

PREMIUM WEST SIDE OFFICE BUILDING

OWNER-USER OR INVESTMENT OPPORTUNITY



FOR SALE: \$5,950,000 | 123 SW COLUMBIA STREET | BEND, OR 97702

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**



123 SW COLUMBIA ST

PREMIUM WEST SIDE OFFICE BUILDING FOR SALE

123 SW Columbia Street presents a rare opportunity to acquire a high-quality, Class A office property in one of Bend’s most sought-after locations. The two-story building is ideally suited for an investor or owner-user, with the first floor currently leased, providing immediate income, and the second floor available for owner occupancy. The property features flexible layouts, secure parking, premium construction, and MU (Mixed-Urban) zoning, allowing for medical office, general office, retail, or service-oriented businesses.

Located next to the Safeway Shopping Center, the property provides immediate access to restaurants, shopping, banking, and grocery. Its central west side position ensures strong visibility, high traffic counts, and close proximity to Downtown Bend and the Old Mill District.

Built in 2007, the building offers high-quality construction at costs well below current replacement value. Features include flexible floor plans, elevator access, secure underground garage parking, abundant natural light, open work areas, and private offices.

Situated on a 0.71-acre lot with ample surface parking, the property supports single- or multi-tenant use and creative mixed-use visions. 123 SW Columbia Street combines income stability, owner-user flexibility, and a premier location in Bend’s thriving commercial market.

123 SW COLUMBIA STREET | BEND, OR 97702

PROPERTY SUMMARY

Address	123 SW Columbia Street, Bend, OR 97702
Building Size	19,981 SF (including secure underground garage)
Lot Size	0.71 AC
Price	\$5,950,000
Price Per SF (PPSF)	\$297.78
Year Built	2007
Zoning	MU (Mixed-Urban)
Parking	Ample onsite + 8 secure garage spaces
Property Type	Office
Occupied Space	First Floor (Suite 100) 7,010 SF
Available Space	Second Floor (Suite 200) 8,072 SF
Lease Opportunity	The second floor is also available for lease at \$2.00/SF/Mo. NNN

