

High Visibility  
Box Retail or Retail Suites

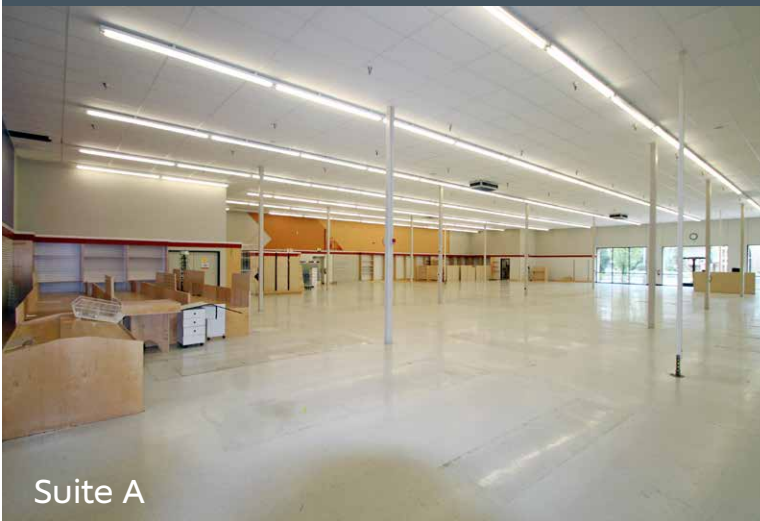
5,200–19,089 SF | \$13–\$18/SF/Yr. NNN

**FOR LEASE**

63040 N Highway 97  
Bend, Oregon



**Excellent Opportunity for Box Retailer**



Suite A



Suite B

Russell Huntamer, CCIM | Joel Thomas, Broker  
Tom Standish, Broker

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## Box Retail or Retail Suites on N Hwy 97

### Property Details

<b>Suite A:</b>	13,889 SF – \$15/SF/Mo. NNN
<b>Suite B:</b>	5,200 SF – \$18/SF/Mo. NNN (Suite A must be leased before landlord will lease Suite B)
<b>Suite A&amp;B:</b>	19,089 SF – \$13/SF/Mo. NNN
<b>Lot Size:</b>	1.46 Acres
<b>Year Built:</b>	1980
<b>Zoning:</b>	Commercial General (CG)
<b>Parking:</b>	64 on-site parking spaces

### Highlights

- Suite B is built out as a spa and salon
- Highly visible retail suites on Business Highway 97
- 15,500 cars per day
- Easy access to Highway 97/Bend Parkway
- Near hotels, fast food and other retailers
- 12' grade level roll up door
- 16' high ceilings

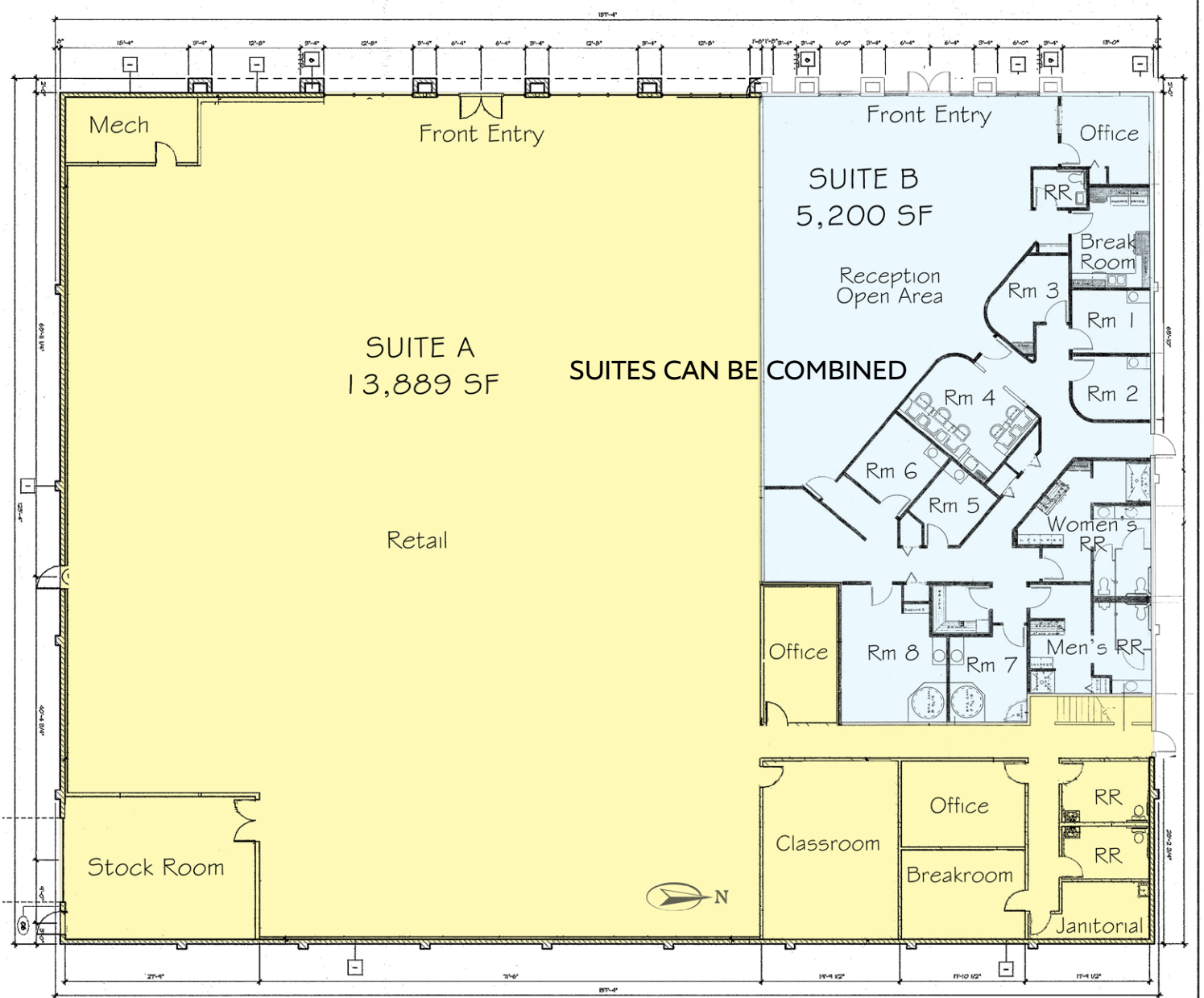


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Bend, Oregon



## Floor Plan



FOR LEASE: Box Retail or Retail Suites

63040 N Highway 97, Bend, Oregon



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