

FOR LEASE

1458 NW College Way | Bend, OR 97703

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Flexible Westside Bend Service/Retail Space

A hidden gem nestled on Bend's sought-after west side, this opportunity offers a unique chance to bring your wellness or service-based business to life in a location that balances warmth, flexibility, and exceptional visibility.

With 1,800 SF of adaptable space, it provides an ideal canvas for massage therapy, aesthetic medicine, wellness services, creative services such as architecture or marketing or boutique retail.

Located in a bustling, nearly full-occupancy complex at the busy intersection of College Way and Newport Avenue, the suite benefits from steady foot traffic, convenient on-site parking, and a vibrant mix of complementary businesses.

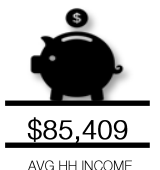
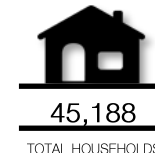
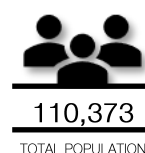
This area enjoys daily drive-by exposure to Central Oregon Community College students and residents from NorthWest Crossing and beyond—ensuring a constant flow of potential clients and customers.

Join an established community of local favorites and position your practice or brand in a setting that blends charm and contemporary energy.

OFFERING SUMMARY

SUITE 202	1,800 RSF
LEASE RATE	\$2.05/SF/MO
NNN	\$0.58/SF/MO
BUILDING SIZE	11,836 SF
YEAR BUILT	1996
ZONING	CC (Commercial Convenience)
AVAILABLE	01/01/2026

5 MILE DEMOGRAPHICS



Paul Evers

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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



243 SW Scalehouse Lp
Suite 3A
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Space Highlights:

This beautifully designed westside space offers the versatility and warmth to bring your professional or retail vision to life.

An inviting reception area with a fireplace and custom built-ins sets the tone, while four private rooms in back provide flexible space for treatment, consultations, or offices.

These rooms also work perfectly as group try-on suites for bridal, formal or high-end apparel, giving clients the space to share the experience in a comfortable and intimate setting.

The thoughtful layout separates public and private areas, creating a seamless, elevated experience for clients and staff alike.

Ideal for:

Wellness & Personal Services

- Massage therapy, esthetics, acupuncture, or holistic health practices
- Physical therapy or rehabilitation services
- Counseling, coaching, or therapeutic services
- Wellness studios offering private sessions

Retail & Product-Based Businesses

- Skincare or wellness product boutiques
- Apparel, home goods or specialty retail
- Medical, legal, or financial professionals
- Design, consulting, or creative service firms
- Hybrid models (services + product sales)



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Space Highlights:

Versatile Front-of-House

- Inviting reception area with seating, fireplace and custom shelving ideal for client check-in and product display
- Large windows bathe the space in natural light
- Warm, upscale finishes that enhance any professional brand
- Distinctive design elements that leave a lasting impression

Private Service & Operations Areas

- Four private offices/treatment rooms perfect for wellness, therapy, or professional consultations
- Spacious conference room for workshops, team meetings, or additional client services
- Flexible layout supporting a range of wellness and professional office uses
- Mechanical/storage room for equipment, linens, or supplies

