

# Scanlon Building

100% Leased Multi-Tenant Office

12,395 SF | \$3,854,500 | 5.62% Cap Rate

## FOR SALE

300 SW Columbia St.  
Bend, Oregon



*Desirable West Side Office Near New OSU-Cascades*



Jay Lyons, SIOR, CCIM | Grant Schultz, Broker

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## Scanlon Building

Sale Price: \$3,854,500

Cap Rate: 5.62%

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### Property Details

- Bldg. Size:** 12,395 SF
- Lot Size:** 0.76 Acres
- Parking:** 47 onsite spaces plus 3 handicap stalls
- Year Built:** 1999
- Zoning:** Light Industrial (IL)  
*Mixed Use Urban (MU) on comprehensive plan*
- % Leased:** 100%

### Highlights

- **NNN Leases** – all operating expenses passed through to tenants
- **Well-Established Tenants** – small number of tenants means ease of management; mature businesses/tenants translates to less default risk
- **West Side Location** – desirable location with great accessibility
- **Low Vacancy** – current Bend office market vacancy rate of 4.2%



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