

FOR LEASE

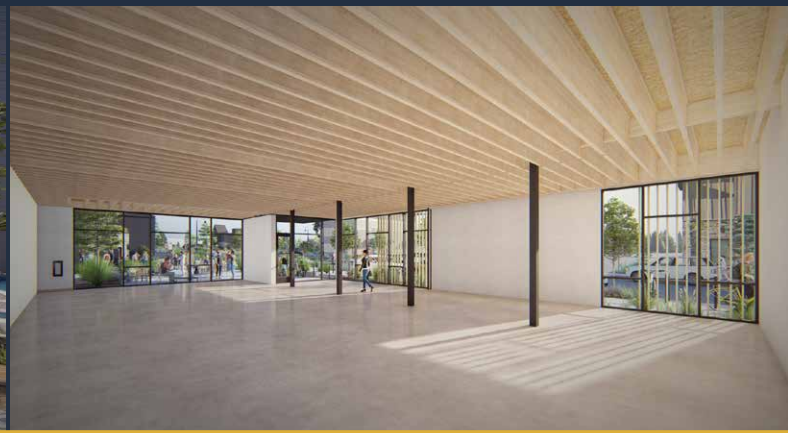
2,892 RSF | \$3.15/SF/MO. NNN

Grove Restaurant Space

2838 NW Crossing Dr., Bend, OR 97703



BRAND NEW RESTAURANT SPACE IN NORTHWEST CROSSING



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REAL ESTATE SERVICES

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\$3.15/SF/MO. NNN

Grove Restaurant Space

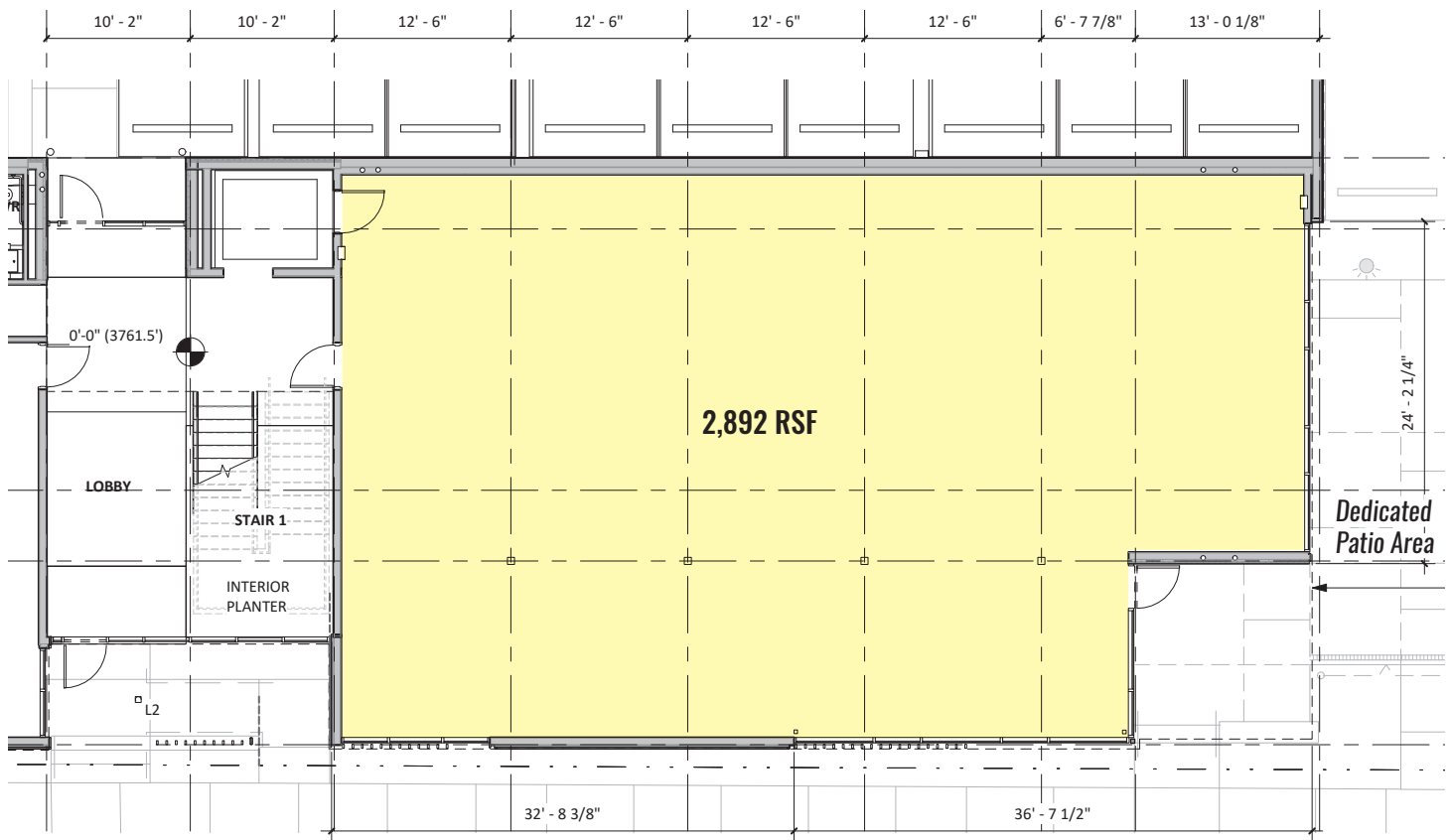
PROPERTY DETAILS

- Avail. Space:** 2,892 RSF
- Lease Rate:** \$3.15/SF/Mo. NNN
- TI Allowance:** \$35/USF
- CAMs:** Est. at \$0.60/SF/Mo.
(electricity & gas separately metered)
- Lot Size:** 1.8 Acres
- Zoning:** Commercial Limited (CL)
- Parking:** Onsite parking
- Date Avail.:** Spring 2021

