

FOR LEASE

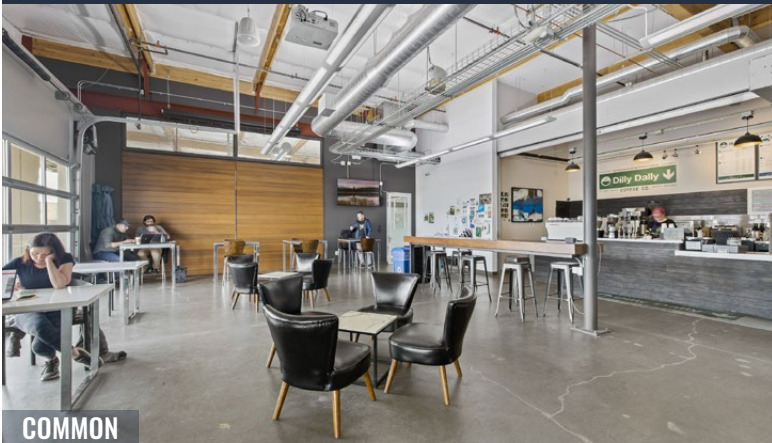
**Premium Office Space
on Bend's West Side**

SUITE 150: 4,225 SF | SUITE 130: 311 SF

1001 SW Emkay Dr., Bend, OR 97702



CONTEMPORARY CLASS A BUILDING FRONTING COLORADO AVENUE



COMMON



COMMON

Graham Dent, SIOR | Jay Lyons, SIOR, CCIM

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PREMIUM OFFICE SPACE ON BEND'S WEST SIDE

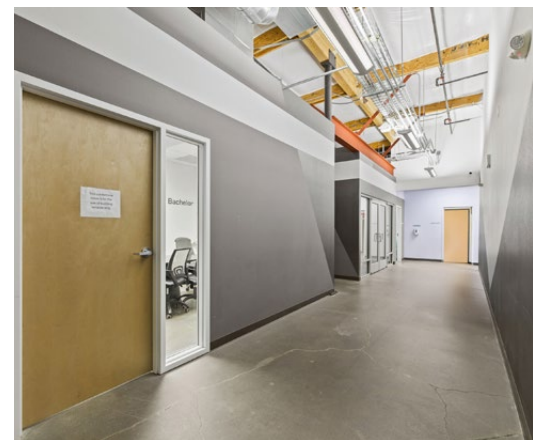
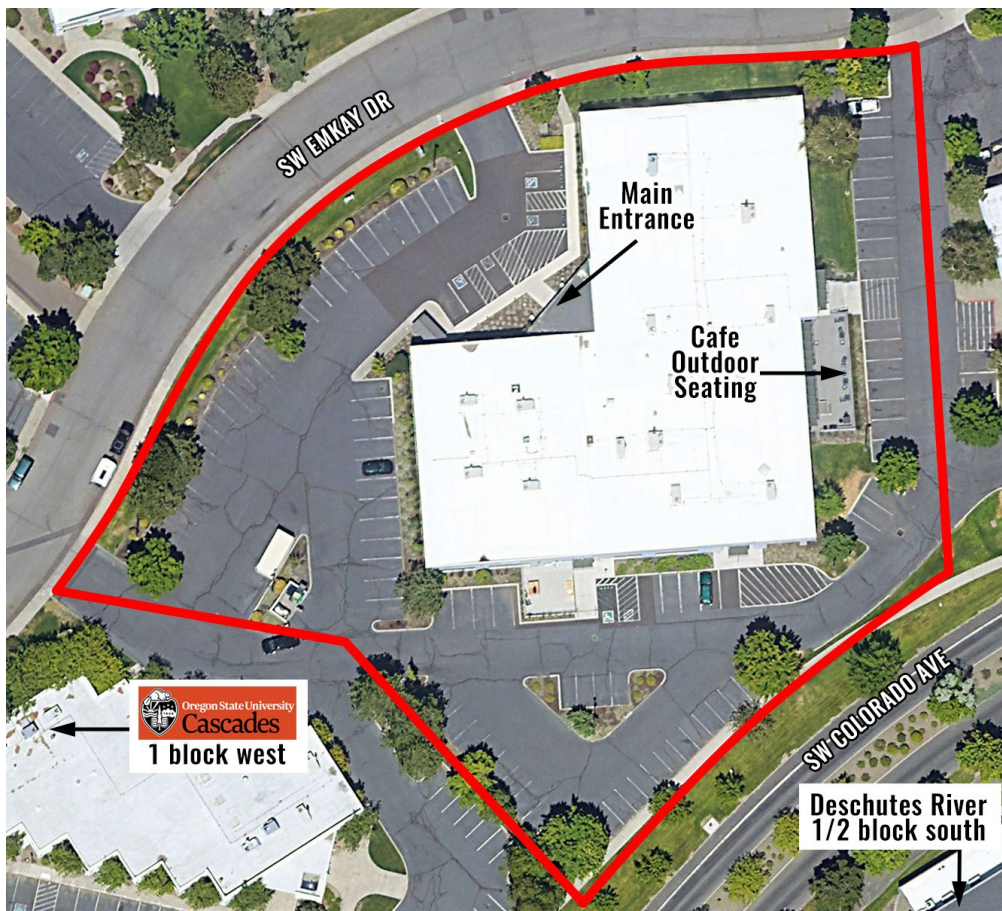


PROPERTY DETAILS

- Suite 130:** 311 SF | \$1,000/Mo. FSG
- Suite 150:** 4,225 SF | 2.25/SF/Mo. NNN
NNNs est. at \$0.88/Sf/Mo.
- Bldg. Size:** 26,632 SF
- Lot Size:** 2.15 Acres
- Year Built:** 1985, renovated in 2015
- Zoning:** Mixed Urban (MU)
- Parking:** 109 onsite spaces plus ample on-street parking
- Parking Ratio:** 4.1/1,000 SF

HIGHLIGHTS

- Contemporary Class A office space on Bend's west side
- **Suite 150:** Comprised of a reception, two conference rooms, five offices, large open work area and storage room
- **Suite 130:** Executive office
- Extensive onsite amenities including shared meeting spaces, open-air cafe with outdoor seating, covered bike storage, and showers
- Fellow tenants include Dowl Engineering, Focus Physical Therapy, and Kittelson & Associates
- Excellent on-building signage available
- Proximity to new OSU campus and talented young workforce



FLOOR PLAN



FOR LEASE

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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.



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