

FOR LEASE

1133 NW Wall St., Ste 103, Bend, OR, 97703

4,771 SF Stand Alone Office
Building Downtown Bend

\$1.55/SF/MO. NNN



PROPERTY DETAILS:

Suite 103: 4,771 SF

Lease Rate: \$1.55/SF/MO NNN

NNNs: \$0.86/SF/MO *All utilities included*

**Tenant to pay for phone/data & in-suite janitorial services.

TI Allowance: Negotiable

Zoning: Central Business (CB)

Parking: 5 Reserved onsite parking spaces.
Close proximity to city parking.

SDCs: **Credits available with some medical uses already covered. Contact listing Broker**

HIGHLIGHTS:

- Standalone Downtown Bend office building
- 15 private offices + conference room & reception
- Open work areas, kitchen & private restrooms
- Walkable to courthouse, river, restaurants & shops
- High visibility: **14,500+ AADT** on Wall Street
- Suited for law, finance, medical (dental/ortho), tech/creative, non-profit, design & wellness
- Abundant natural light with river and mountain views
- Beautifully constructed with cross-laminated timber design

Dinah Green, Principal Broker
Dinah@GreenTreeCRE.Com
503-689-4498



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REAL ESTATE

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IN THE HEART OF DOWNTOWN BEND:

Located at 1133 NW Wall Street, this property places your business in one of Bend's most sought-after locations. Enjoy the prestige of being in the core of Downtown, just steps from the Deschutes River, the newly renovated courthouse, and an array of restaurants, cafés, and boutique shops. With easy access for clients and employees alike, this location offers both visibility and convenience in the vibrant heart of Bend.



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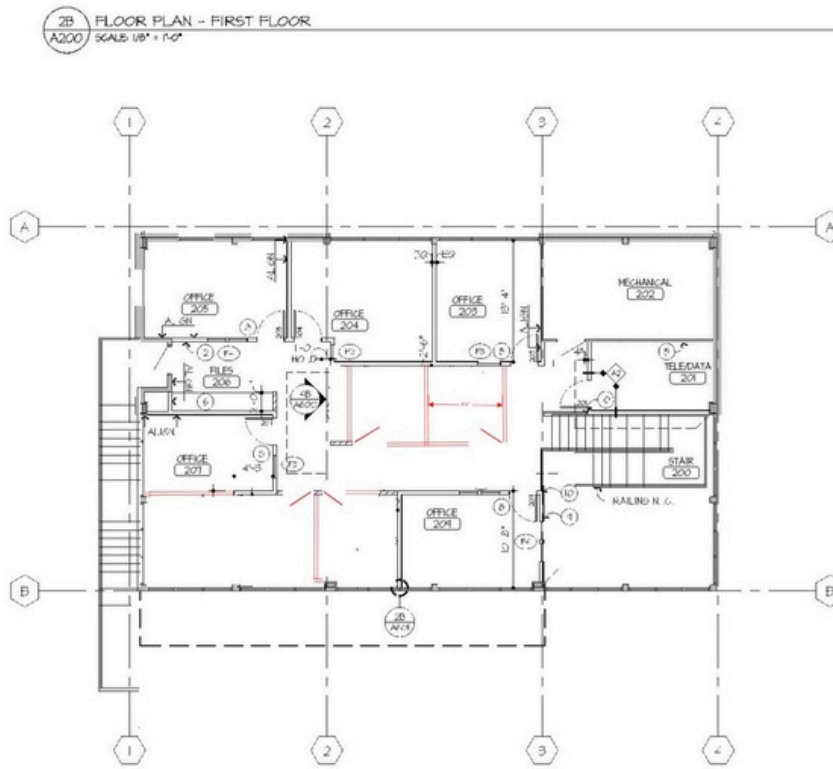
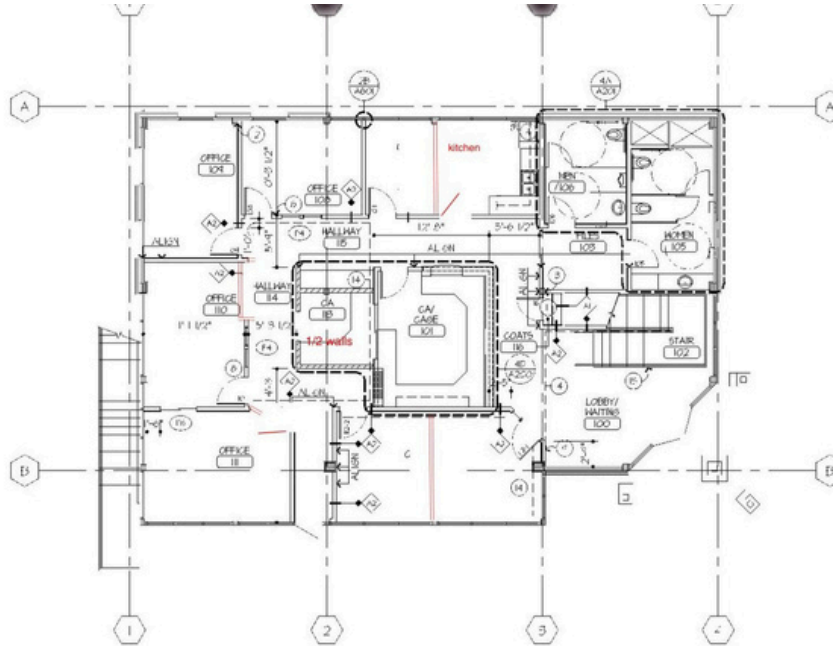
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FLOORPLAN:



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Discover the prestige of Downtown Bend at 1133 NW Wall. This beautifully constructed standalone office building offers abundant natural light with stunning river and mountain views, all within walking distance of the courthouse, Deschutes River, restaurants, and shops. A rare opportunity to establish your business in one of Bend's most visible and desirable locations.

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“Downtown Bend prestige. River & mountain views. Prime visibility at 1133 NW Wall.”



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