

FOR LEASE

269-8,561 SF AVAILABLE

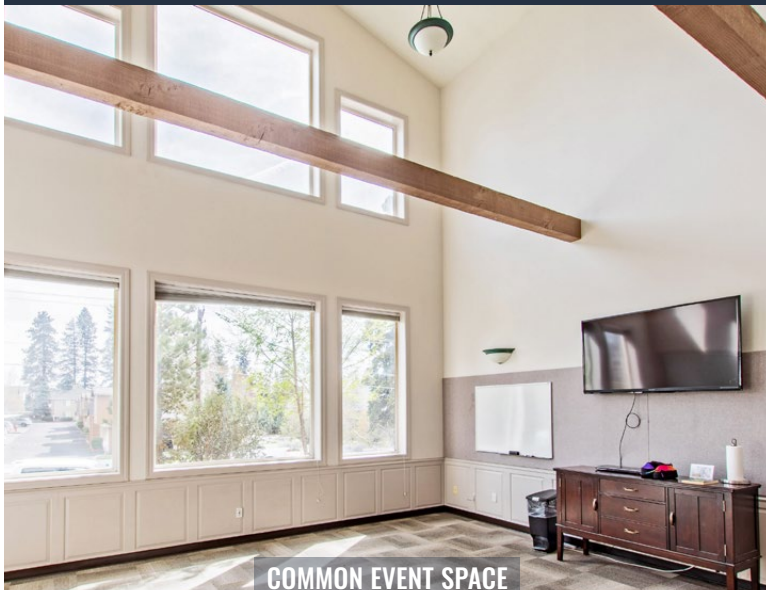
Lotus Building Flexible Professional and Executive Offices

300 SE Reed Market Rd., Bend, OR 97702

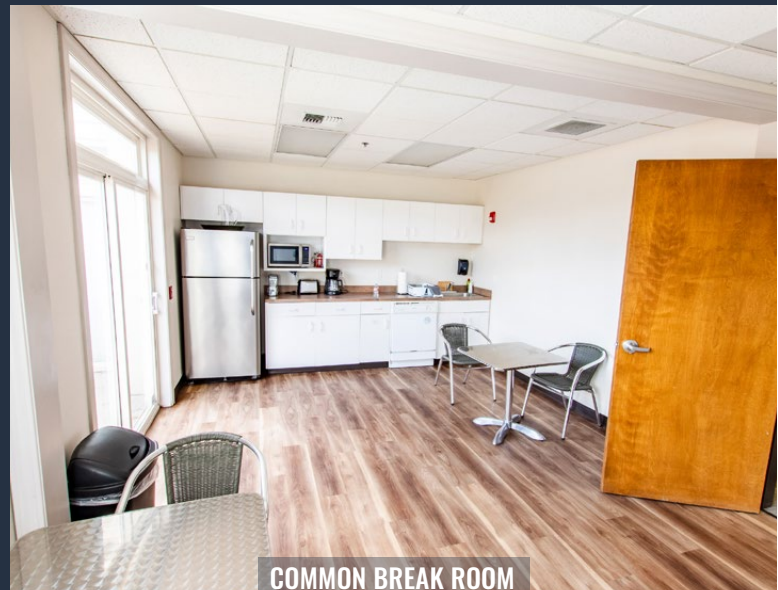
**NEW PAINT,
WINDOWS & FLOORING
THROUGHOUT!**



CENTRALLY LOCATED OFFICE BUILDING OFFERING LARGE & SMALL LEASE AREAS



COMMON EVENT SPACE



COMMON BREAK ROOM

Russell Huntamer, CCIM | Eli Harrison, Broker

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**REAL
ESTATE
SERVICES**

FOR LEASE

269-8,561 SF AVAILABLE

Lotus Building - Flexible Professional and Executive Offices

PROPERTY DETAILS

- Avail. Space:** 269-8,561 SF
- Lease Rate:** \$1.50/SF/Mo. NNN for spaces greater than 1,000 SF. See lease table for executive office rates.
- NNNs:** Est. at \$0.70/SF/Mo. for all suites (Gas, electricity & water included. Table shows total rent with NNNs factored in.)
- Bldg. Size:** 8,561 SF
- Lot Size:** 0.67 Acres
- Year Built:** 1997
- Zoning:** Commercial General (CG)
- Parking:** 40 onsite spaces

