



# Flex Office Sublease

20300 Empire Ave, B120  
Bend, OR 97703

## Features:

- Scenic campus environment featuring well-maintained grounds, a pond, and a picnic area
- Ideal location for a research and development (R&D) company
- Conveniently located near Highway 97, Downtown Bend, and nearby areas
- Excellent combination of warehouse and office space, including a Bio Sensor Level 2 Lab

## Space Profile:

<b>Premises</b>	Suite B120	<b>Availability</b>	TBD
<b>RSF</b>	2,000-9,500 SF	<b>Term</b>	Thru Aug 2028
<b>Rental Rate</b>	\$1.07/SF/Mo NNN	<b>Zoning</b>	(ME) Mixed Employment
<b>OpEx</b>	Est. \$0.48/SF/Mo	<b>Built</b>	1993

## Contact:

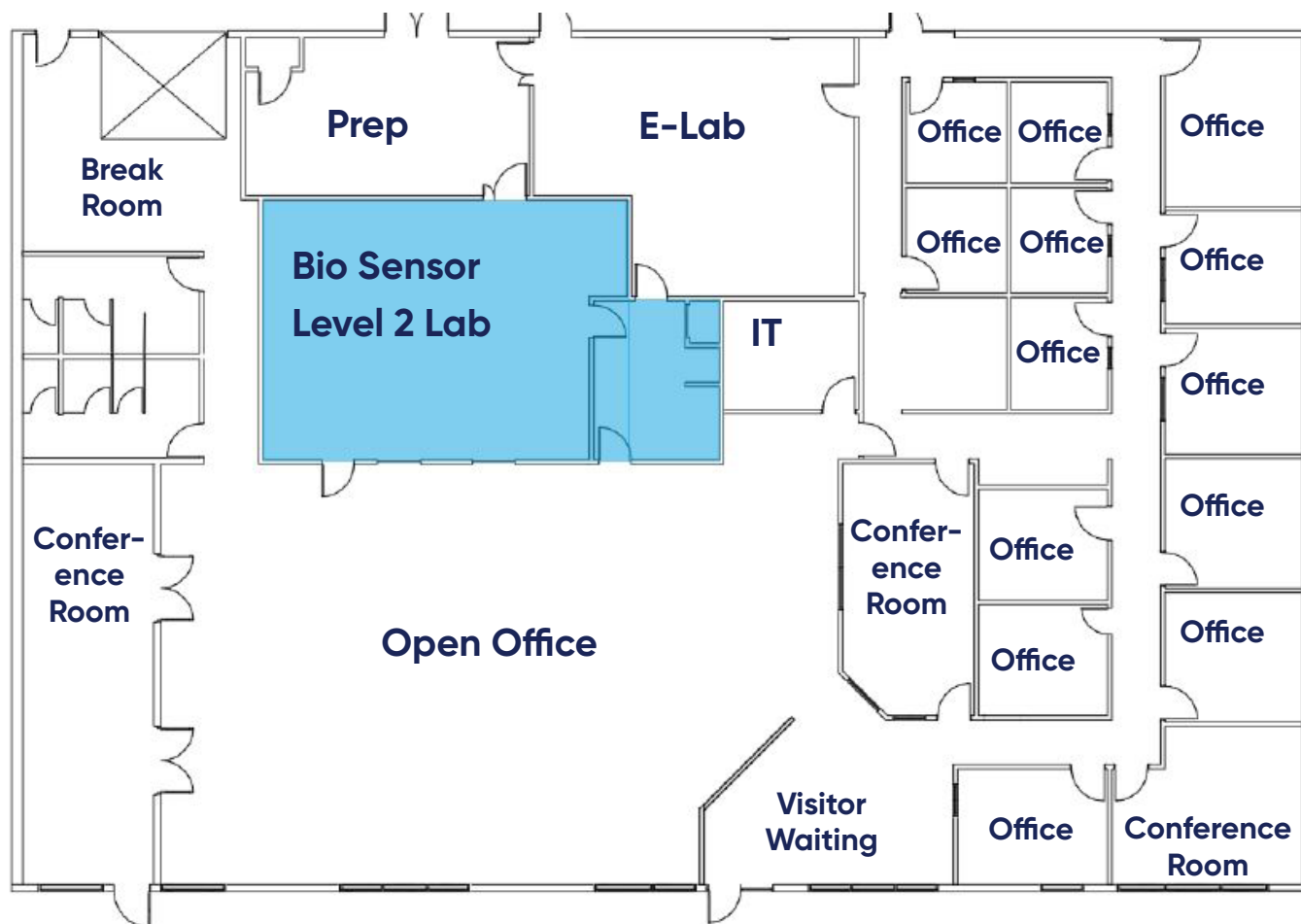


**Sean Brennecke**  
503.351.7788  
sbrennecke@cresa.com



**Summer Blasquez**  
503.334.0746  
sblasquez@cresa.com

Space B120: 2,000–9,500 SF

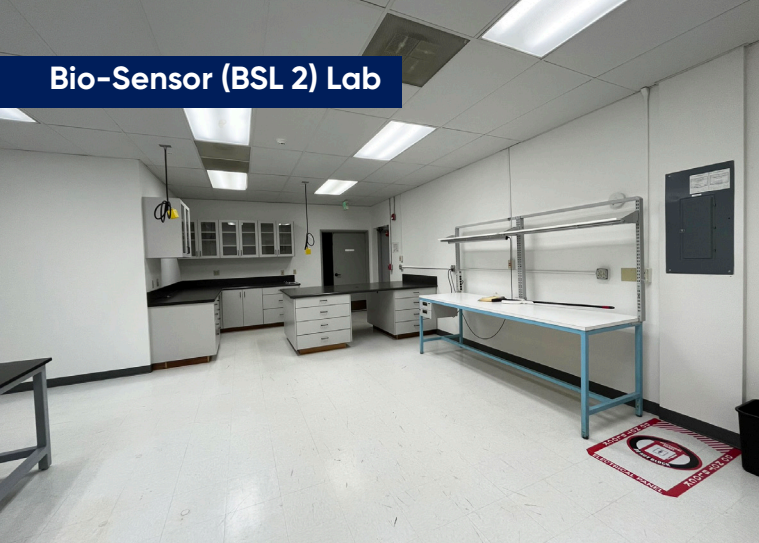


## Space Notes

- 1 Prep Room
- 2 Labs
- 1 IT Room
- 1 Break Room
- 2 Conference Rooms
- 13 Offices
- 1 Waiting Room
- 1 Open Office Area