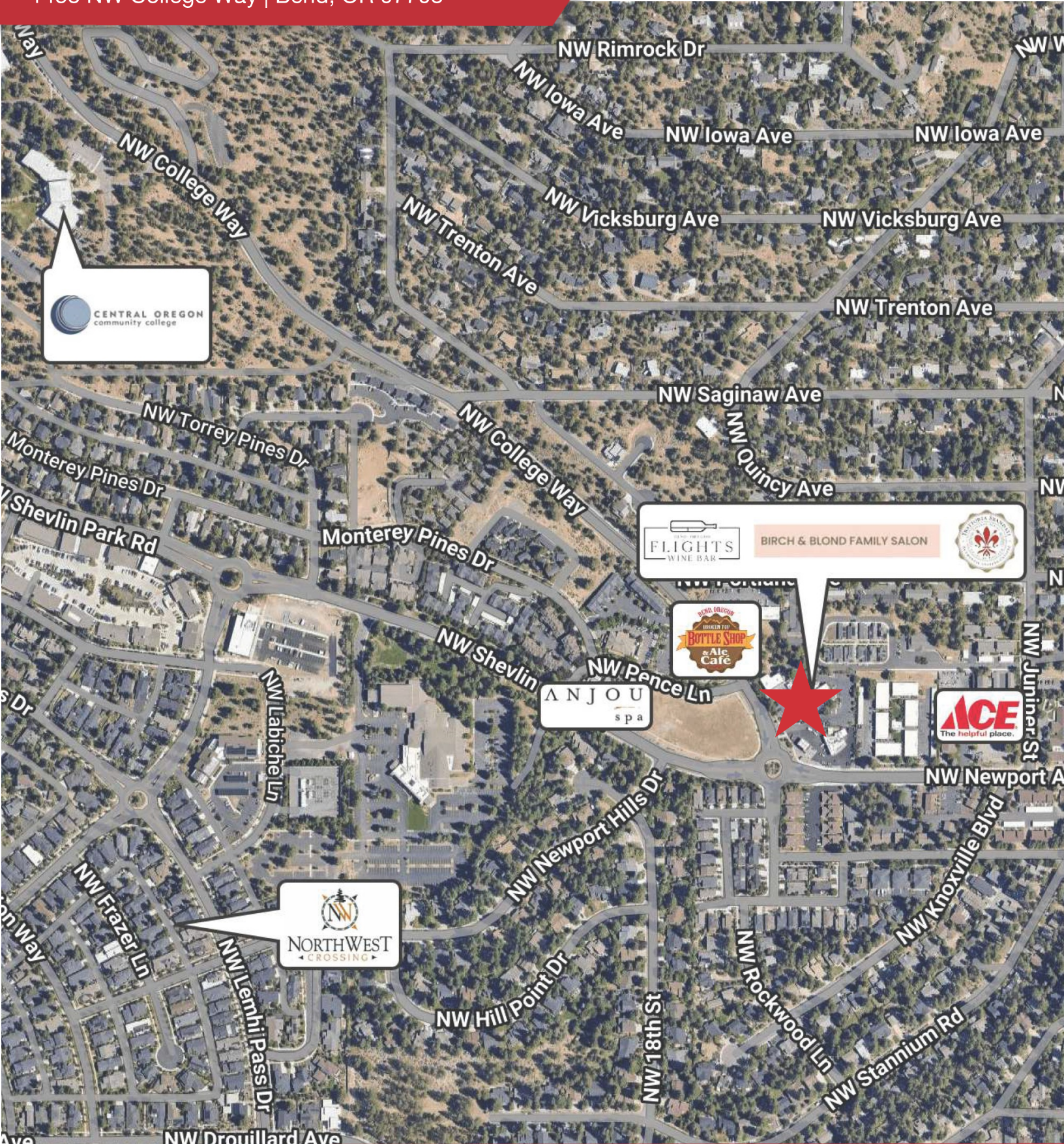
Premium Amenities

- Kitchenette with stainless steel appliances and abundant cabinetry
- Additional seating and retail display area
- Two private restrooms, convenient for both clients and team
- Hardwood and luxury vinyl plank flooring throughout
- Industrial-chic exposed beam ceilings with modern lighting



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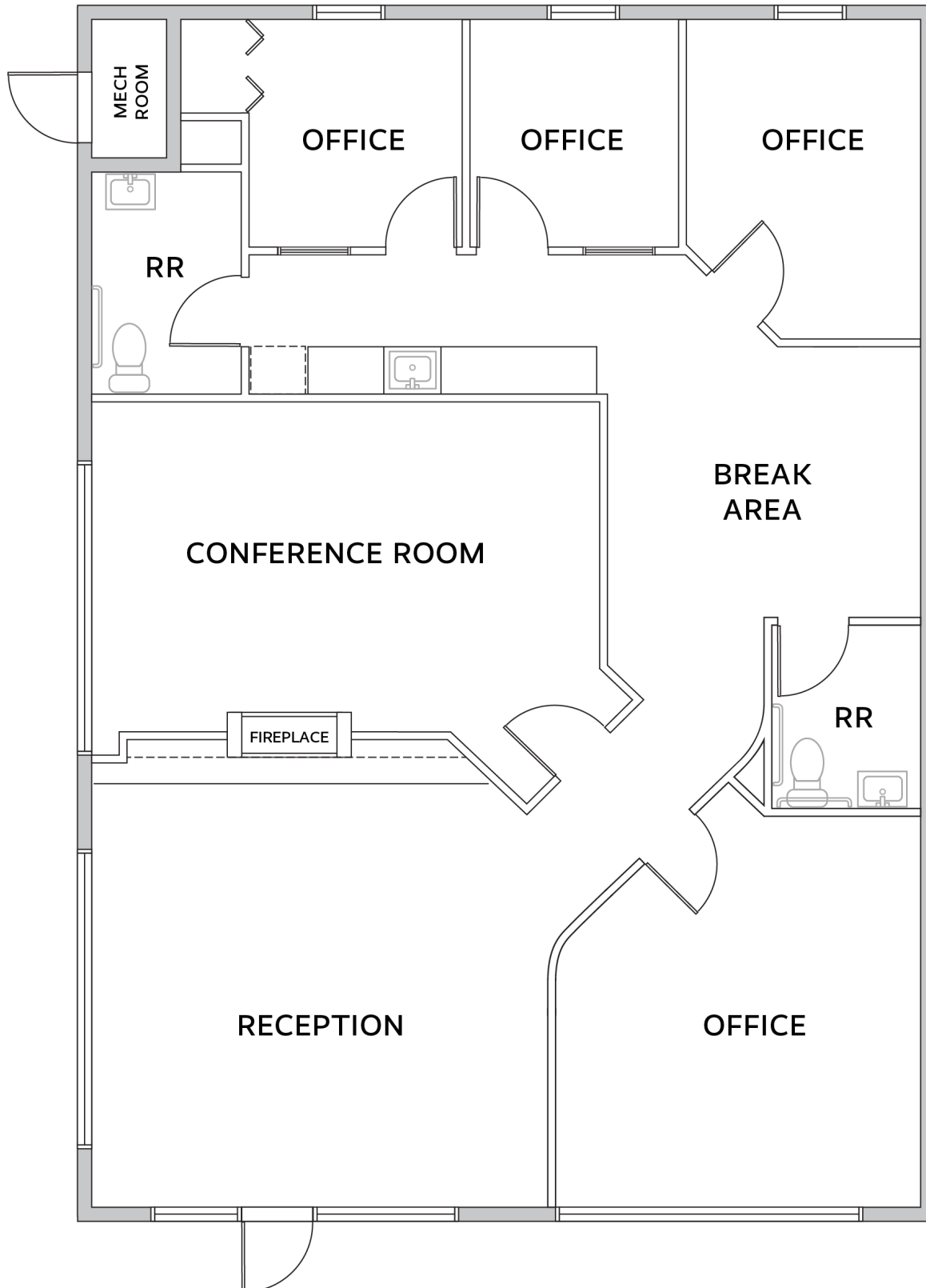
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