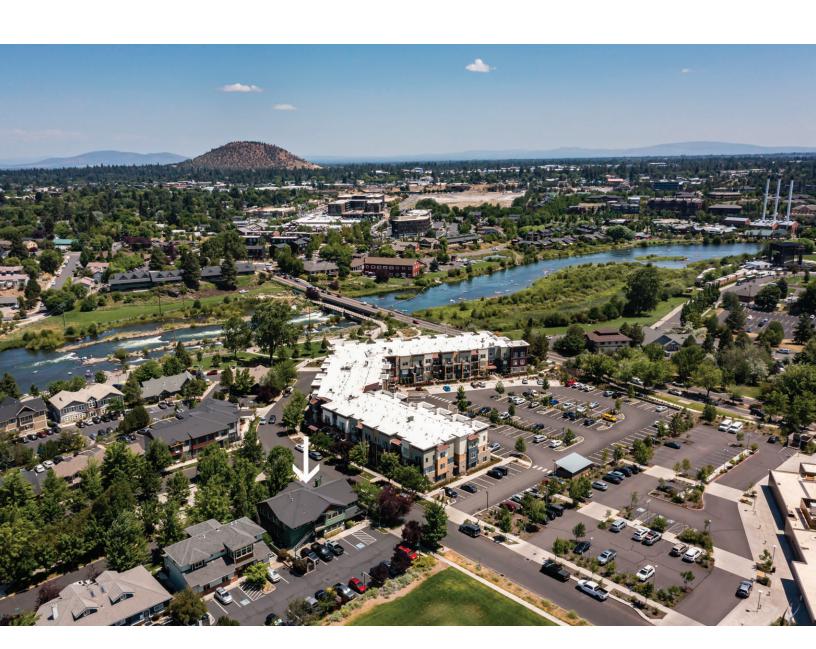
FOR LEASE

Bend Office Building in Prime Location

796 SW BRADBURY WAY | BEND, OR



Ryan Amerongen, CCIM Broker, Licensed in Oregon

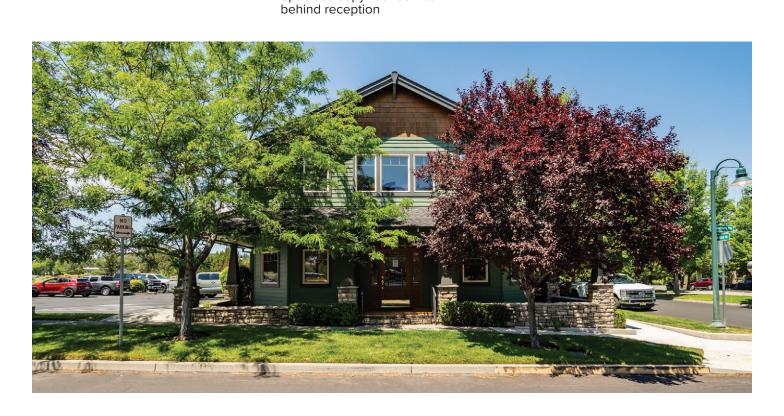
541.213.8967 ra@buccolagroup.com 42 NW Greenwood Ave | Bend

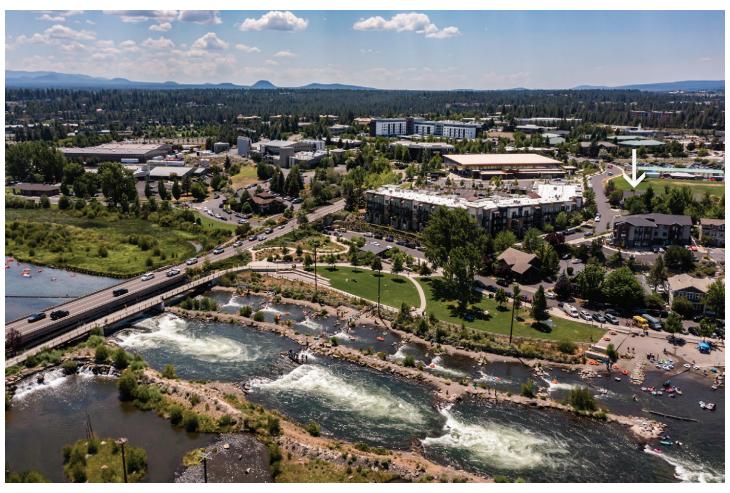


796 SW Bradbury Way

Prime office space available for lease in the heart of Bend, offering an inviting reception area, generously sized offices, and two conference rooms. Standalone building ideally situated in a highly walkable location with easy access to parks, local amenities, and all that Bend has to offer.

