

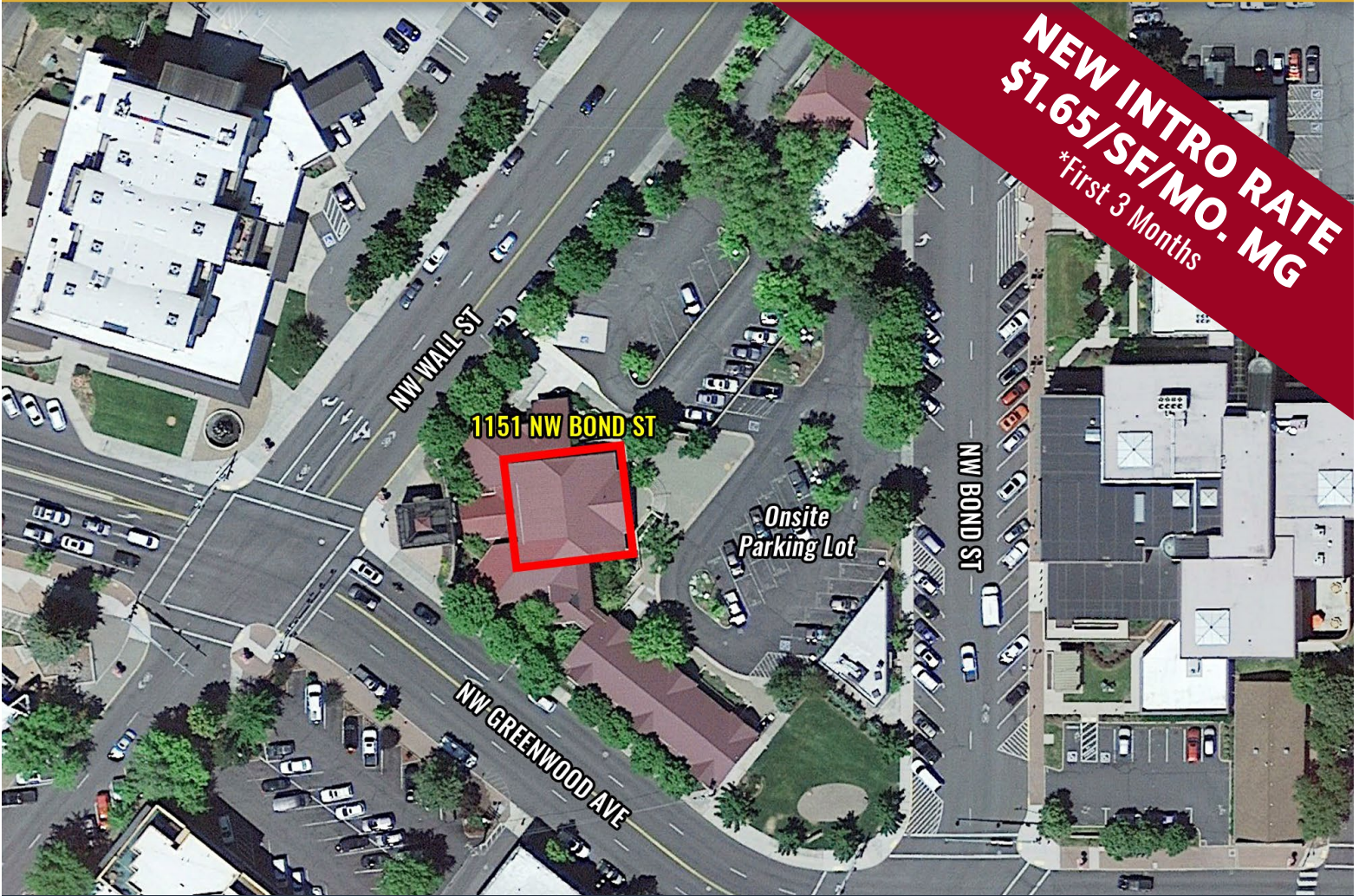
FOR LEASE

Rare Downtown Office with Parking

1151 NW Bond St., Bend, OR 97703

2,275 SF | \$1.65/SF/MO. MG*

NEW INTRO RATE
\$1.65/SF/MO. MG
*First 3 Months



DESIRABLE LOCATION WITH GREAT ACCESS IN DOWNTOWN BEND



Jay Lyons, SIOR, CCIM | Kristie Schmitt, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES

