

# High Traffic Retail Space in the Heart of Bend

1,899-3,775 SF | \$1.50/SF/Mo. NNN

## FOR LEASE

2221 NE 3rd Street  
Bend, Oregon



### Property Details

- Avail. Space:** Suite B - 3,775 SF  
Suite D - 1,899 SF
- Bldg. Size:** 36,253 SF
- Zoning:** Mixed Employment (ME)
- CAMs:** Est. at \$0.35/SF/Mo.
- Onsite Parking:** Upper Lot - 49 spaces  
Lower Lot - 99 spaces

### Highlights

- **Suite B:** Open retail with storage room, small office and restroom plus back entrance for deliveries
- **Suite D:** Open retail with one office and restroom
- Both suites have plenty of natural light with glass double doors and windows
- Traffic counts exceeding 17,300 AADT on Bus. Hwy 97/3rd Street
- Co-tenants include Boot Barn, Absolute Horse and Eagle Mountain Church

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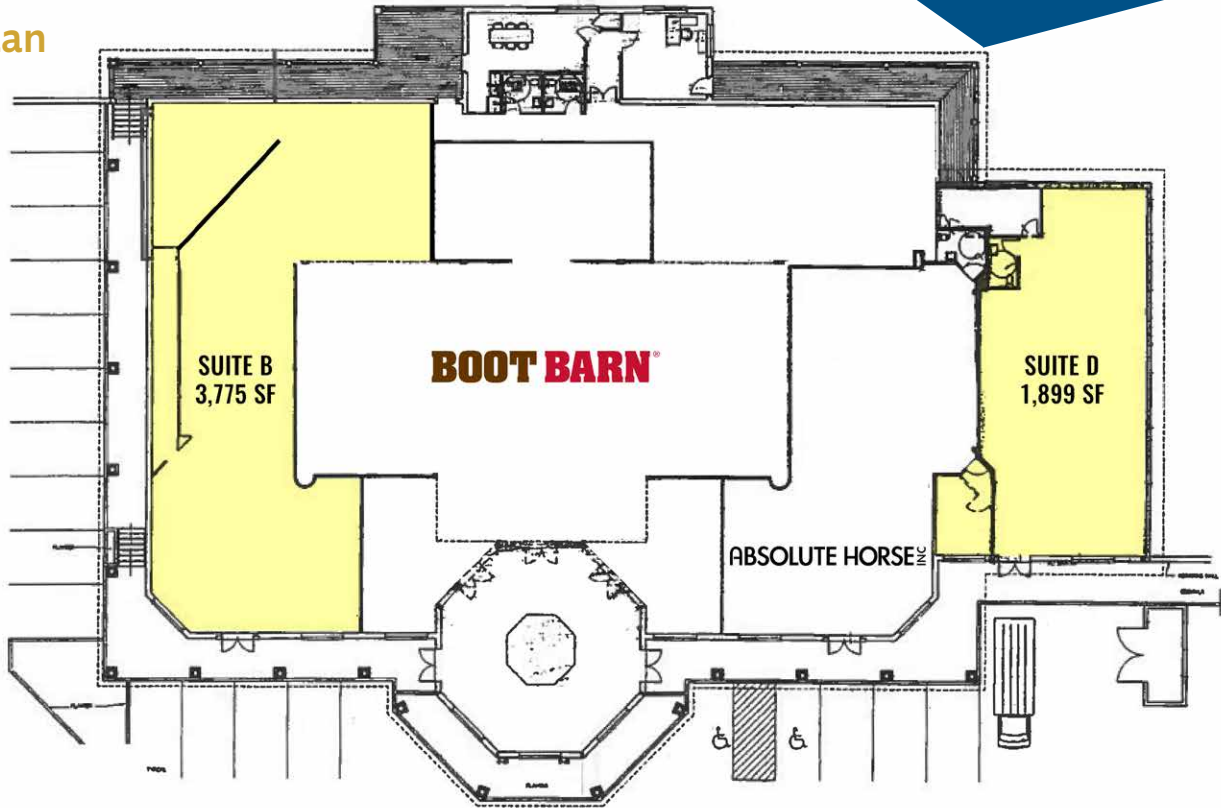
Retail Space

Lease Rate: \$1.50/SF/Mo. NNN

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Floor Plan



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