

FOR LEASE

3,529 SF | \$1.85/SF/MO. NNN

Pioneer Park Building Riverfront Office Suite

1345 NW Wall St., Suite 200, Bend, OR 97703

**ONE MONTH OF
FREE BASE RENT***
*per year of term



PROPERTY DETAILS

Suite 200:	3,529 SF Six private offices, reception, open work area, conference room and break area
Lease Rate:	\$1.85/SF/Mo. NNN
CAMs:	Est. at \$0.72/SF/Mo. (utilities included)
Bldg. Size:	15,832 SF
Zoning:	Commercial Limited (CL)

HIGHLIGHTS

- Riverfront office building in Downtown Bend
- High visibility from Wall St. and Portland Ave.
- Easy access to and from Hwy 97
- Excellent views of the river and Pioneer Park
- Common showers for tenant use
- Elevator access in the building
- Monument signage
- Fiber installed in building

Graham Dent, SIOR | Kristie Schmitt, CCIM

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

541.383.2444 | www.CompassCommercial.com

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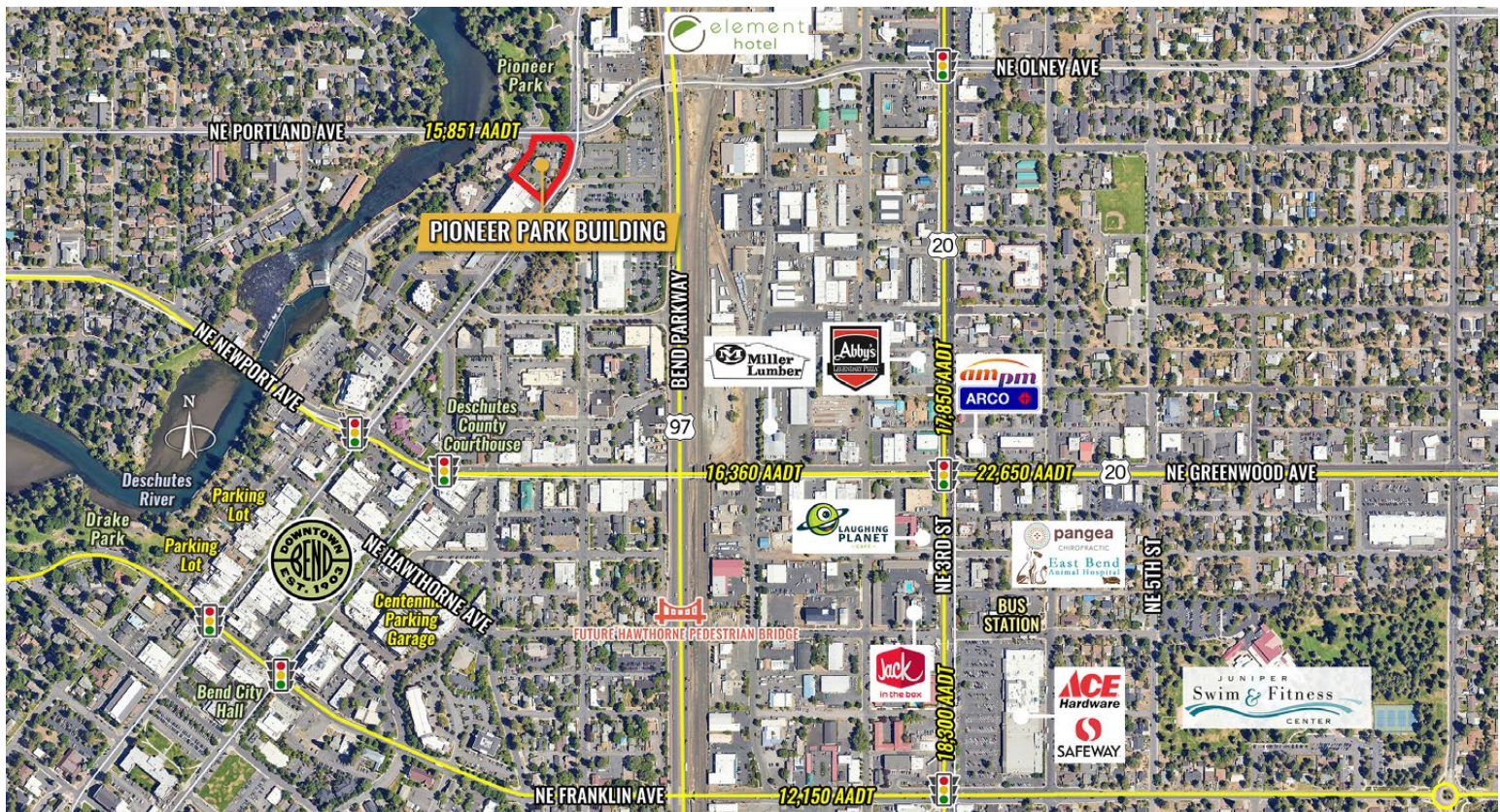
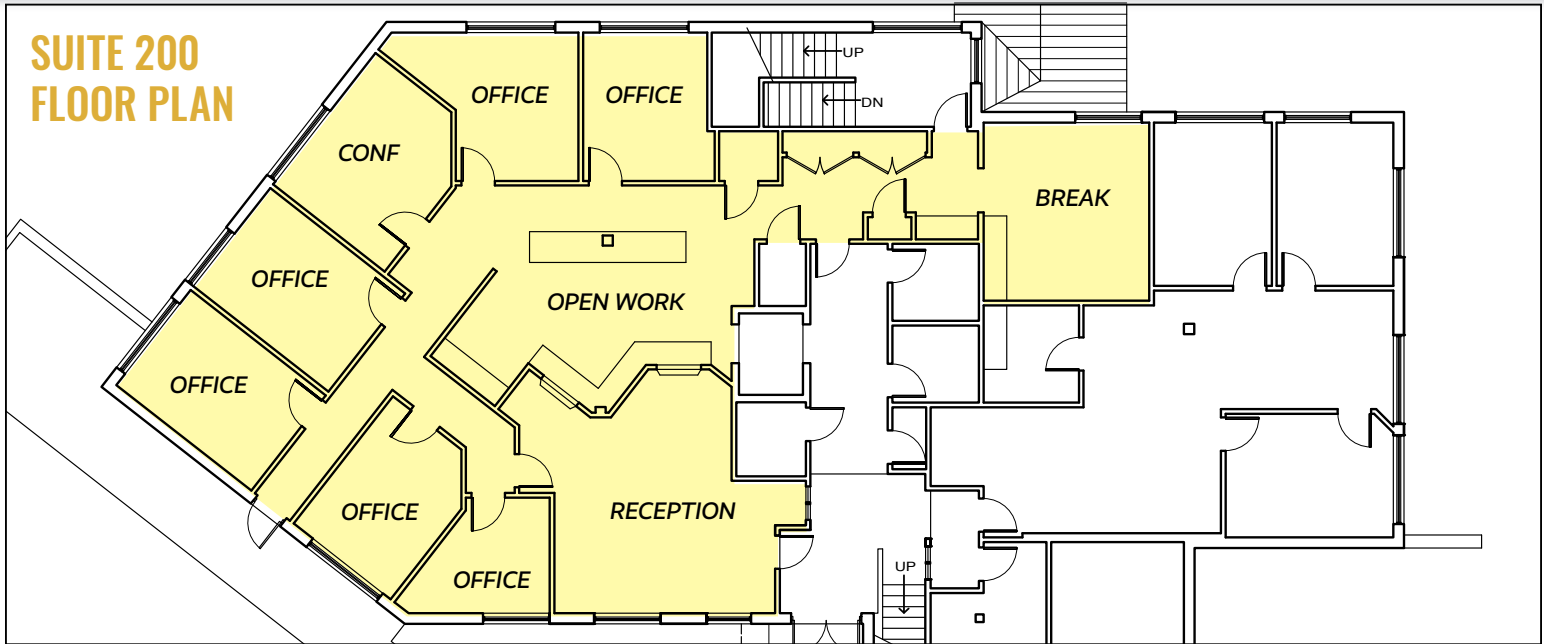
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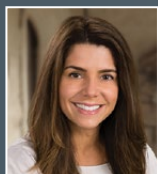
SUITE 200 FLOOR PLAN



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.



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