**Bio-Sensor (BSL 2) Lab**



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**Bio-Sensor (BSL 2) Lab**



**Bio-Sensor (BSL 2) Lab**



**Break Room**



**Bio-Sensor (BSL 2) Lab**



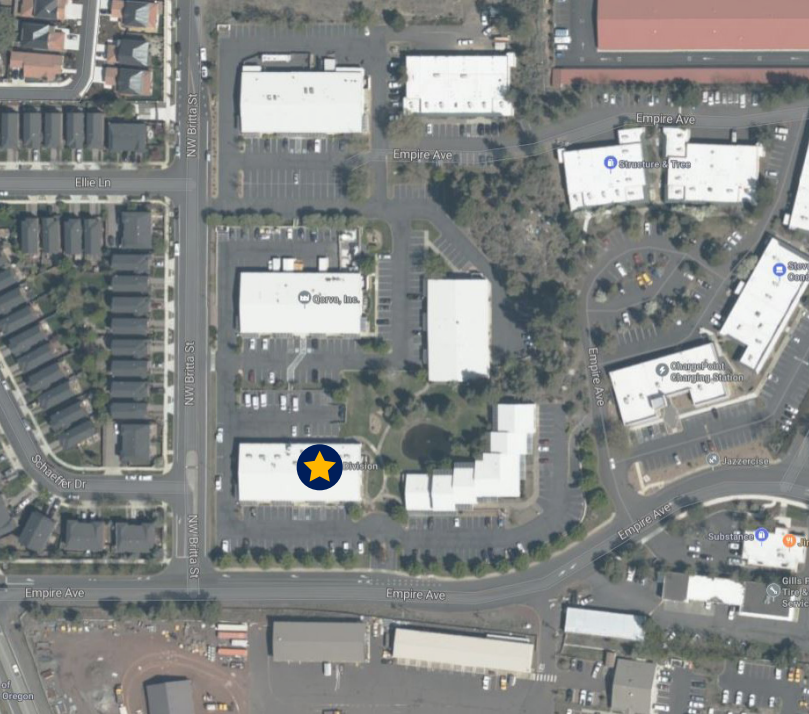
**Waiting Room**

**cresa**

1355 NW Everett St. Suite 100 | Portland, OR 97209

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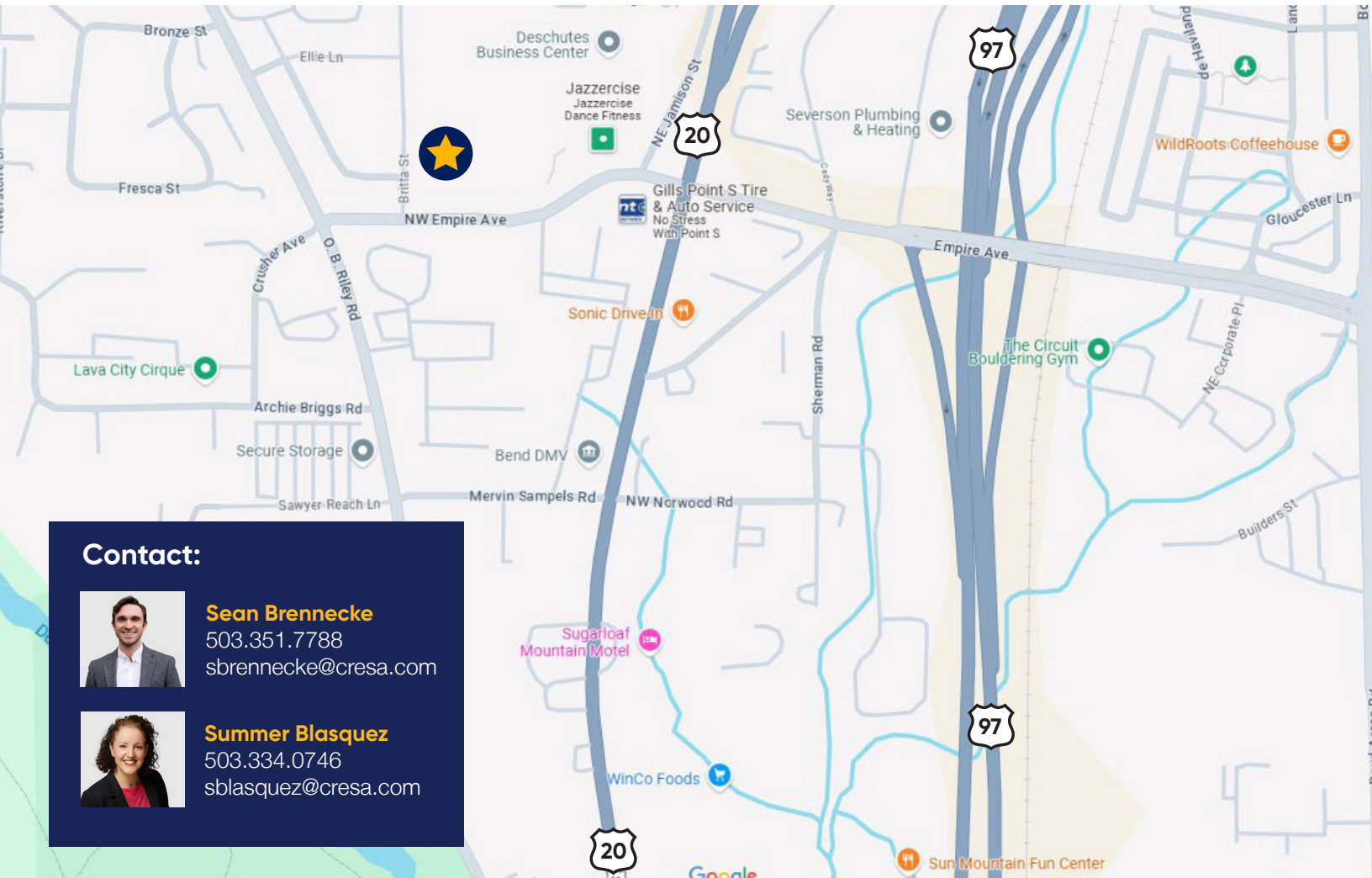




Conference Room

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**cresa**

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