



# CLASS "A" WESTSIDE RETAIL | FOR LEASE

**Available Fall 2012!!**



***Where hip style, functionality and a killer location meet!***

## **Century Center | 40 SW Century Drive, Bend OR**

Experience the fit and feel of Portland's Pearl District on Bend's Westside. The former site of the Bright Wood Mill has undergone a complete remodel and now offers fantastic modern office, retail and flex space for your business.

Conveniently located just off Century Drive with direct access to/from Century Drive. Current tenants include US Bank, Pack Ship More, Backporch Coffee Roasters, Barre 3, Complements Home Interiors, Salon Envy, Volcano Vineyards and Good Life Brewing. Neighboring businesses include Ray's Food Market, Bend Pet Express, Side Effect Board Shop, Dutch Brothers Coffee, Fly & Field and Emerald City Smoothie.

Glass roll up doors and large sky lights provide ample light and an open feel.



For additional information, please contact

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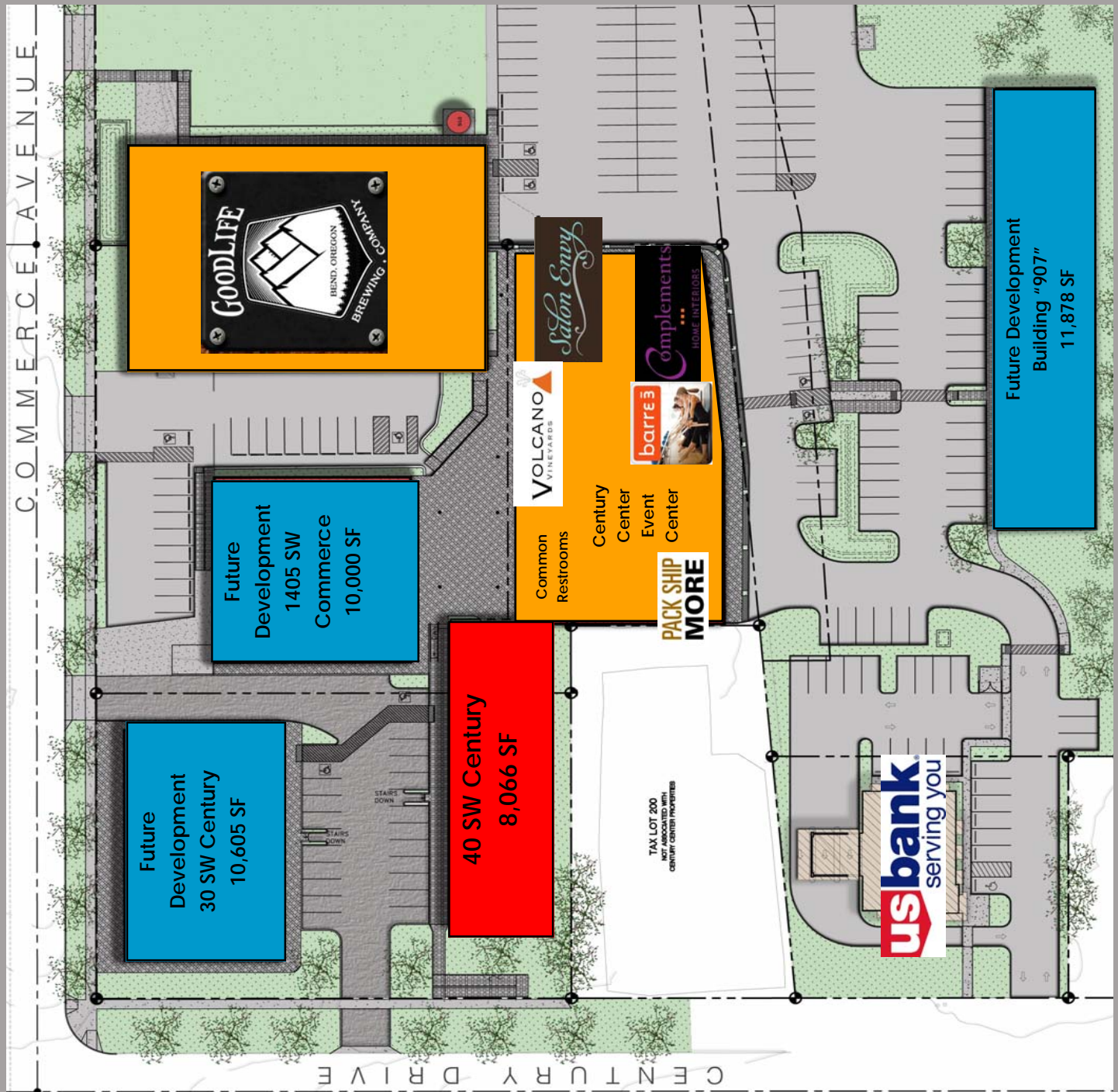
**BUILDING SF:** 8,087 +/- SF  
**SPACE AVAILABLE:** 1,500 to 2,500 +/- SF  
**LEASE RATE:** \$1.50/SF/Mo NNN  
*Gray Shell full HVAC Service to each suite*

**Estimated CAM's:** \$.35 SF  
**ZONE:** Mixed Use Employment (ME)  
**USE:** In line strip service commercial  
**PARKING:** 150 + Stalls  
**SIGNAGE:** Monument Signage on Century Drive and Building Signage above suite.

This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.



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