

FOR SALE

919 NW Bond, Unit 203 | Bend, OR 97703

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Offering Summary

Sale Price	\$777,000
Unit SF	2,206 SF
Building SF	12,909
Year Built	2008
Zoning	CBD (Commercial Business District)

Turnkey Office Condo in the Heart of Downtown Bend

A rare opportunity to own in downtown Bend's vibrant core: This turnkey office condo blends modern functionality with Pacific Northwest warmth, perfect for an owner-user seeking a space that impresses clients and inspires your team.

The open-concept design features a versatile bullpen with oversized sit-stand desks, a sophisticated conference room, and a collaborative huddle area, ideal for financial services, investment advisors, architects, or creative agencies.

Steps from Drake Park, Mirror Pond, and renowned restaurants including Zydeco downstairs and The Loft social club across the hall. This is more than an office: it's a downtown address your business can truly call its own.



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Jenn Limoges, CCIM | Partner
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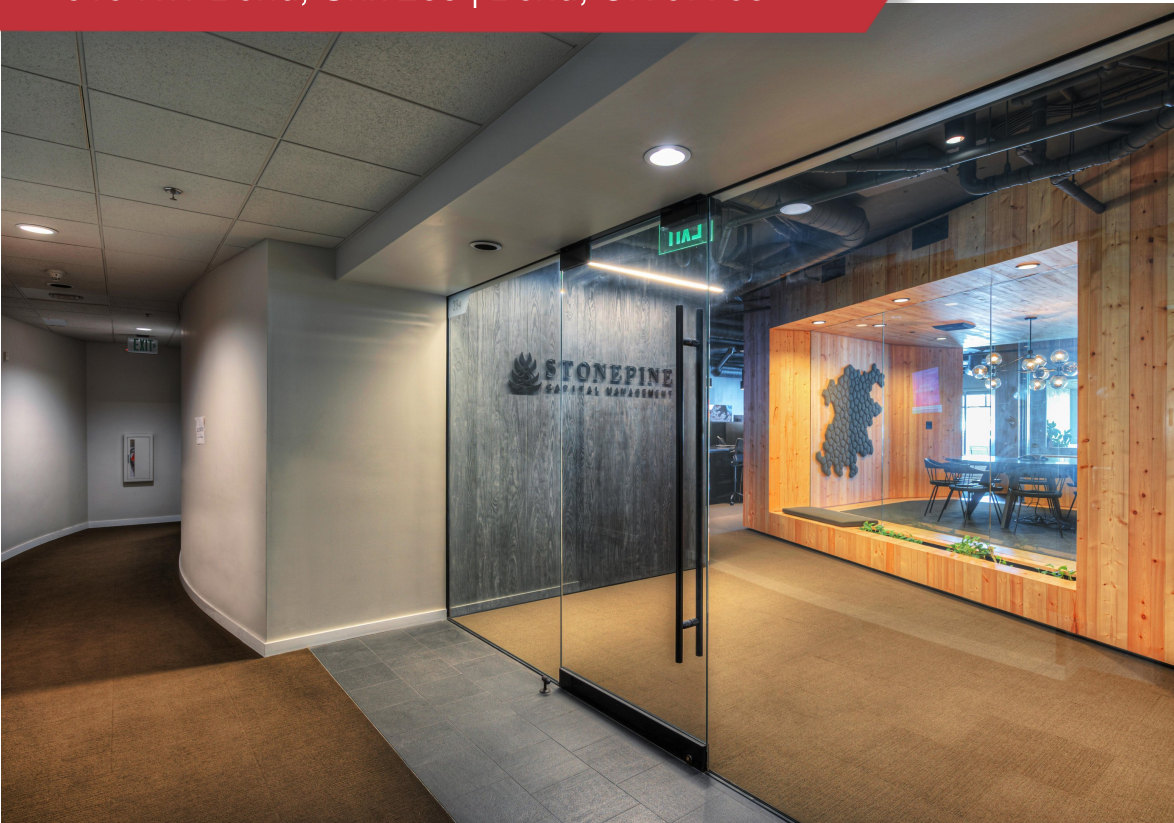
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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Unit Highlights

- Turnkey, one of a kind office in the heart of downtown
- Natural pine finishes with artistic details throughout
- Full-kitchen with custom cabinetry
- High end furnishings included
- Private balcony for client entertaining or team breaks
- Open concept layout with versatile workspace options
- Stunning conference room
- Inviting team huddle area
- Rare opportunity to own a premier downtown Bend address

Area Highlights

- Walkable district with vibrant shops, local businesses, and year round cultural and community events
- Steps to Drake Park, Mirror Pond, and the Deschutes River trail
- Strong year round foot traffic and visitor activity
- Premier dining options including Zydeco, Bos Taurus, Bar RBC, Bend Brewing, and more
- Easy access to professional services
- Central location with convenient access to Highway 97 Greenwood Ave, and the Old Mill



