

FOR LEASE

919 NW Bond St. Suite 204 | Bend, OR

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



One-of-a-Kind Office Suite in the Heart of Downtown Bend

A rare opportunity awaits in downtown Bend's vibrant core: a meticulously designed 2,206 square foot office space that seamlessly blends modern functionality with Pacific Northwest warmth. The open-concept design features a versatile bullpen area with generously sized sit-stand desks, a sophisticated conference room, and an inviting huddle area for collaborative work. Natural pine wood finishes, designer lighting, and artistic wall features create an elevated yet welcoming atmosphere. The space includes a private outdoor balcony and a fully-equipped kitchen with custom cabinetry.

This turnkey opportunity includes all existing high-end furnishings and fixtures. Its central downtown location puts your business steps away from Drake Park, Mirror Pond, and Bend's finest restaurants – including Zydeco downstairs and The Loft social club across the hall. Ideal for financial services firms, investment advisors, architectural practices, or creative agencies seeking a space that makes a lasting impression.

OFFERING SUMMARY

| | |
|---------------|------------------------------------|
| LEASE SPACE | 2,206 RSF |
| LEASE RATE | \$2.75/SF/MO+NNN |
| BUILDING SIZE | 12,909 SF |
| YEAR BUILT | 2008 |
| LOT SIZE | 0.24 AC |
| ZONING | CBD (Commercial Business District) |

5 MILE DEMOGRAPHICS



114,459

TOTAL POPULATION



46,409

TOTAL HOUSEHOLDS



\$99,819

AVG HH INCOME



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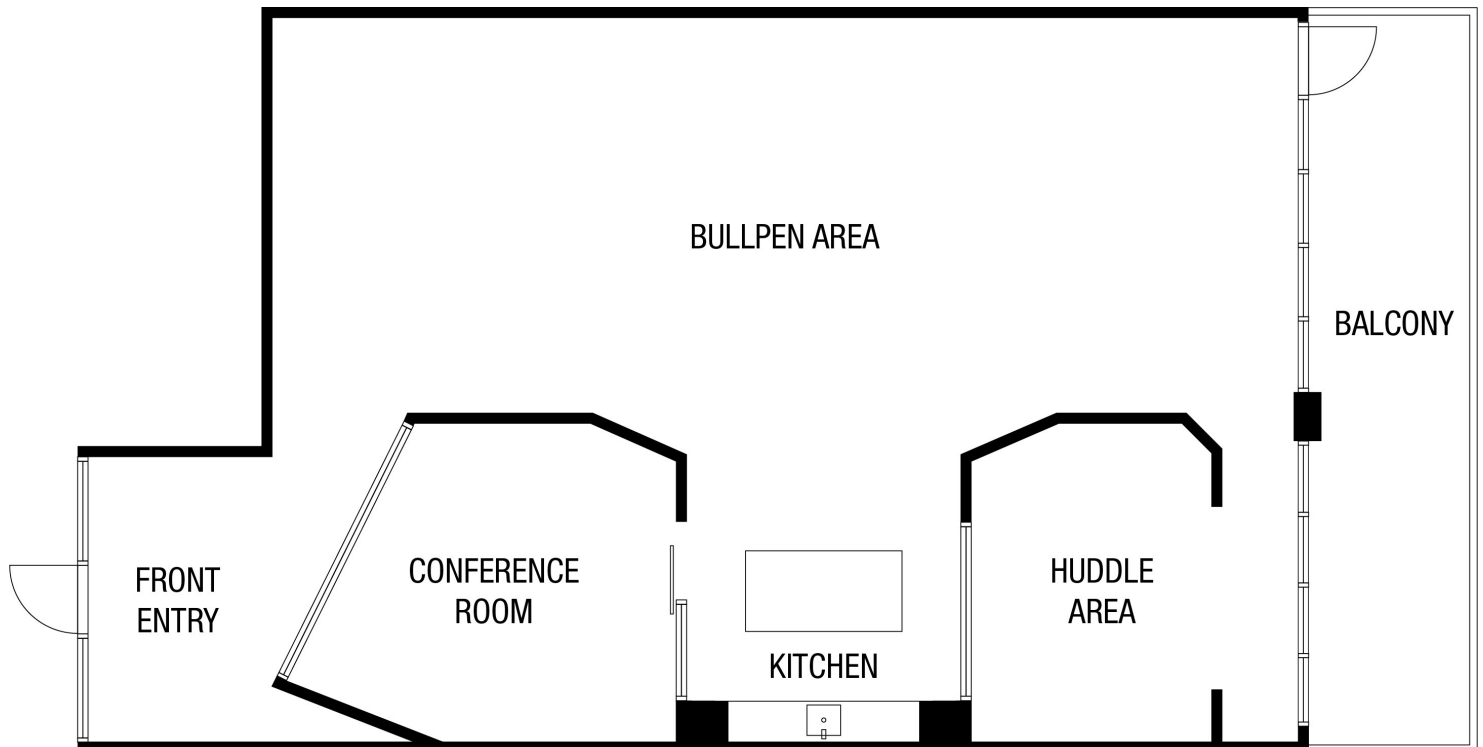
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