

# FOR LEASE

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

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

Pioneer Park Building  
Riverfront Office Suite  
1345 NW Wall St., Suite 200, Bend, OR 97703



## PROPERTY DETAILS

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

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**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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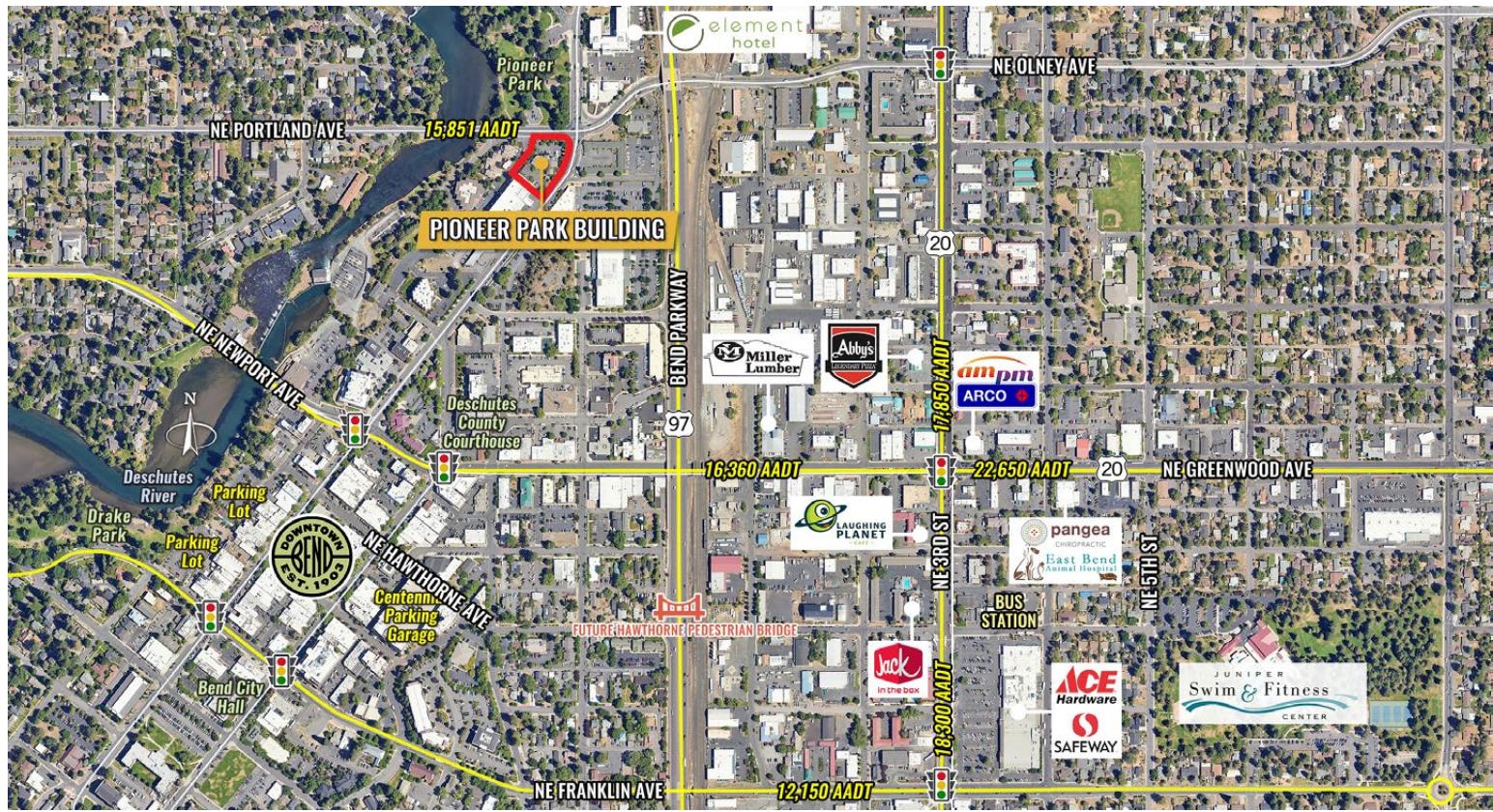
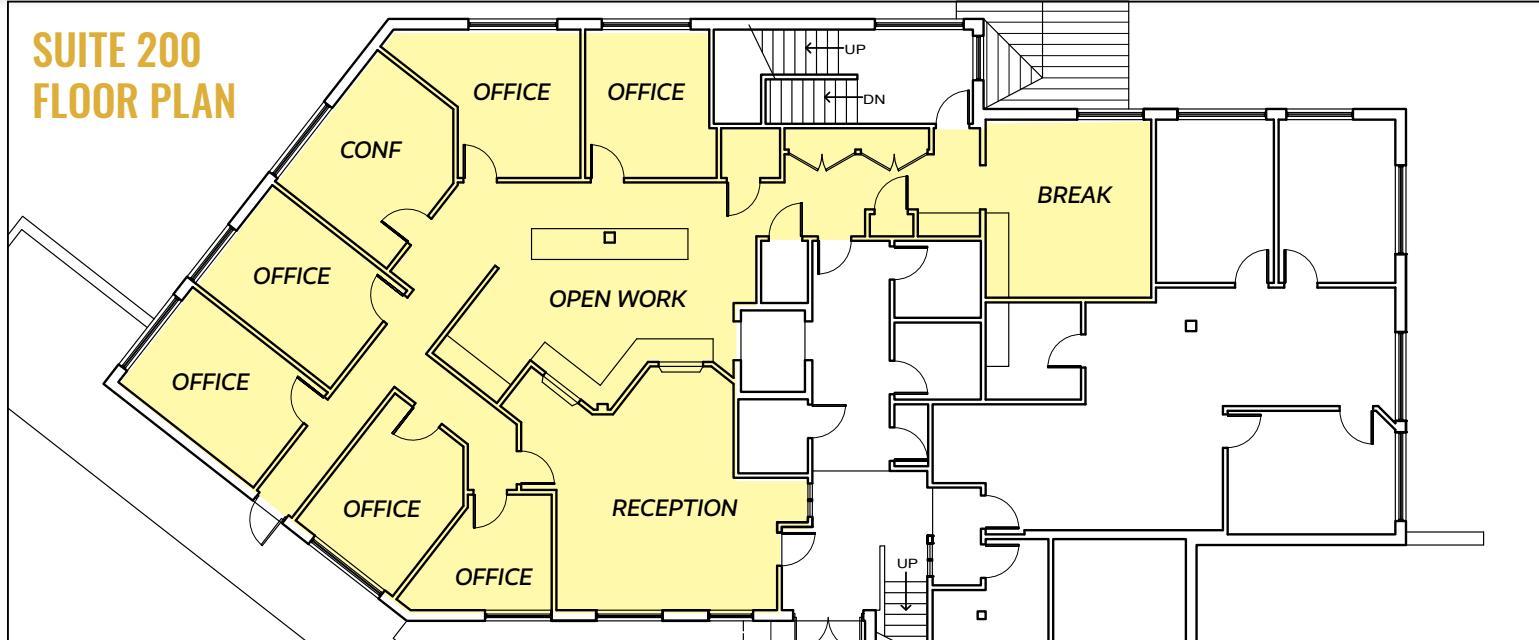
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### SUITE 200 FLOOR PLAN



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