

FOR LEASE

701 NW Arizona Ave, Suite 200 | Bend, OR 97701

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Boutique Class A Office In the Heart of Bend

Set within one of Bend's most distinctive brownstone-style buildings, Suite 200 offers a rare opportunity to lease refined office space in a design-forward, walkable location at the crossroads of downtown and the Old Mill District.

This second-floor suite features large operable windows, wood-trimmed interiors, high ceilings, and French doors opening to a private covered terrace — all ideal for professionals who value natural light, elevated finishes, and access to Bend's vibrant commercial core.

Perfect for firms seeking an upscale, client-facing presence, this space is ideally suited for creative services agencies, law or financial firms, tech startups, wellness professionals,

OFFERING SUMMARY

SUITE 200	1,484 RSF
LEASE RATE	\$2.25/SF/MO+NNN
NNN EXPENSE	+/- \$0.64/SF
BUILDING SIZE	5,418 SF
YEAR BUILT	2007
LOT SIZE	0.22 AC
ZONING	MR, Mixed Riverfront

5 MILE DEMOGRAPHICS



84,491

TOTAL POPULATION



34,742

TOTAL HOUSEHOLDS



\$98,736

MDN HH INCOME



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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 1B
Bend, OR 97702
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Class A Office in the Heart of Bend

Whether you're hosting clients or growing a tight-knit team, Suite 200 offers a distinctive, polished environment that stands apart from typical commercial spaces:

Key Features

- Private, covered terrace featuring arched brick openings, ideal for entertaining and employee enjoyment.
- Three private offices
- Large open workspace
- Abundant natural light, high ceilings, wood-trimmed windows
- Elevator access and private landing
- In-suite ADA restroom
- Breakroom with mop sink, washer/dryer hookup, refrigerator area
- Two reserved, heated off-street parking stalls
- Professionally managed Class A property
- Unbeatable walkable location with proximity to the Old Mill, The Box Factory, Jackstraw and downtown Bend



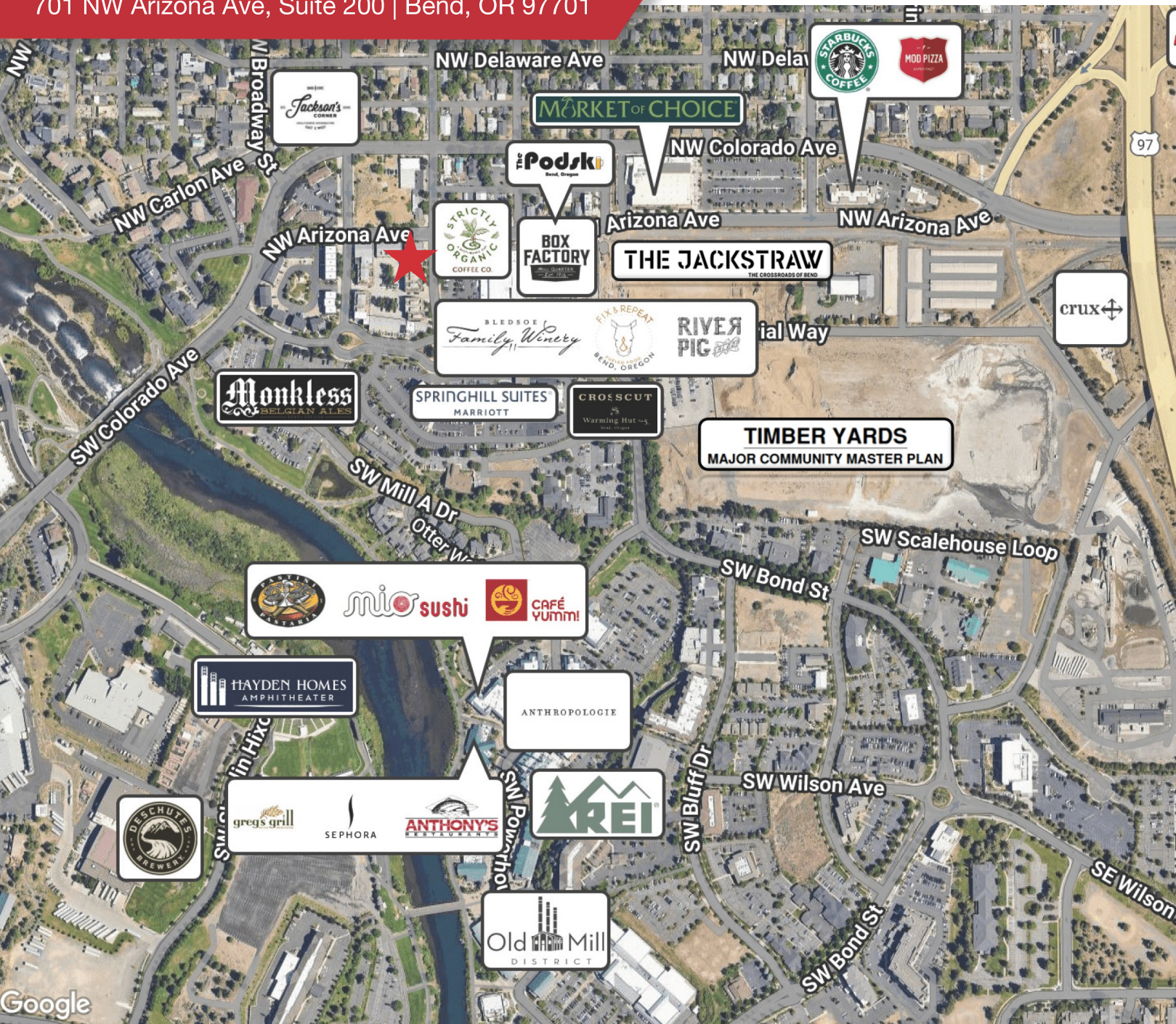
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Unbeatable Walkable Location

