



For Lease 701 Peters Road Prineville, Oregon

City of Prineville

Prineville is located in the region of high desert. At first appearance the countryside might look dry and desolate. A closer look, however, finds golf courses, fishing opportunities, tall timber forests, a busy community and happy people. Bike trails and numerous parks and greenways make Prineville an outdoor city from the earliest days of spring until in the fall. It's not that uncommon to see people with a boat or a four-wheel off-road vehicle. This is an area for outdoor fun and recreation.

Investments

Leasing

Office

Retail

Ranches

Consulting

Bill DuBois, *CCIM, Principal Broker*

Scott Wicklund, *P.C., Broker*

Walt Ramage, *Broker*

Peter Menefee, *Broker*

Contact:

Walt Ramage

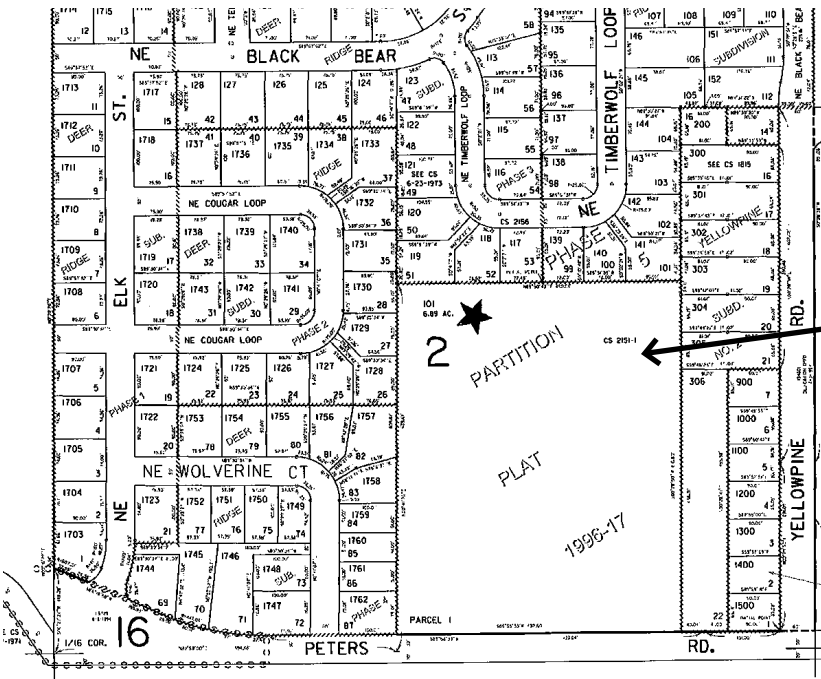
Office 541.389.6060

Cell 541.771.8260

Located at:

121 NW Greenwood Ave Suite 121

Bend, OR 97701



Available Space

701 Peters Road

7,500 SF Shop

3.45 acres available on a lot with total of 6.89 Acres

\$.50 per SF Modified Gross

**7,500 SF Shop on 3.45 Acres.
Has restroom, Small office, and a 20 ton
overhead crane. Tenant pays, Taxes,
Insurance, and Utilities.**

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.

