



For Lease

**Powers Professional Building
61383 Hwy 97
Bend Oregon**



Prime Office Space
Lease Incentives

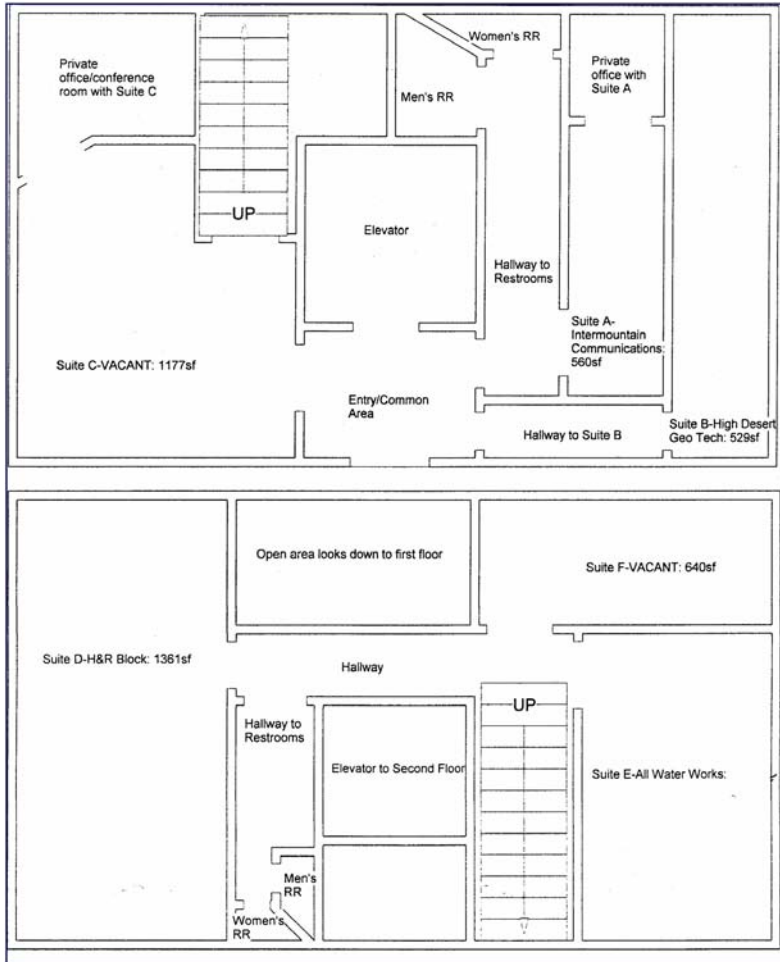
High traffic, visibility, elevator, and highway monument signage. Property has undergone a mini-facelift in 2005. South Hwy 97 frontage, superb access to Bend Parkway/Powers off ramp. Quality tenant mix and ample hard to find on site parking.

Investments | **Leasing** | **Office** | **Retail** | **Ranches** | **Consulting**
Bill DuBois, *CCIM, Principal Broker* | Scott Wicklund, *P.C., Broker* | Walt Ramage, *Broker*

Contact: **Scott Wicklund**
Office 541.389.6060
Cell 541.280.5688

Located at:
121 NW Greenwood Ave Suite 121
Bend, OR 97701

61383 S. Hwy 97 - Powers Professional Building



Available Now with Incentives!

Suite A 644 SF net +15% 11% of CAMS \$176

Suite B 610 SF Net + 15% 10% CAMS \$160

Suite E 920 SF Net + 15% 15% of CAMS \$240

Suite F 860 SF 14% of CAMS 224

Suite C 1354 SF 23% CAMS are \$370

Landlord Offering lease incentives, TI's negotiable. Parking lot being re-stripped and resurfaced.

Central Oregon Facts

Central Oregon's population has grown by an incredible 53% in the last ten years. Deschutes County has led Oregon in high technology growth (over 270%) also in the last ten years and is among the fastest growing in the United States. Transportation to and from Central Oregon includes Redmond Municipal Airport (RDM), Hwy 97 and Hwy 20 and Greyhound Bus Service. Freight transportation is mainly by ground services, but also by Burlington Northern Santa Fe Rail road and air freighter at Redmond Municipal Airport. The top three industries in Deschutes County are leisure and hospitality, education and health services, and professional and business services. The top sought after Destination Resorts are right here in Central Oregon that include Sunriver Resort, Black Butte Ranch, Eagle Crest Resort, Mt. Bachelor Resort, and Inn at the Seventh Mountain, to name a few. Bend is the place to live, play, and operate a business.



Central Oregon Commercial Market

Bend's commercial market has taken off. Industrial properties increased by 473%, Commercial properties increased by 3285%, the Old Mill District increased by 687%, and Downtown Bend increased by 1600% from 1997 to 2007. Vacancy rates in Bend for industrial properties is 5.9% and office space is 11.8% from 2002 to 2007 average.



Central Oregon Residential Market

Bend Oregon has appreciated 3.6 times the national rate and faster than any other city in the nation in 2006. Oregon came in fifth in the states with prices rising 13.49% for the year.

