

THE SILVERADO BUILDING

DOWNTOWN BEND | 1001 NW WALL STREET | BEND, OR

FOR LEASE
OFFICE



CLASSIC DOWNTOWN BEND OFFICE SUITES FOR LEASE

Step into the charm of yesteryear with this quintessential landmark brick building in the heart of Bend's vibrant downtown. Perfectly situated at a main intersection of Oregon Ave. & Wall Street, these second-floor suites offer inspiring views of the bustling streets below—a unique vantage point in an inviting, walkable area.

OFFICE SUITES FOR LEASE

Two light-filled, versatile office suites are available, either separately or combined, making them ideal for small teams, service based business, and entrepreneurs. Though access is by staircase, the suites' elevated position provides outstanding views of downtown and a quiet, focused workspace above the lively downtown.

LEASE RATE:

\$2.20/RSF/PER MONTH

(Includes All Expenses but Teleco/Internet & In-Suite Janitorial)

- SUITE 203:** 525+/- RSF
Two (2) Offices/Closet
- SUITE 204:** 1,505+/- RSF
Two (2) Office
- LEASE TYPE:** GROSS
- AVAILABLE:** IMMEDIATELY

Physical address of Suites will be 220 NW Oregon Avenue due to entry point.

Please call listing Brokers for more info.

BRIAN FRATZKE, CCIM, PRINCIPAL BROKER
brian@fratcommercial.com | c. (541) 480.2526

DAN STEELHAMMER, Broker
dan@fratcommercial.com | c. (541) 480.5756



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com





DOWNTOWN PERKS RIGHT OUTSIDE YOUR DOOR





 Two (2) Separate & Secure Restroom in Foyer

 Offices have "Pop-Out" Windows for fresh air & summer breeze

 Locked access point from Oregon Avenue

 Captivating views of Downtown Bend

 Enjoy all the amenities & atmosphere of Downtown

 Non-reflective fluorescent lights installed



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