\$.80/sf 1/1/26 (possibly sooner)	
1/1/26 (possibly sooner)	
4,189	
2000	
0.24 Acres	
Turnkey condition	n ample natural light walkability to nearby parks and amenities
 First Floor Inviting reception area Two offices Two conference rooms Breakroom Three restrooms Spacious copy room/office 	Second Floor • Six offices • Breakroom with balcony
	O.24 Acres Standalone building Generously sized offices with Turnkey condition Prime location with excellent First Floor Inviting reception area Two offices Two conference rooms Breakroom





















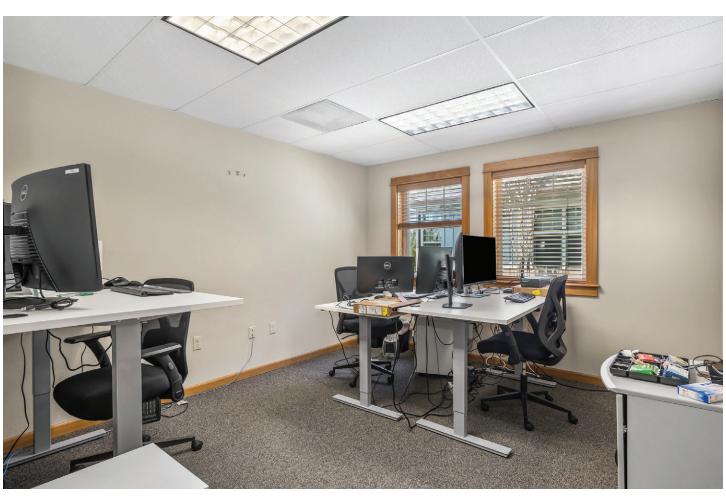
































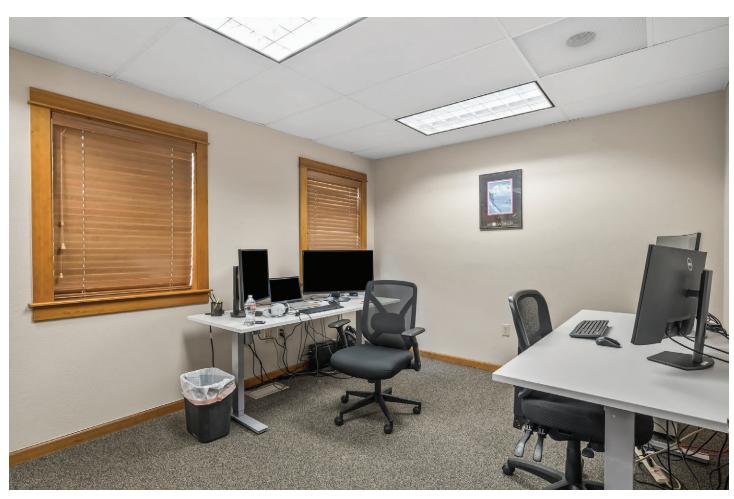












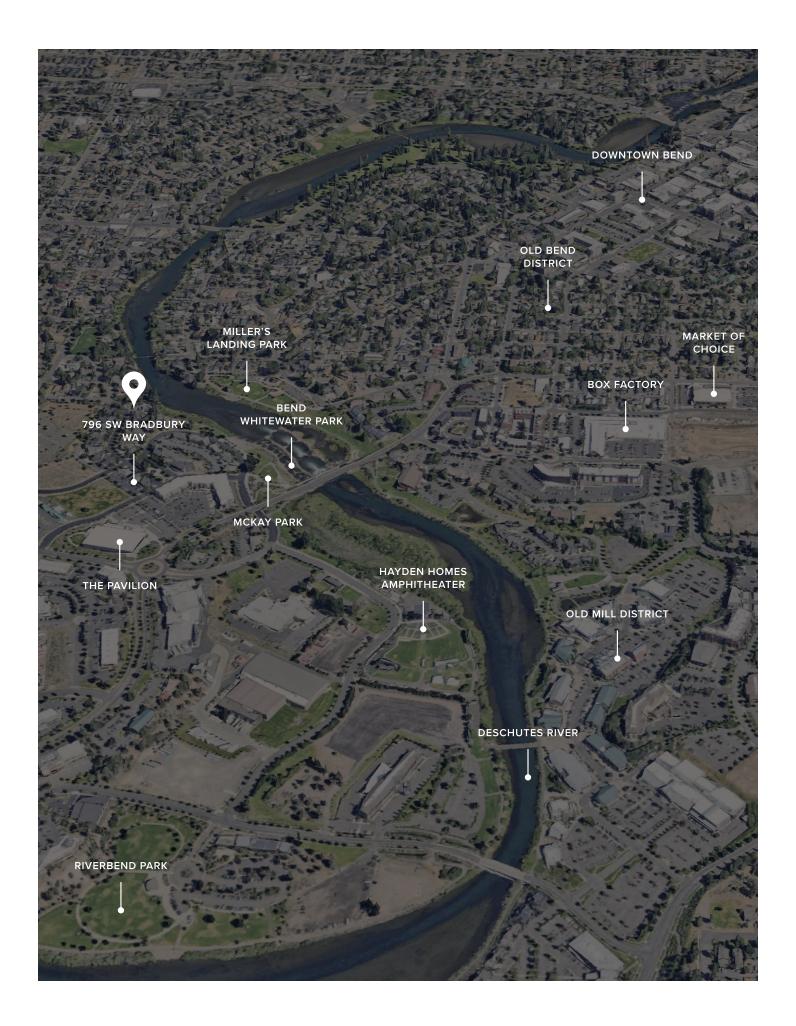












About Bend

Bend is a dynamic and rapidly expanding city renowned for its stunning natural setting, diverse economy, and exceptional quality of life. Situated along the Deschutes River with the Cascade Mountains as a dramatic backdrop, Bend has evolved from a historic timber town into a premier destination that seamlessly combines urban amenities with unparalleled outdoor recreation access.

