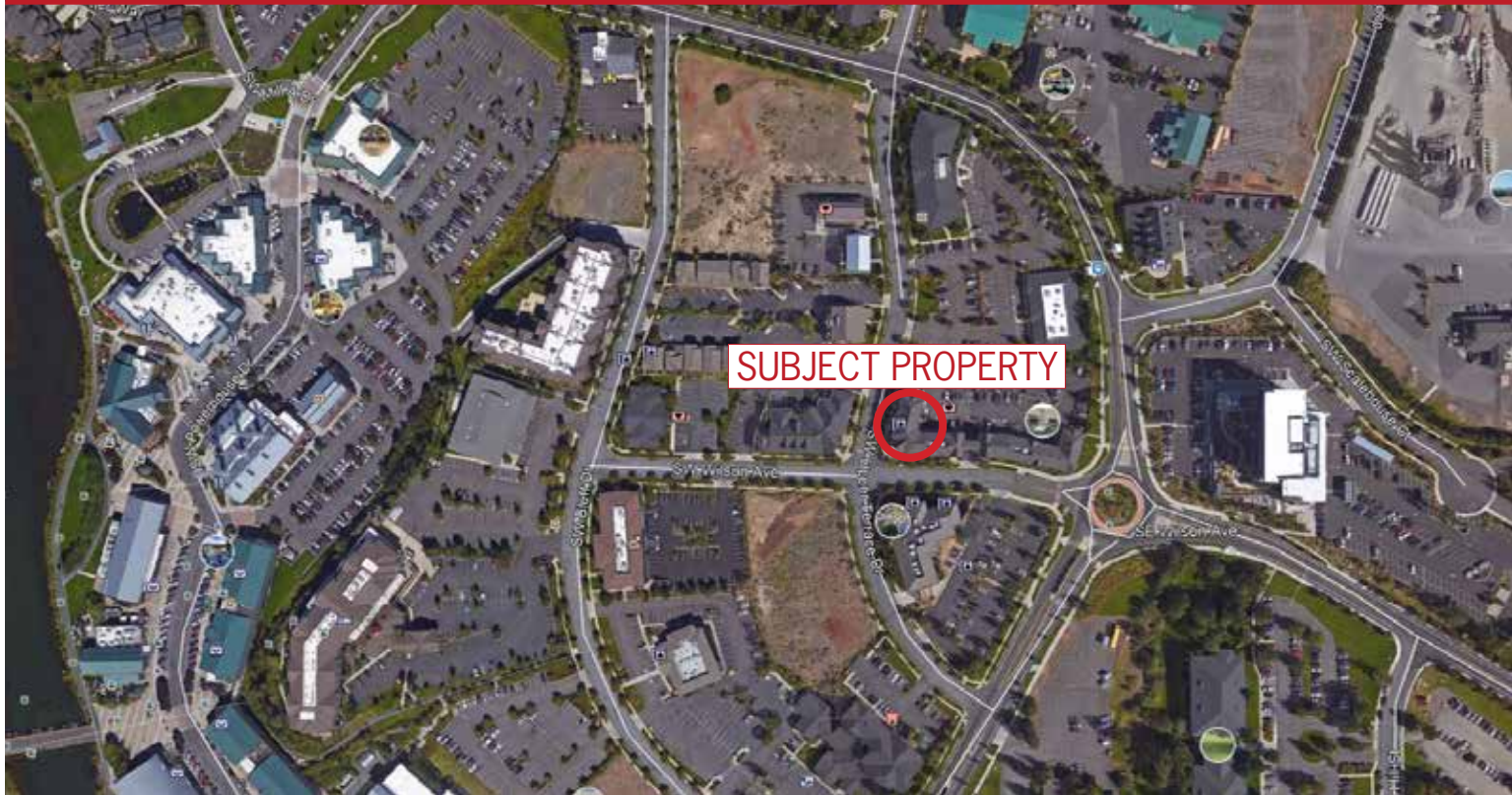
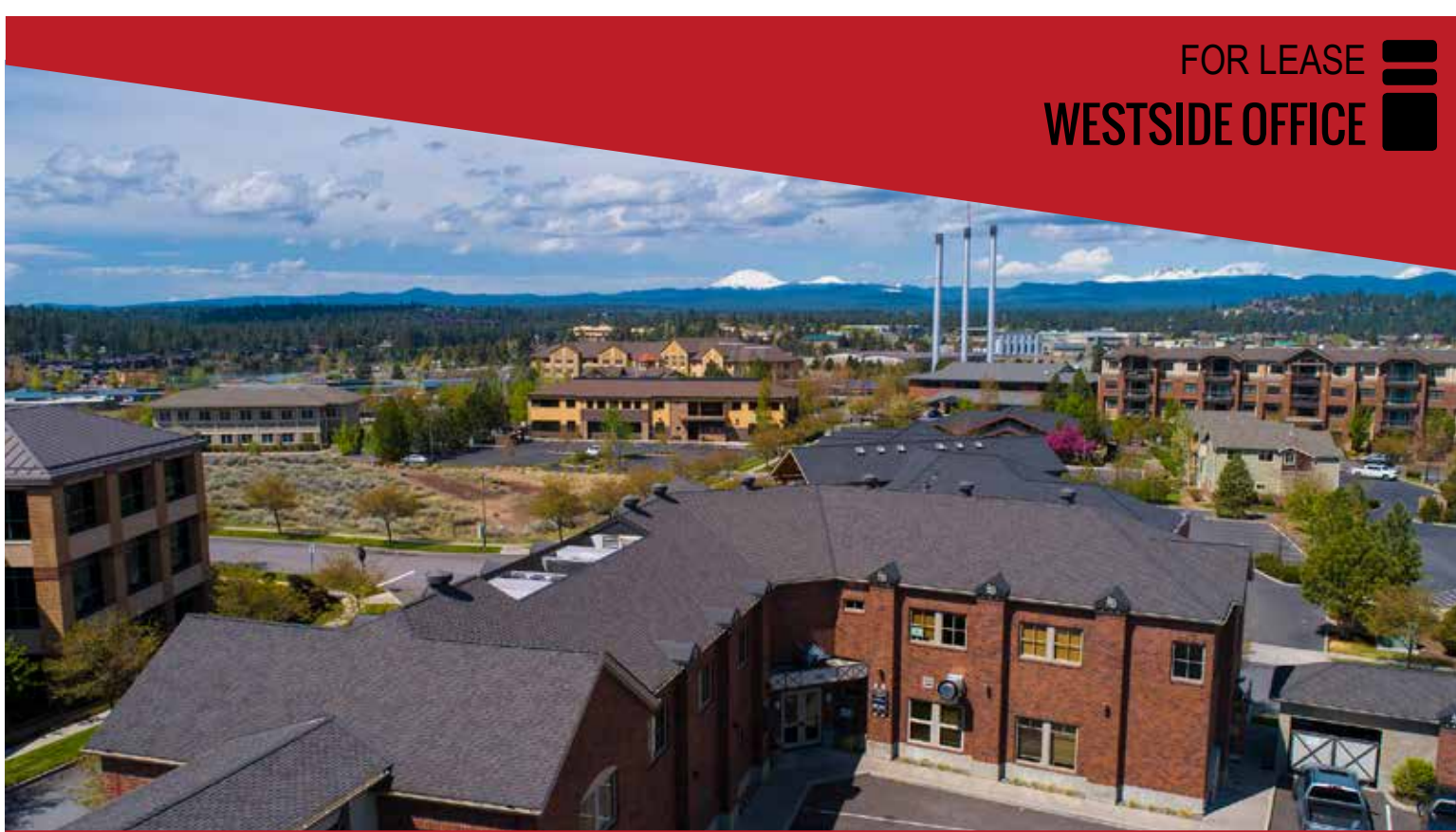


FOR LEASE
WESTSIDE OFFICE



FOR LEASE
OFFICE SPACE

PHOENIX WEST BUILDING

384 SW Upper Terrace | Bend OR

1 MONTH FREE RENT*



[View video of property at http://centraloregon.us/upperterrace](http://centraloregon.us/upperterrace)

- 2,506 +/- RSF of second floor office space, available 90 days from lease execution
- Well maintained building in Bend's desirable Old Mill District
- Stair & elevator access to second floor
- Nice wood finishes throughout
- Mountain views
- One month free rent & CAMs (*with acceptable lease)
- Currently occupied; tenants on short term leases

Lease Rate: \$1.75/SF/Mo NNN

- **2,506 +/- SF Available**
- **Est. NNN \$0.70/SF/Mo (includes utilities)**
- **Great views**
- **Ample parking**



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With You Every Square Foot of the Way.

Dan Steelhammer, Broker
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DISCLAIMER: This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.

FOR LEASE

BEND WESTSIDE OFFICE SPACE

