



For Sale

**Powers Professional Building
61383 Highway 97**

\$799,000



Prime Office Space

Only \$799,000

This building has it all: high traffic, visibility, elevator and highway monument signage. Property has undergone a mini-facelift with new paint & awnings in September 2005. South Highway 97 frontage, superb access to Bend Parkway/Powers off-ramp. Quality tenant mix and ample hard to find on-site parking. Property is offered for sale and lease with incentives starting at \$.90/sf/mo with a 3 year lease.

Investments

Bill DuBois, *CCIM, Principal Broker*

Leasing

Office

Scott Wicklund, *P.C., Broker*

Retail

Residential

Patrick Trowbridge, *Broker*

Consulting

Contact:

Scott Wicklund

Office 541.389.6060

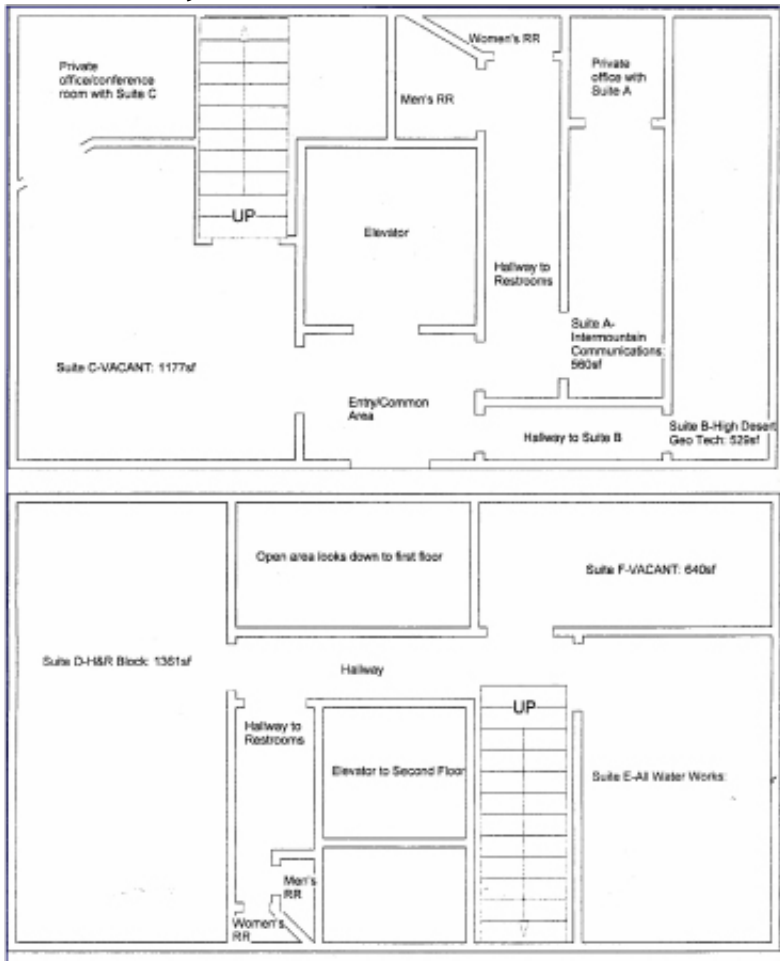
Cell 541.280.5688

Located at:

121 NW Greenwood Ave Suite 101

Bend, OR 97701

61383 S. Hwy 97 - Powers Professional Building



Available Now with Incentives! All Suites @ \$.90 p/sf

Suite A 644 SF Net CAMS \$176

Suite B 610 SF Net CAMS \$160

Suite E 920 SF Net CAMS \$240

Suite F 860 SF CAMS \$224

**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.

