

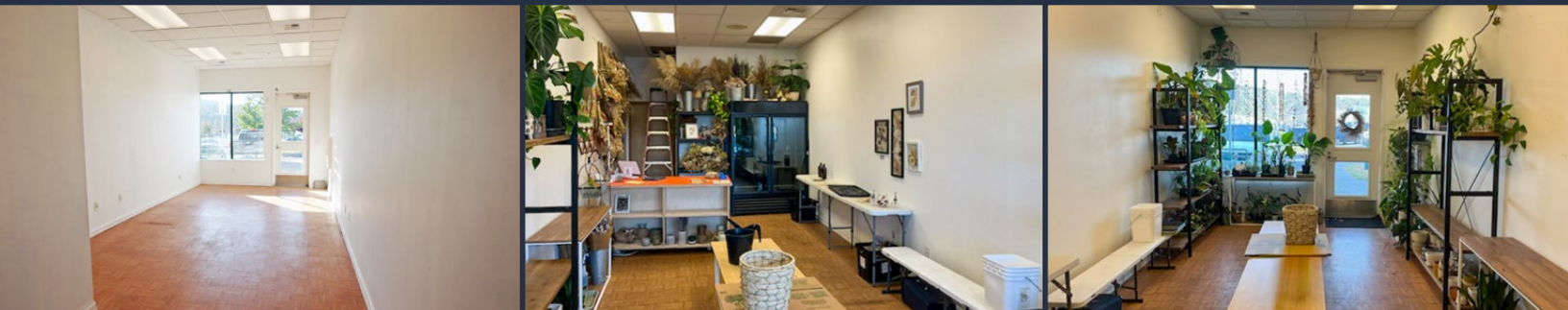
# FOR LEASE

414 SF | ~~\$2.10/SF/MO. NNN~~

## Small Retail Space in Busy Shopping Plaza

100 NE Bend River Mall Dr., Bend, OR 97701

**RATE REDUCED**  
Now \$1.99/SF/Mo. NNN



### PROPERTY DETAILS

|                    |                                                   |
|--------------------|---------------------------------------------------|
| <b>Suite 250A:</b> | 414 SF                                            |
| <b>Lease Rate:</b> | <del>\$2.10/SF/Mo. NNN</del><br>\$1.99/SF/Mo. NNN |
| <b>CAMs:</b>       | Est. at \$0.60/SF/Mo.                             |
| <b>Zoning:</b>     | Commercial General District (CG)                  |
| <b>Parking:</b>    | Large shared onsite parking lot                   |

### HIGHLIGHTS

- Small retail suite located just off the Bend Parkway and Bus. Hwy 97
- WinCo-anchored shopping center surrounded by other retail/office tenants such as Parscription Golf, Supercuts, Dollar Tree, and Pure Care Dental
- Great location with five hotels in less than one mile creating built-in clientele

**Kristie Schmitt, CCIM**

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

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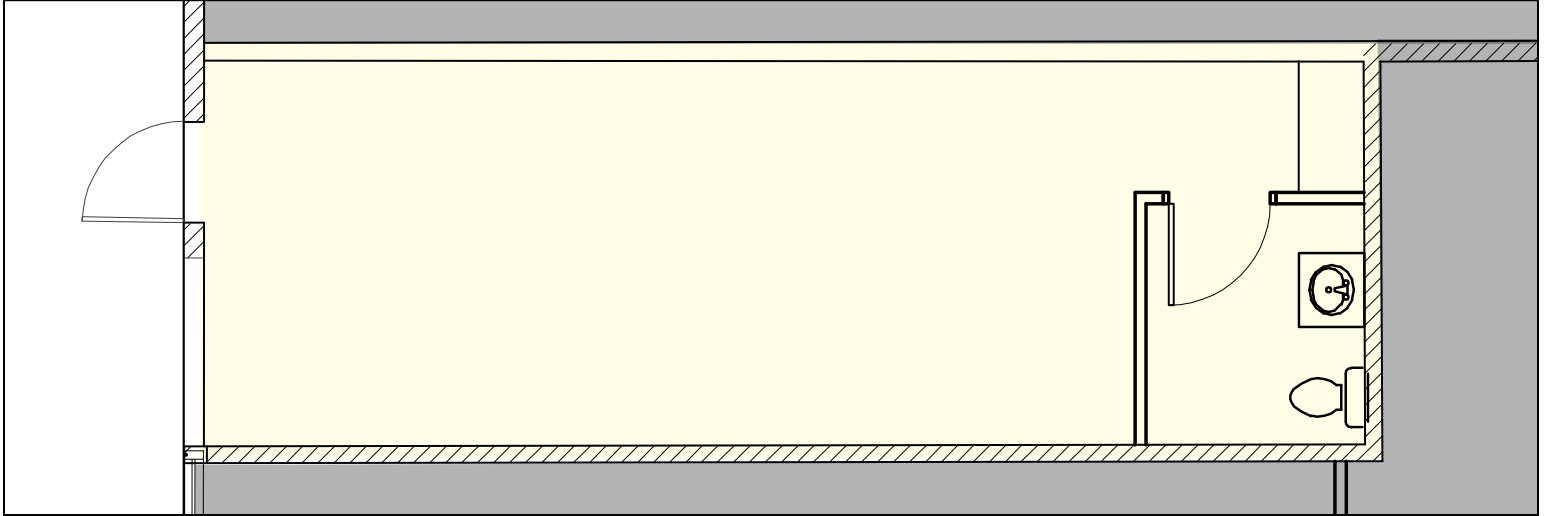
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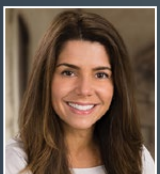
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### SUITE 250A FLOOR PLAN



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