Located just steps from the city's most vibrant retail, restaurant, and lifestyle amenities, Suite 200 sits at the epicenter of Bend's live-work-play culture plus upcoming development including Jackstraw and Timber Yards.

Enjoy walkable access to:

Box Factory: Stoller Wine, Valentine's Deli, River Pig Saloon, Podski Taphouse and Food Carts

Old Mill District: Regal Cinemas, restaurants, and national retailers like Anthropologie, Sephora and REI

Downtown Bend: Thump Coffee, Looney Bean, Bonta Gelato, Pine Tavern, Zydeco and Bend's boutique retailers



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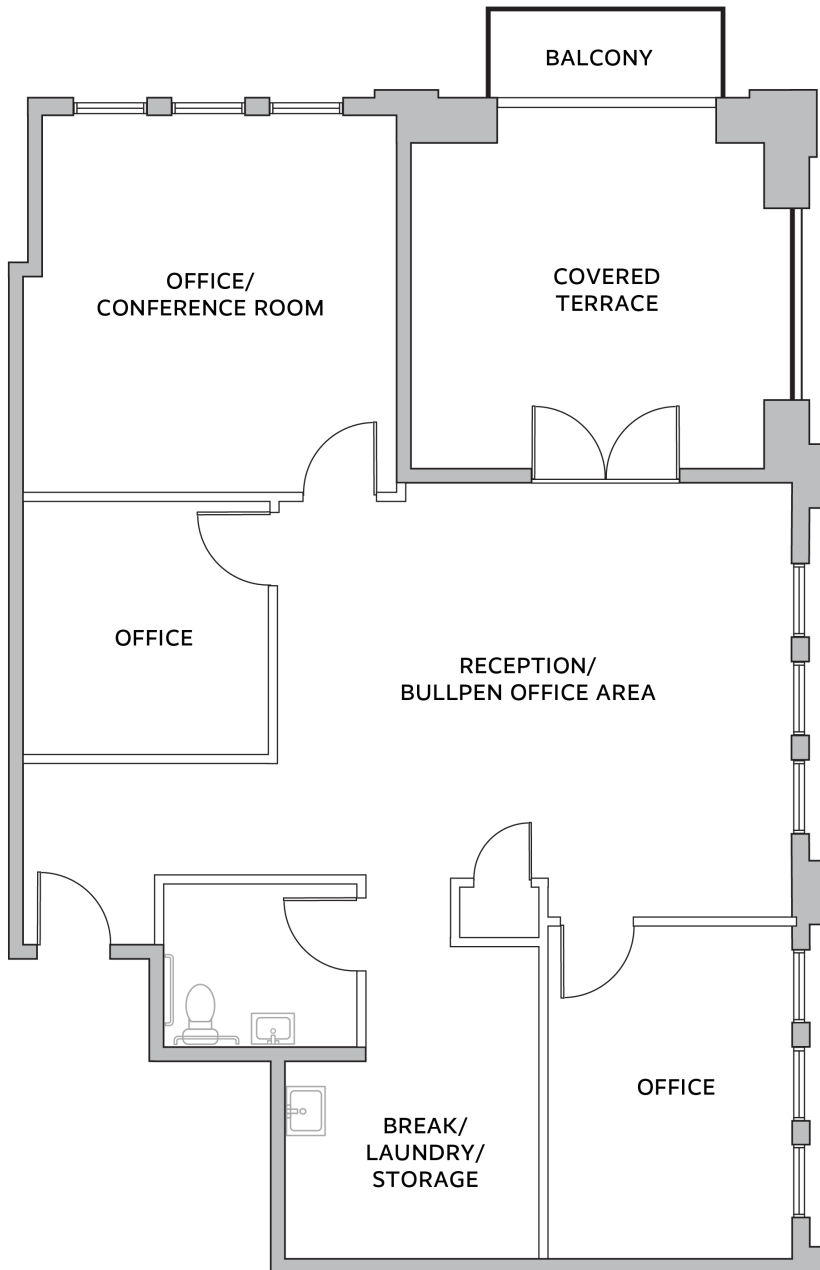
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