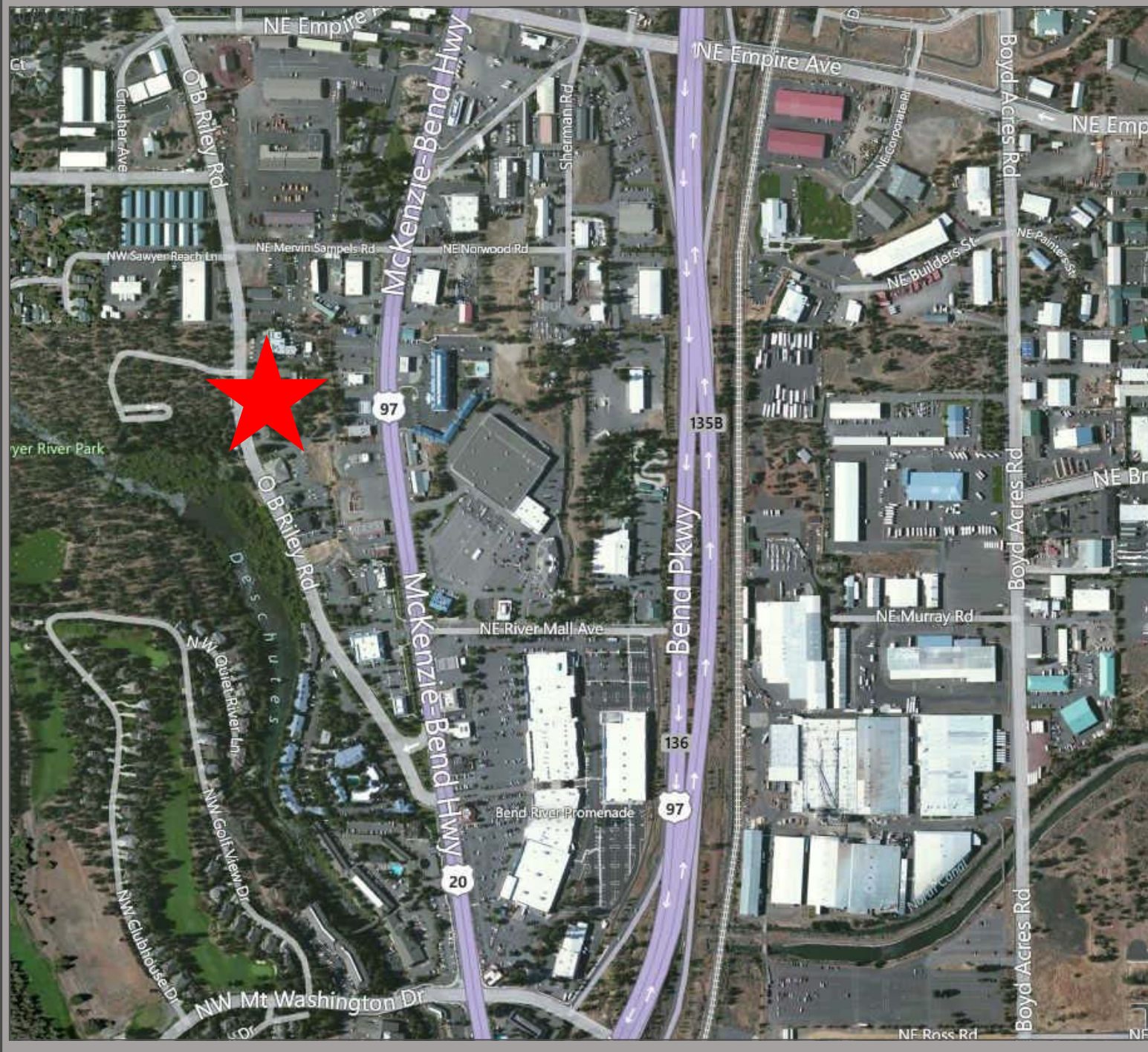




# OB RILEY ROAD BUSINESS COMPLEX



# OB RILEY ROAD BUSINESS COMPLEX

## APPLE TREE OFFICE PARK Medical • Office • Industrial



62968 OB Riley Rd. | Bend, OR 97701  
Located on OB Riley Road Across From McKay Park



963 SW SIMPSON AVENUE • SUITE 220 • BEND, OREGON 97702

**Brian Fratzke, CCIM, Principal**  
Mobile: 541.480.2526  
Brian@fratcommercial.com

**Andie Edmonds - CCIM**  
Mobile: 541.306.0042  
Andie@fratcommercial.com

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.



963 SW SIMPSON AVENUE • SUITE 220 • BEND, OREGON 97702

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

**ANDIE EDMONDS, CCIM**  
**BRIAN FRATZKE, CCIM, PRINCIPAL**

**541.306.4948**

WWW.FRATZKECOMMERCIAL.COM

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.



# MEDICAL · OFFICE | FOR LEASE



**BUILDING A**

Building A	Available Suite	Floor #	SF	Price Per SF	Est. CAMs
<p>Comprised of general and medical office space.</p> <p>The building has been demised into 4 suites but has flexibility in the floor plan to combine suites depending on the tenants needs.</p>	A-1	1	1,748	\$0.75	\$0.35*
	A-2	2	769	\$0.75	\$0.35*
	A-3	2	968	\$0.75	\$0.35*
	A-4	1	1,041	\$0.75	\$0.35*

\*All utilities included in the CAMs except phone & data.

\*\*Member of the owning LLC is a licensed broker.



SUITE A-1



SUITE A-4



SUITE A-2



541.306.4948

WWW.FRATZKECOMMERCIAL.COM

963 SW SIMPSON AVENUE · SUITE 220 · BEND, OREGON 97702

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.



# OFFICE · INDUSTRIAL | FOR LEASE

The Apple Tree Office Park is a beautiful campus-like setting. The mature landscaping and plentiful trees give the campus a very private feel. Located near Sawyer Park, the Bend River Promenade, restaurants, hotels and the new convention center. This property is a MUST SEE!!

Perfect for a variety of professional service providers including medical uses. Willamette Dental and Pine Meadows Family Health are nearby.

Easy access from Awbrey Butte via Business 97 and O.B. Riley Road. Ample parking and great signage.

**This property is zoned Commercial General (CG) allowing for the broadest range of permitted commercial uses in Bend.**



Building E2 - Suite 2



Building E2 - Suite 2

**Building E2  
Suite 2**

A 751 +/- SF Office Suite

Offered at \$0.75/SF/Mo NNN  
CAMs estimated at \$0.35/SF/Mo  
All utilities included in the CAMs  
except phone & data.



541.306.4948

WWW.FRATZKECOMMERCIAL.COM

963 SW SIMPSON AVENUE · SUITE 220 · BEND, OREGON 97702

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.