

FOR LEASE
OCHOCO PLAZA



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RETAIL OPPORTUNITY

OCHOCO PLAZA FOR LEASE

1515 NE 3rd Street | Prineville OR



This 24,217 +/- RSF building was remodeled in 2018. As the original home of The Emporium, the building has served various retail tenants through early 2018.

Contact listing broker Brian Fratzke for additional information and to schedule a showing.

Lease Rate: \$0.70/SF/Mo NNN

- BUILDING SF: 24,217 +/- SF
- PARKING: 82 Stalls
- YEAR BUILT: 1989 - Remodeled in 2018
- LOT SIZE: 1.5 acres
- ZONING: C2 - Commercial
- DOCK HIGH: 1 bay
- MAN DOORS: 2
- FULLY SPRINKLED



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2018 Ochoco Plaza Improvements

- New LED lighting inside and out
- New emergency lighting
- Repainted inside and out
- Removal of all old wiring, lighting and mechanical ducting
- Removal of demising walls and fixtures
- Removal of all tile, carpet, and glue on the floors
- New HVAC diffusers
- HVAC units repaired and operational
- Resealed roof
- New alarm system
- Fire alarm tied in so it can be monitored
- Repaired and sealed parking lot
- Repaired storm drains in parking lot
- Repaired bollards in parking lot
- Repaired and replaced curbing in parking lot