The city is celebrated for its craft brewery scene, vibrant downtown district, and year-round festival calendar, including events like Bend Summer Festival and the renowned Hayden Homes Amphitheater summer concert series. These cultural attractions, paired with world-class outdoor recreation opportunities—from skiing at Mount Bachelor and paddling the Deschutes River to mountain biking the extensive trail networks and rock climbing at Smith Rock—generate substantial visitor traffic and economic vitality throughout all seasons.

Bend is experiencing robust population growth and commercial expansion, driven by an influx of remote workers, retirees, and businesses seeking lifestyle-rich environments. With its central location providing access to Portland, the Columbia River Gorge, and other regional destinations via highways 97 and 20, Bend serves as Central Oregon's economic hub while preserving its distinctive mountain town character and outdoor-focused culture.

The city's favorable demographic profile, growing demand for diverse retail and professional services, and commitment to thoughtful urban planning and development make Bend an attractive market for commercial investment and business expansion.

106,926

40.3

43,278

Population

Median Age

Households

62.1%

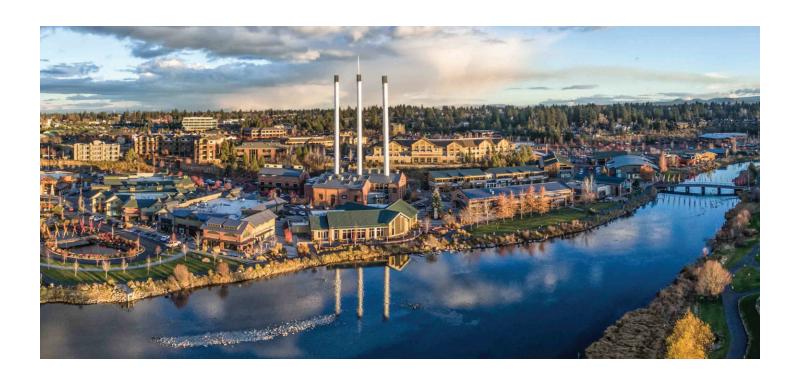
51.1%

\$88.7k

Owner Occupied Housing

Bachelor's Degree or Higher

Median household income



For more information, please contact:

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