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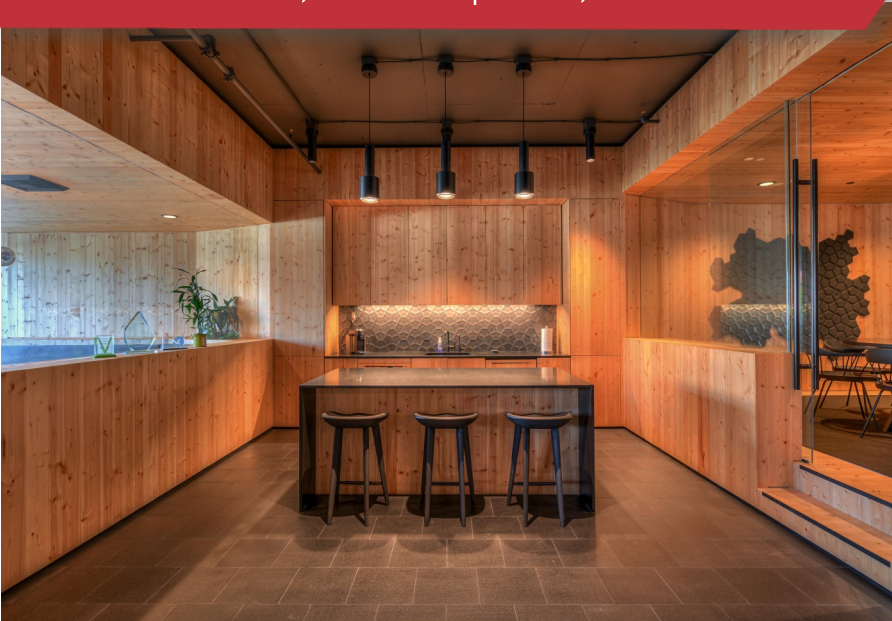
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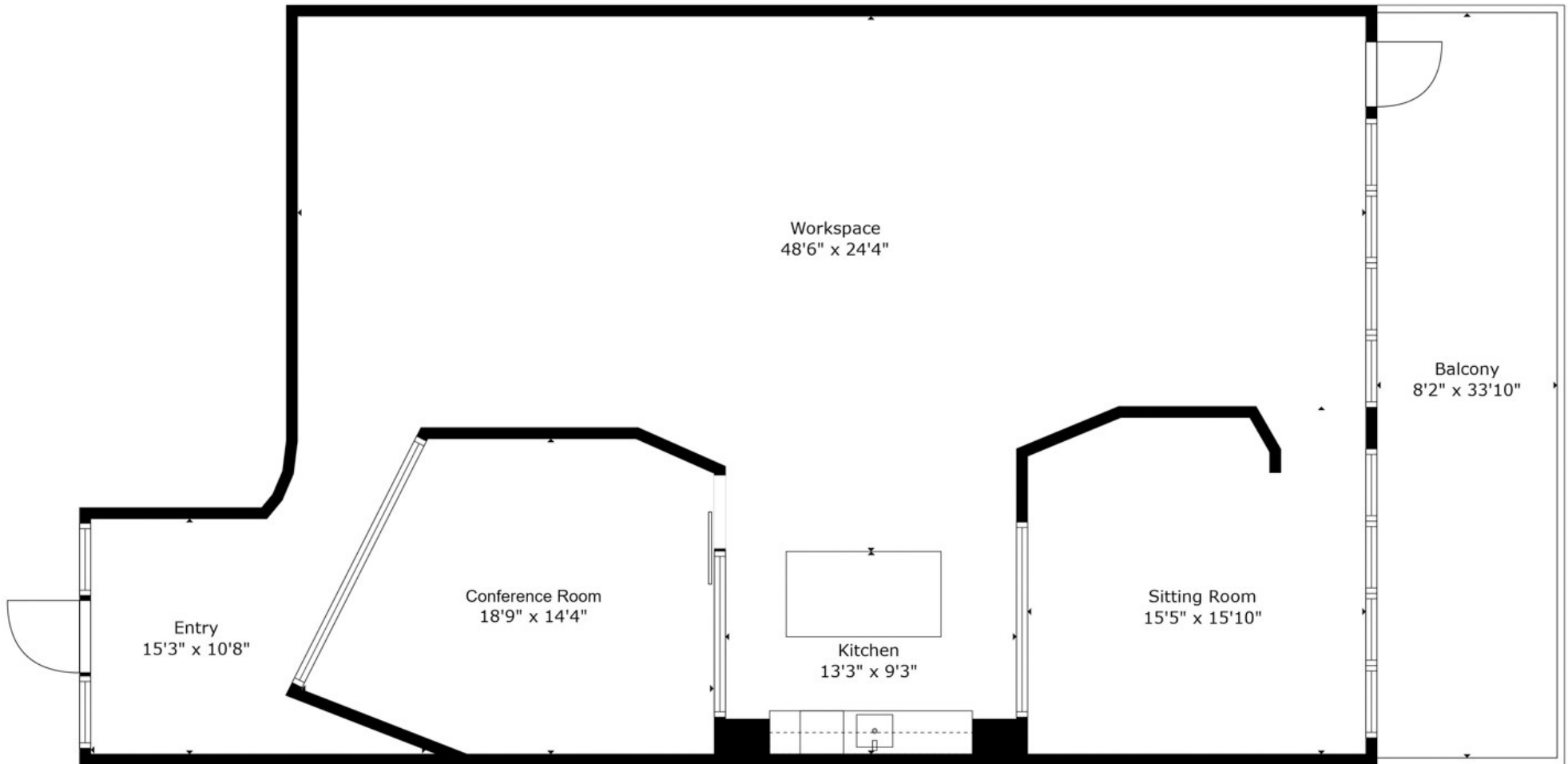
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Floor Plan