FOR LEASE

\$1.65/SF/MO. MG*

Rare Downtown Office with Parking

PROPERTY DETAILS

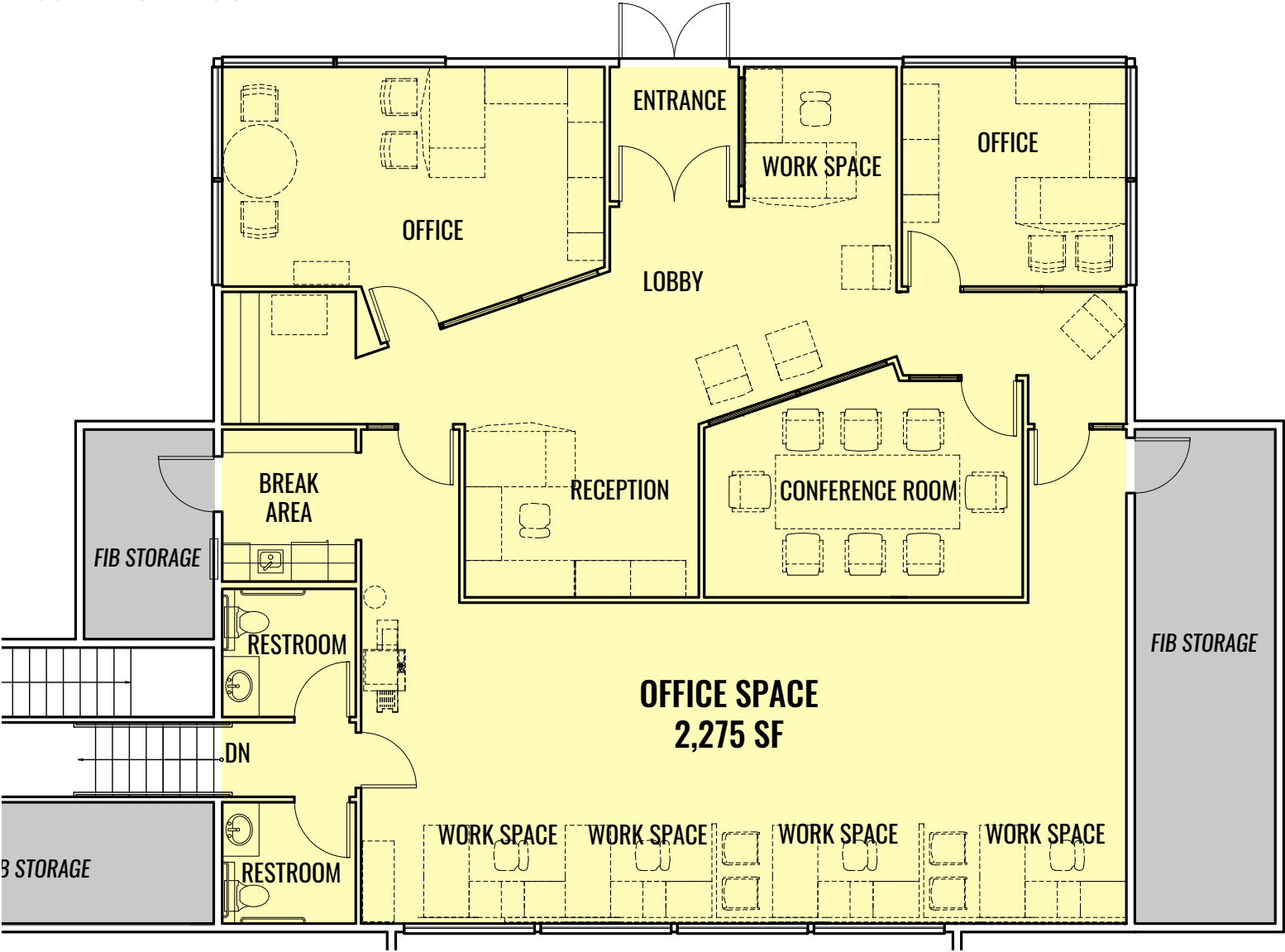
- Suite 101:** 2,275 SF
- Lease Rate:** \$1.65/SF/Mo. Modified Gross for the first 3 months, \$2.35/SF/Mo. Modified Gross after that.
- Zoning:** Commercial Business District (CBD)
- Parking:** Ability to lease parking stalls in onsite lot for \$50/month per stall