HIGHLIGHTS

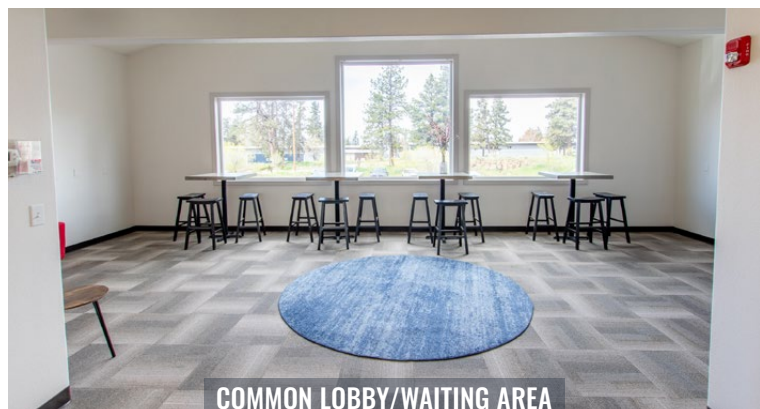
- Large office building with the ability to lease small executive offices or larger office areas to suit a variety of users
- First floor features a common lobby/waiting area, event room, nicely built out break room, and restrooms
- Second floor features a common lobby/waiting area, conference room, and restrooms
- 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



COMMON CONFERENCE ROOM



EXECUTIVE OFFICE SUITE



COMMON LOBBY/WAITING AREA

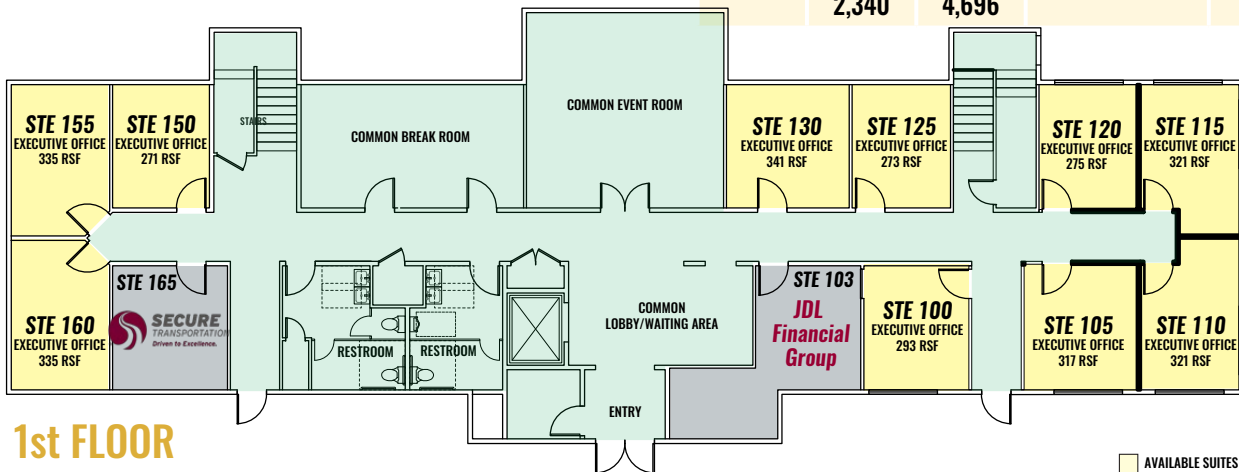
1ST FLOOR SUITES

STE	USF	RSF	TOTAL RENT/MO.	AVAILABILITY
100	146	293	\$718	Available
103	230	462		JDL Financial Group
105	158	317	\$777	Available
110	160	321	\$787	Available
115	160	321	\$787	Available
120	137	275	\$674	Available
125	136	273	\$669	Available
130	170	341	\$836	Available
150	135	271	\$664	Available
155	167	335	\$821	Available
160	167	335	\$821	Available
165	160	321		Secure Transportation
1,926		3,865	1st Floor Total	

Leased suites are occupied on a month-to-month basis allowing for a larger user to occupy greater portions of the building at a reduced lease rate.