HIGHLIGHTS

- First generation restaurant space in the heart of NorthWest Crossing
- Dedicated outdoor patio area
- Surrounded by schools, businesses and residential neighborhoods
- Excellent frontage on NW Crossing Drive
- Traffic counts exceed 9,000 AADT on Mt. Washington Drive
- Building signage available
- Less than one mile from William E. Miller and High Lakes Elementary Schools, Pacific Crest Middle School and Summit High School

RESTAURANT FLOOR PLAN



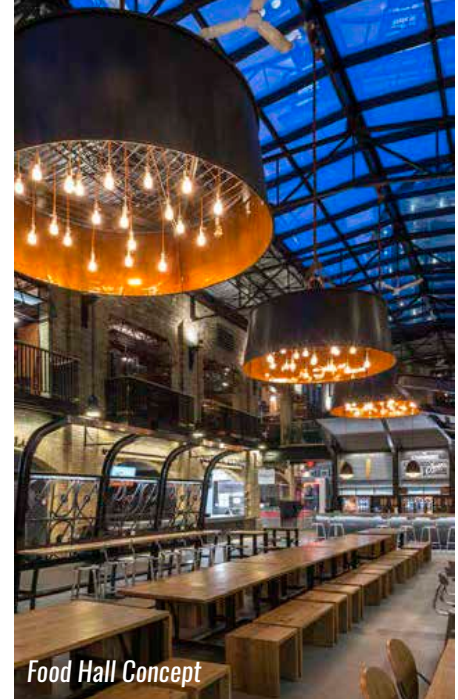
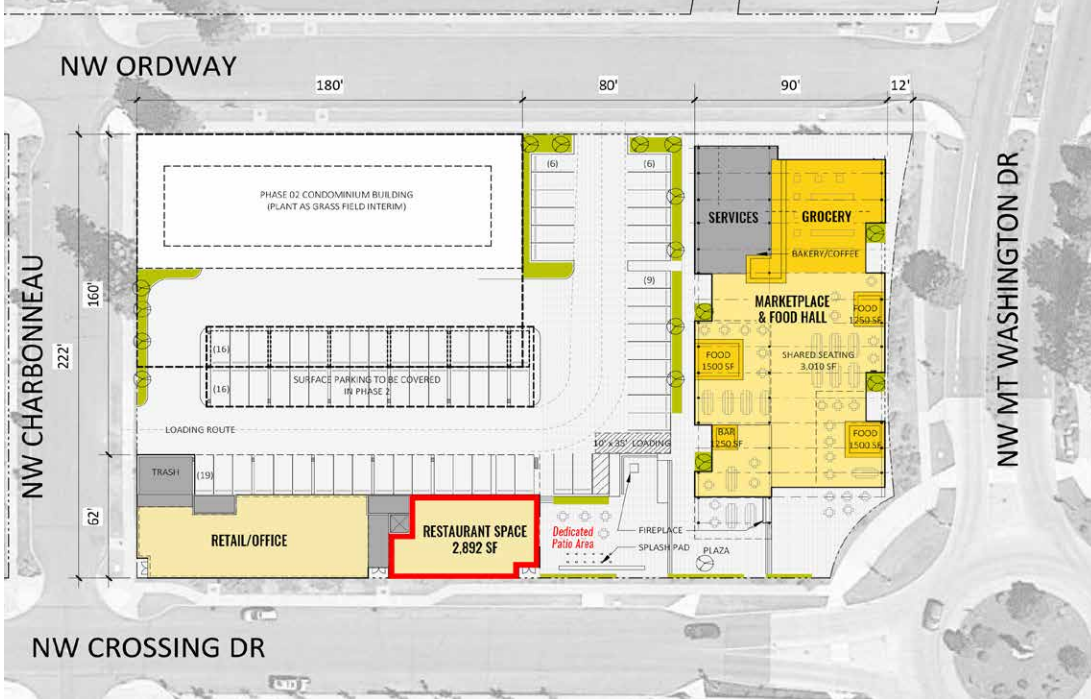
NORTHWEST CROSSING

At NorthWest Crossing, it's all about livability. With almost 1,550 housing units projected at build-out within the next couple of years and stretching over 486 acres, 82% of which are zoned residential, NorthWest Crossing follows the "traditional neighborhood development" concept of design that is being embraced in Bend real estate and across the country. This neighborhood was thoughtfully designed to provide residents with conveniences like restaurants, shops, parks, schools and trails. Pedestrian-friendly streetscapes invite neighbors out of their homes, resulting in less reliance on vehicles.



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Food Hall Concept



Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



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