HIGHLIGHTS

- **Suite 101** is comprised of two private offices, reception, break area, conference room, open office area and two private restrooms
- Excellent downtown location near restaurants, shops, Drake Park and other amenities
- Tenant responsible for their own janitorial and data/communication



SUITE 101 FLOOR PLAN

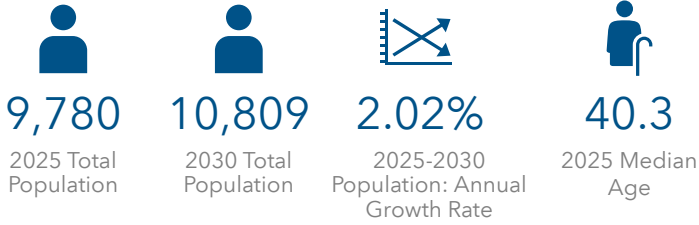


FOR LEASE

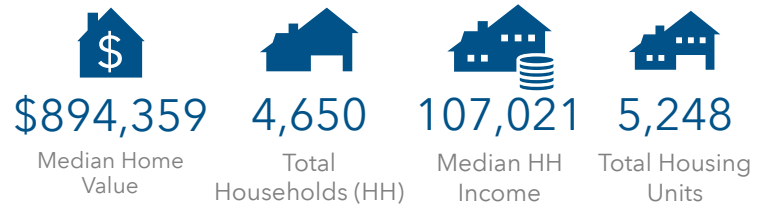
1151 NW Bond St., Bend, OR 97703

DEMOGRAPHICS - 1 MILE RADIUS

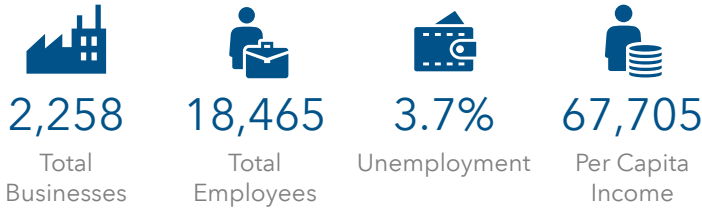
POPULATION STATS



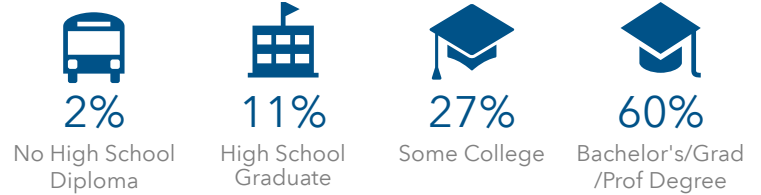
2025 HOUSING STATS



2025 BUSINESS STATS



2025 EDUCATION STATS



Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



Jay Lyons, SIOR, CCIM
Partner, Principal Broker
Cell 541.410.6519
jlyons@compasscommercial.com



Kristie Schmitt, CCIM
Broker
Cell 541.527.5515
kschmitt@compasscommercial.com

COMPASS COMMERCIAL REAL ESTATE SERVICES