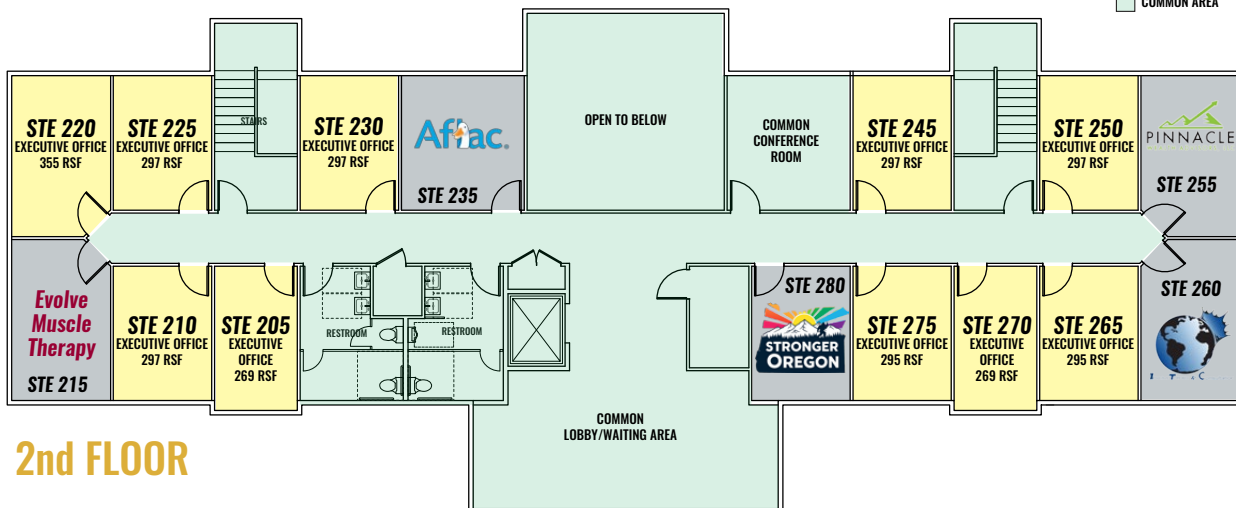
2ND FLOOR SUITES

STE	USF	RSF	TOTAL RENT/MO.	AVAILABILITY
205	134	269	\$659	Available
210	148	297	\$728	Available
215	177	355	\$870	Evolve Muscle Therapy
220	177	355	\$870	Available
225	148	297	\$728	Available
230	148	297	\$728	Available
235	183	367		Aflac
245	148	297	\$728	Available
250	148	297	\$728	Available
255	177	355		Pinnacle Wealth Adv.
260	177	355		Invictus Therapy
265	147	295	\$723	Available
270	134	269	\$659	Available
275	147	295	\$723	Available
280	147	295		Stronger Oregon
2,340		4,696	2nd Floor Total	



1st FLOOR

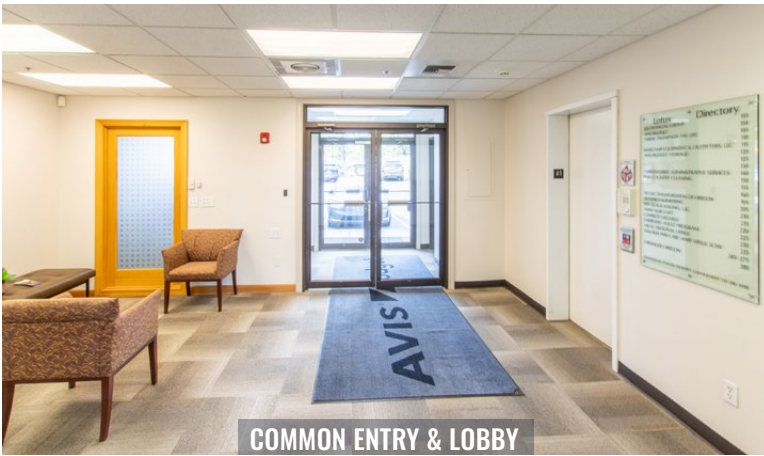
AVAILABLE SUITES
 LEASED SUITES
 COMMON AREA



2nd FLOOR

FOR LEASE

Lotus Building | 300 SE Reed Market Rd., Bend



COMMON ENTRY & LOBBY



EXECUTIVE OFFICE SUITE



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