BUILDING HIGHLIGHTS



EXCELLENT LOCATION

Premier west side address near Safeway Shopping Center



FLEXIBLE FLOOR PLANS

Designed for either single-tenant or multi-tenant configurations



BROAD ZONING

MU zoning allows medical, office, retail, or service uses



LONG-TERM LEASE

Income in place with long-term lease on the first floor



ELEVATOR ACCESS

Each floor has elevator service for accessibility



UNDERGROUND PARKING

4,981 SF of secure dedicated garage parking plus ample surface spaces



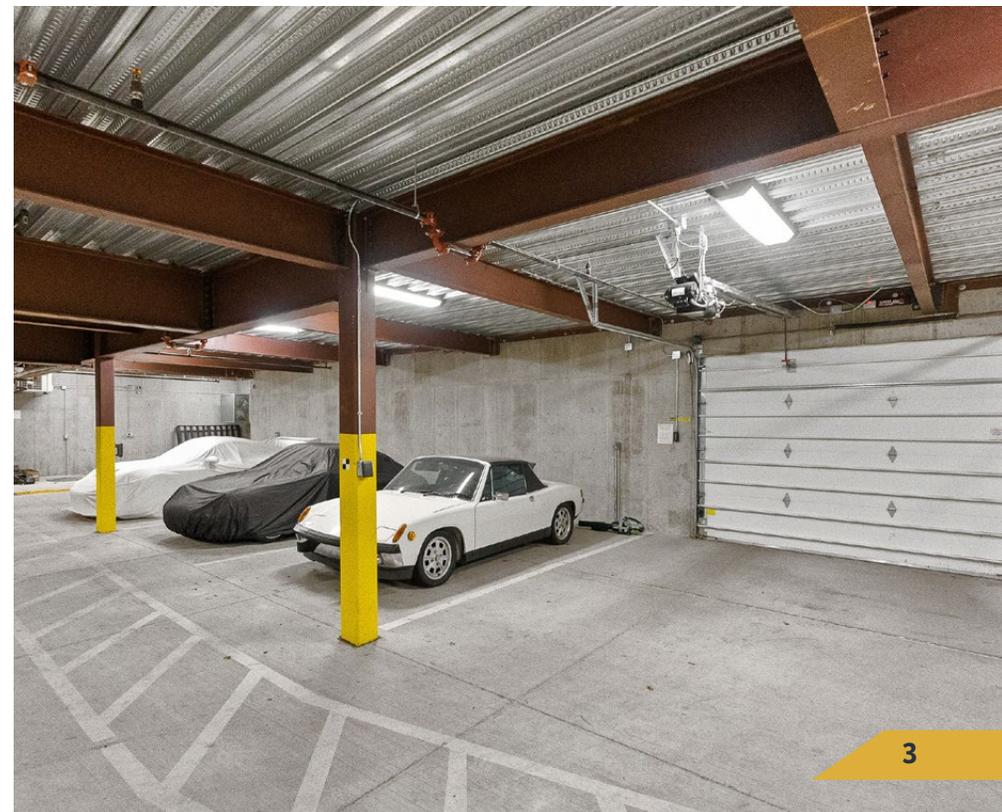
QUALITY CONSTRUCTION

High-end finishes, newer building (2007), and construction well below replacement cost



CLOSE TO AMENITIES

Close to restaurants, shopping, banks, Safeway, and public transport



FIRST FLOOR PLAN

Floor plan is approximate



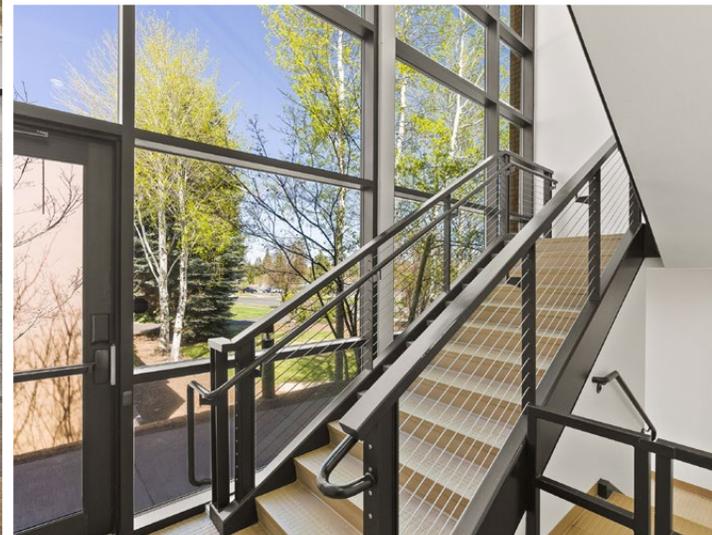
SECOND FLOOR PLAN

Floor plan is approximate



SUITE 200 AVAILABLE
8,072 SF

BUILDING PHOTOS



BUILDING PHOTOS



LOCATION



★ 123 SW COLUMBIA ST

CENTURY CENTER
LAUREL RIDGE
The Flamingo ROOM
PACK, SHIP & MORE
GOOD LIFE

MARKET OF CHOICE

BOX FACTORY

SPRINGHILL SUITES
Marriott

CENTURY VILLAGE
SELCO
Children's Zone
Joey Mitz
bend pilates

HAWKEYE
HUCKLEBERRY LOUNGE

PINE MTN SPORTS

CENTURY PARK
SAFeway
Life & Time
PACIFIC
Starbucks
UPS

DESCHUTES BREWERY

HAYDEN HOMES AMPHITHEATER

Old Mill DISTRICT

Hampton

REGAL CINEMAS

THE NEST APARTMENTS

Oregon State University Cascades

THE QUAD AT SKYLINE RIDGE

BWP PREMIER BEST WESTERN

STREET | BEND, OR 97702

Mr. Bachelor
20 miles



EXCLUSIVELY LISTED BY:

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