

**FOR LEASE**

**1,224 - 2,268 SF**

# River Run Building Downtown Office Spaces

869 NW Wall St., Bend, OR 97703

**LEASE RATE REDUCED TO  
\$1.50/SF/MO. NNN**



## IEWS OF DRAKE PARK AND MIRROR POND FROM SECOND FLOOR SUITES



SUITE 201



SUITE 204

Jay Lyons, SIOR, CCIM | Grant Schultz, SIOR, CCIM

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

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

**COMPASS**  
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**FOR LEASE**

**\$1.50/SF/MO. NNN**

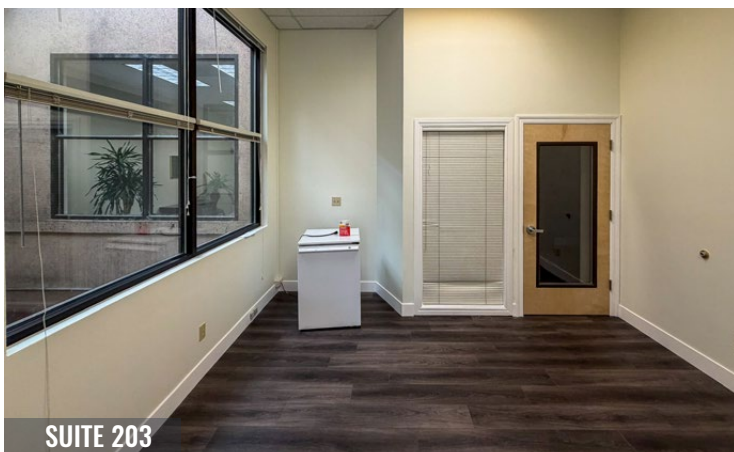
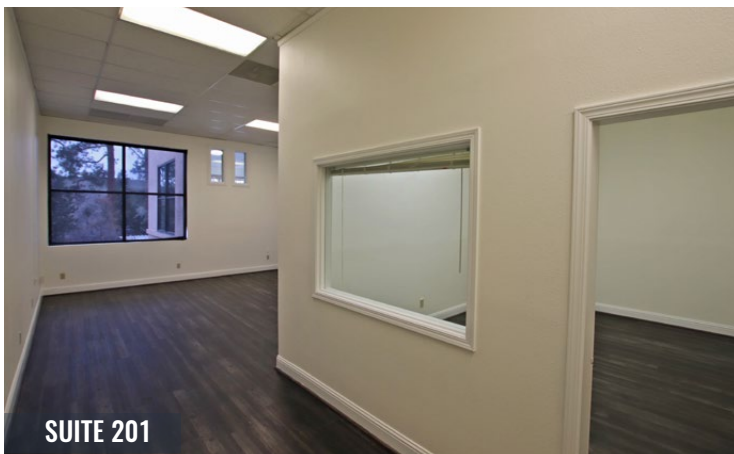
## Downtown Office Spaces

### PROPERTY DETAILS

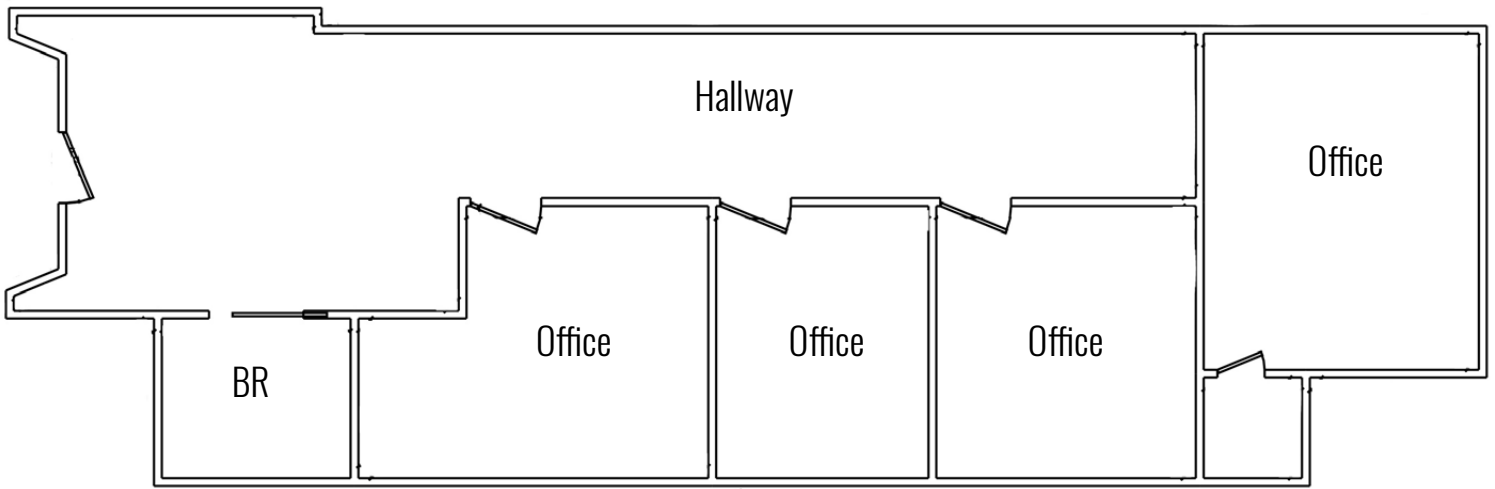
<b>Suite 201:</b>	1,338 SF
<b>Suite 202:</b>	1,268 SF
<b>Suite 203:</b>	1,224 SF
<b>Suite 204:</b>	2,268 SF
<b>Lease Rate:</b>	<del>\$1.60/SF/Mo. NNN</del> \$1.50/SF/Mo. NNN
<b>NNNs:</b>	Est. at \$0.75/SF/Mo. ( <i>gas and electricity separately metered</i> )
<b>Zoning:</b>	Commercial Business (CB)
<b>Bldg. Size:</b>	11,414 SF

