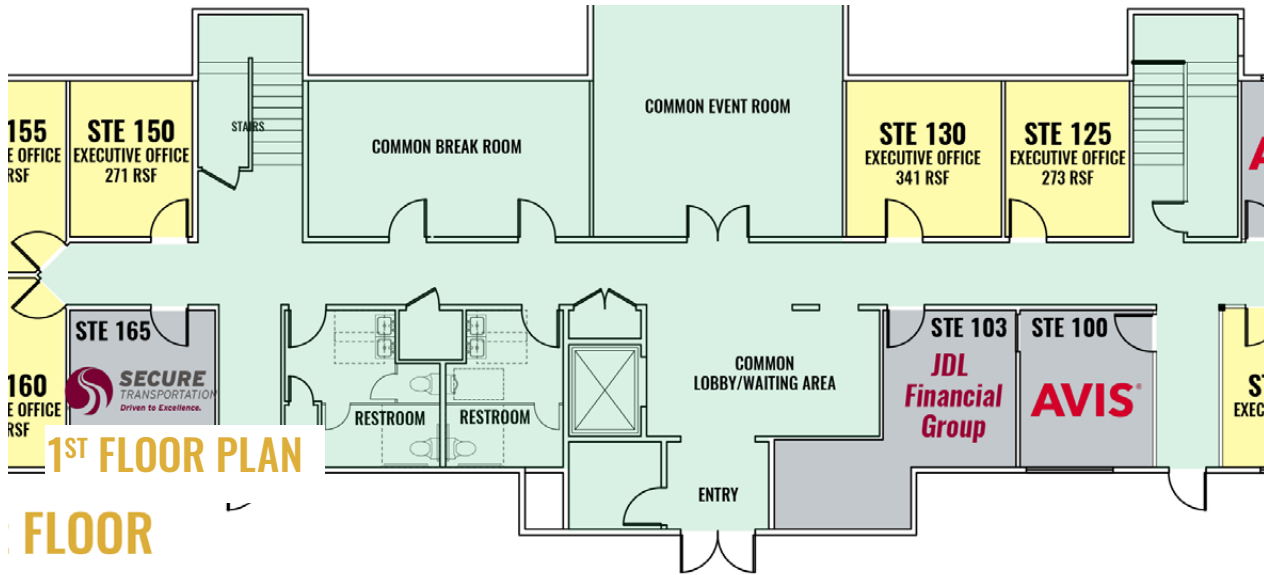
<b>Sale Price:</b>	\$2,250,000
<b>Bldg. Size:</b>	8,561 SF
<b>Price/SF:</b>	\$263/SF
<b>Lot Size:</b>	0.67 Acres
<b>Year Built:</b>	1997
<b>Zoning:</b>	Commercial General (CG)
<b>Parking:</b>	40 onsite spaces

### HIGHLIGHTS

- Single or multi-tenant office building
- Lobby, waiting areas, conference rooms, four bathrooms, 28 private offices, kitchen/breakroom and elevator
- Perfect for an owner user looking to occupy a part or all of the building
- 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
- Adjacent lot available to be included in sale. Contact listing brokers for details

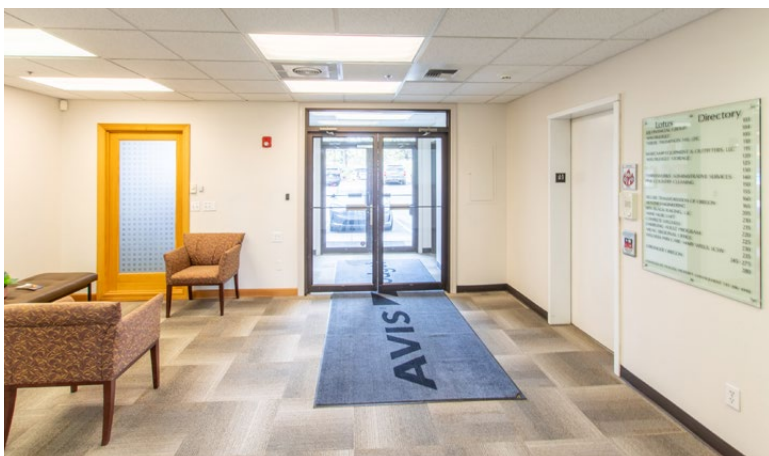
### PARKING LOT





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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.



**Russell Huntamer, CCIM**  
Partner, Principal Broker  
Cell 541.419.2634  
rh@compasscommercial.com



**Eli Harrison**  
Broker  
Cell 541.977.2890  
eharrison@compasscommercial.com

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