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SUBJECT
PROPERTY

TOWER
THEATRE

BEND, OREGON

WILLAMETTE VALLEY
VINEYARDS

BOS TAURUS



ZYDECO
Kitchen & cocktails

Mid Oregon
Credit Union



Ken's Artisan

AMERICANA

Kobold
BREWING

BROTHER



JON'S
PUBLIC HOUSE



Sen



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DEMOGRAPHIC SUMMARY

919 NW Bond St, Bend, Oregon, 97703

Drive time of 5 minutes

KEY FACTS

8,956

Population



4,331

Households

39.9

Median Age

\$79,767

Median Disposable Income

BUSINESS

2,034



16,288



INCOME



\$104,605

Median Household Income



\$66,688

Per Capita Income



\$169,341

Median Net Worth

EDUCATION

2%

No High School Diploma



11%

High School Graduate



27%

Some College



60%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,998

Apparel & Services



\$8,745

Groceries



\$283

Computers & Hardware



\$5,027

Dining Out



\$8,547

Health Care

EMPLOYMENT



76%

White Collar



8%

Blue Collar



16%

Services

3.7%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Bend, Oregon

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend bridges forested mountain highlands with the vast high desert, creating a landscape known for its dramatic scenery and unparalleled access to outdoor recreation.

As the largest city in Central Oregon, Bend serves as the commercial, recreational, and cultural hub of the tri-county region, as well as the Deschutes County seat. The city spans more than 32 square miles, sits at an elevation of 3,625 feet, and is recognized nationally for its quality of life, thriving small-business ecosystem, and year-round activities—from skiing and mountain biking to river sports and hiking.

Bend consistently ranks among the best-performing small metropolitan areas in the country (2018–2024), reflecting sustained economic growth, strong in-migration, and a resilient business climate. Once rooted in timber, Bend began diversifying its economy in the 1980s as the lumber era phased out, paving the way for a more balanced and sustainable economic base.

Unlike destination-only resort towns such as Aspen or Jackson Hole, Bend's appeal extends beyond tourism. Its lifestyle advantages—paired with a highly skilled workforce—attract companies in aviation, advanced manufacturing, renewable energy, outdoor recreation products, bioscience, professional services, and technology. The region is built on a foundation of small to mid-sized, owner-operated firms, typically employing 10–50 people, creating a dynamic and entrepreneurial business environment.

Notable employers include Deschutes Brewery, Hydro Flask, Lonza, Breedlove Guitars, and G5, all of which contribute vital traded-sector revenue and support continued economic diversification.

Source: Economic Development for Central Oregon (EDCO) – edcoinfo.com/communities



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Paul Evers | Broker

Veteran Entrepreneur, Commercial Broker

Paul Evers, a seasoned entrepreneur, boasts a successful track record leading startups in creative services, craft brewing, and cold brewed coffee. Consistently acting as a catalyst for transformation, he dedicated much of his career to converting mundane commercial spaces into vibrant, human-centered environments across various sectors.

Now moving into a commercial real estate broker role, Paul brings a unique perspective shaped by his extensive experience in developing commercial spaces, spanning from craft brewpubs and coworking creative hubs to production facilities. His honed ability to identify opportunities others might overlook is fueled by a deep passion for creative problem-solving, which he looks forward to leveraging for the benefit of his clients.

In addition to his entrepreneurial career, Paul holds a strong commitment to community involvement. He has co-founded and led several non-profits in the area, including TEDxBend, Bend Volunteer Corps, and [Cultivate Bend](#), as well as serving on the board of Sisters Folk Festival and on the Oregon Food & Beverage Council.



Jenn Limoges, CCIM | Partner, Principal Broker

OR/SW Washington CCIM Commercial Real Estate Transaction of the Year Recipient 2023

Cascades East Association of Realtors Commercial Transaction of the Year Recipient 2025

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges

Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions



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