### HIGHLIGHTS

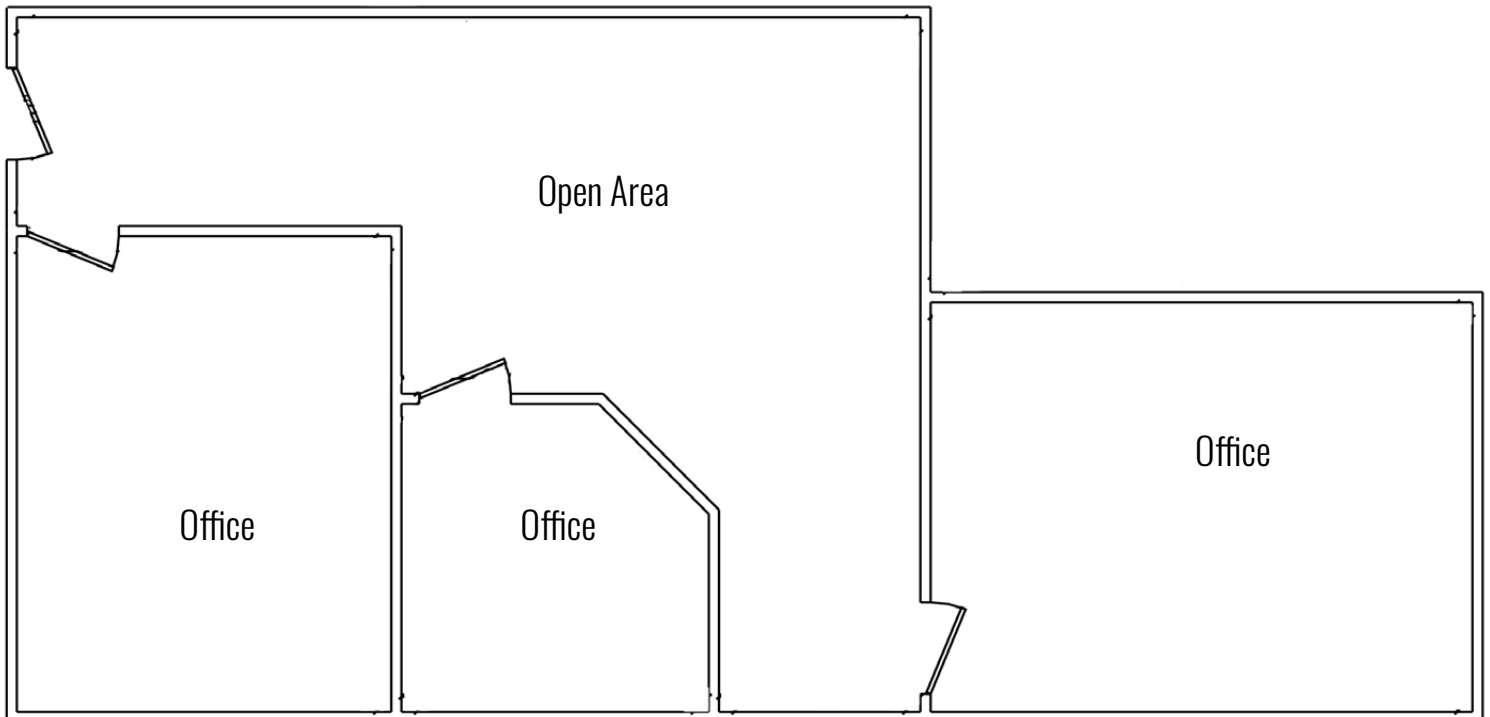
- **Suite 201** has four private offices and a reception area
- **Suite 202** has two private offices, a conference room, and an open work area
- **Suite 203** has five private offices and a reception area
- **Suite 204** has seven private offices (two with access to a balcony), a break room, and a reception area
- Second floor office suites with views of Drake Park and Mirror Pond
- Located above Bend Electric Bikes
- Elevator access to the second floor
- Retail suites on the ground floor with office suites on the second floor



**SUITE 201**



**SUITE 202**



**FOR LEASE**

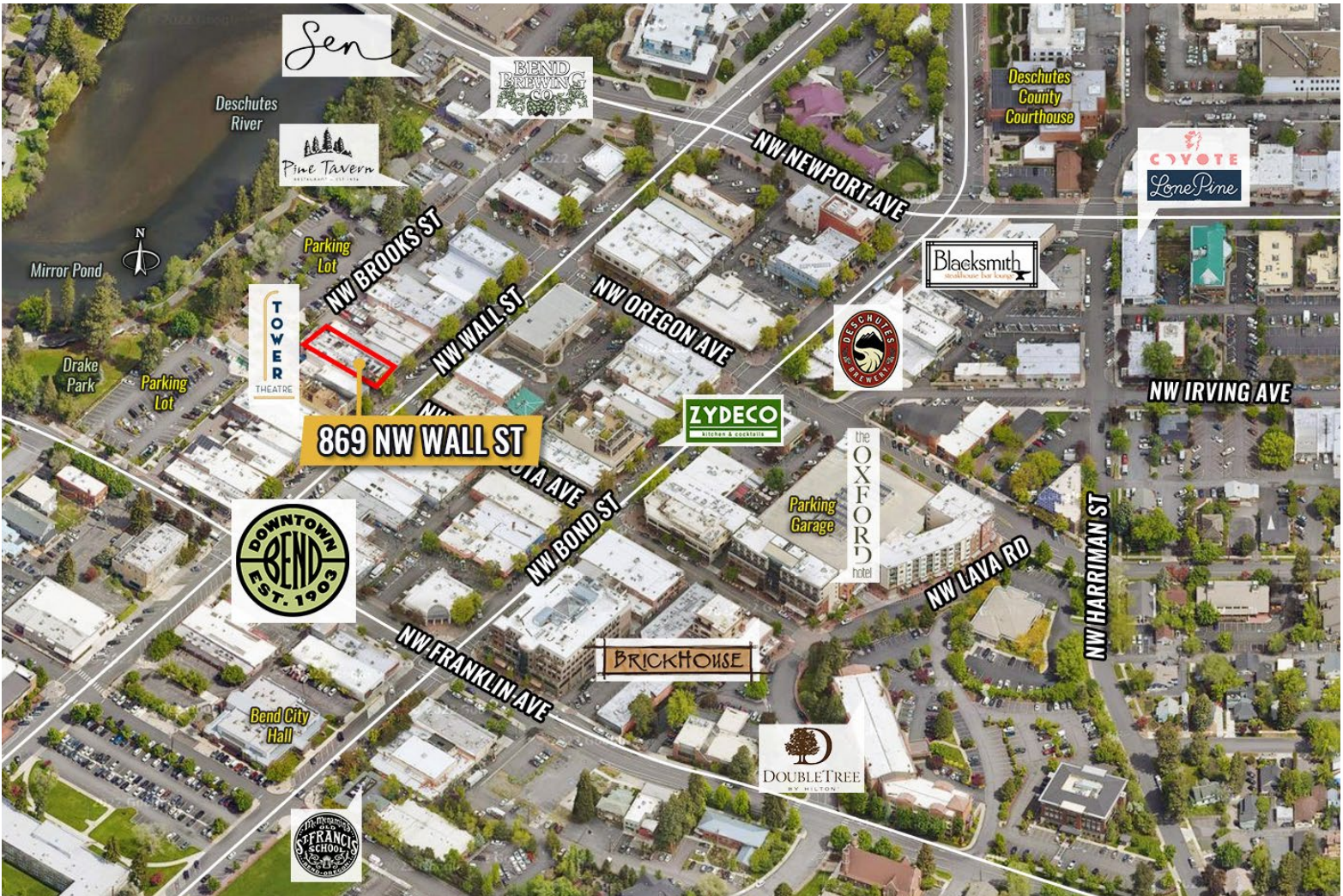
869 NW Wall St., Bend, OR 97703



SUITE 203



SUITE 204



**869 NW WALL ST**

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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**COMPASS COMMERCIAL** REAL ESTATE SERVICES