

Bend Office Building in Prime Location

FOR LEASE

796 SW BRADBURY WAY | BEND, OR



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RE/MAX
KEY PROPERTIES
COMMERCIAL

796 SW Bradbury Way

Prime standalone office building available for lease in the heart of Bend, offering an inviting reception area, generously sized offices, and two conference rooms. A single tenant may occupy the entire building or sublease individual suites if desired. Ideally situated in a highly walkable location with easy access to parks, local amenities, and all that Bend has to offer.

Lease Rate	\$1.90 per SF				
CAMs	\$.80/sf				
Availability	1/1/26 (possibly sooner)				
Total SF	4,189				
Lease Structure	Single-tenant lease; tenant may sublease suites				
Year Built	2000				
Lot Size	0.24 Acres				
Highlights	<ul style="list-style-type: none">• Standalone building• Generously sized offices with ample natural light• Turnkey condition• Prime location with excellent walkability to nearby parks and amenities• Available as a full-building lease with sublease flexibility				
Interior Layout	<table><thead><tr><th><i>First Floor</i></th><th><i>Second Floor</i></th></tr></thead><tbody><tr><td><ul style="list-style-type: none">• Inviting reception area• Two offices• Two conference rooms• Breakroom• Three restrooms• Spacious copy room/office behind reception</td><td><ul style="list-style-type: none">• Six offices• Breakroom with balcony</td></tr></tbody></table>	<i>First Floor</i>	<i>Second Floor</i>	<ul style="list-style-type: none">• Inviting reception area• Two offices• Two conference rooms• Breakroom• Three restrooms• Spacious copy room/office behind reception	<ul style="list-style-type: none">• Six offices• Breakroom with balcony
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Suite A

3,289 sf

- Reception area
- Administrative office
- Conference room
- Two restrooms
- Upstairs: 6 private offices and breakroom

Suite B

900 sf

- 2 private offices
- 1 conference room
- Breakroom
- In-suite restroom with shower
- 2 private entrances

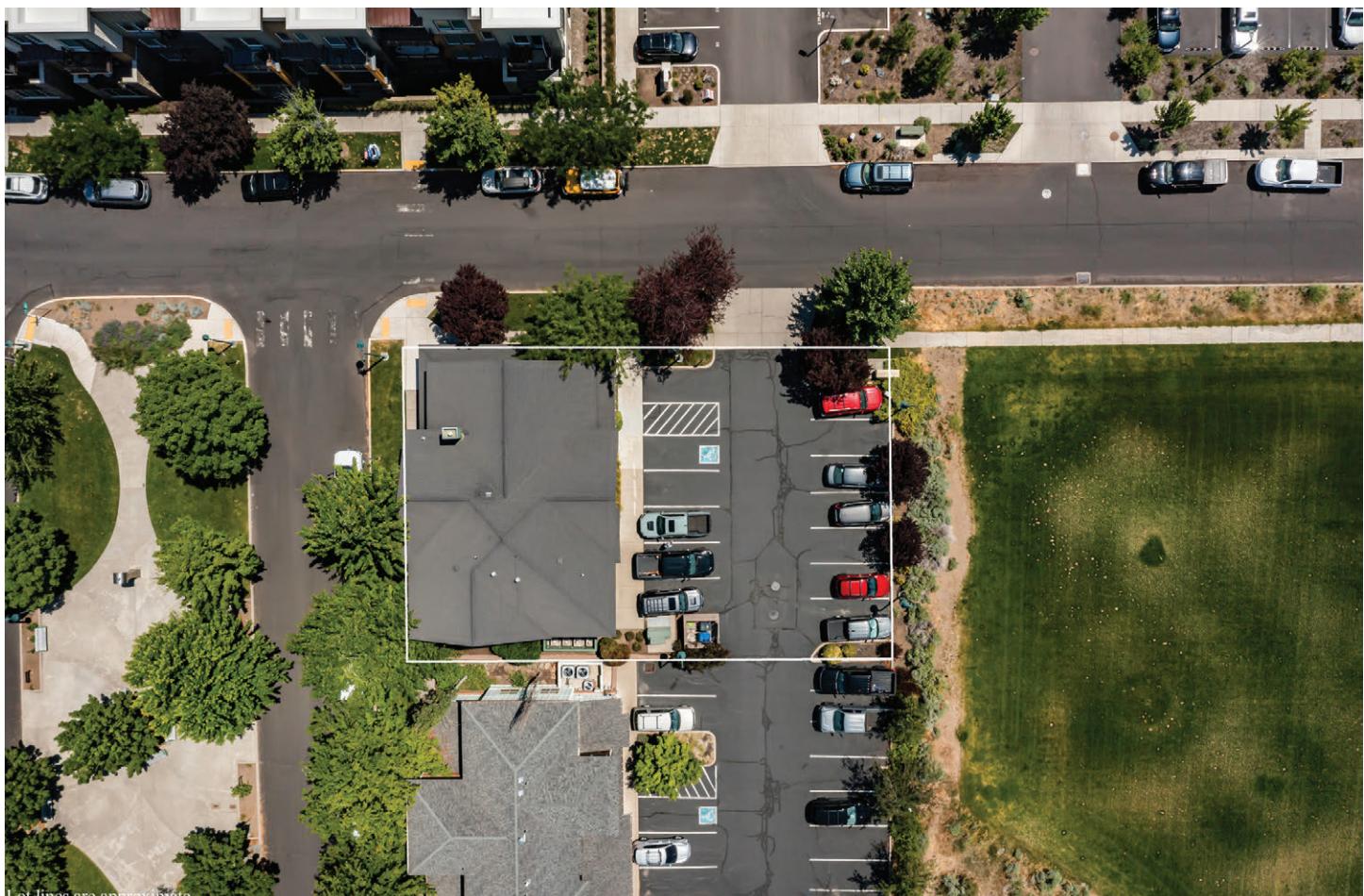












Lot lines are approximate

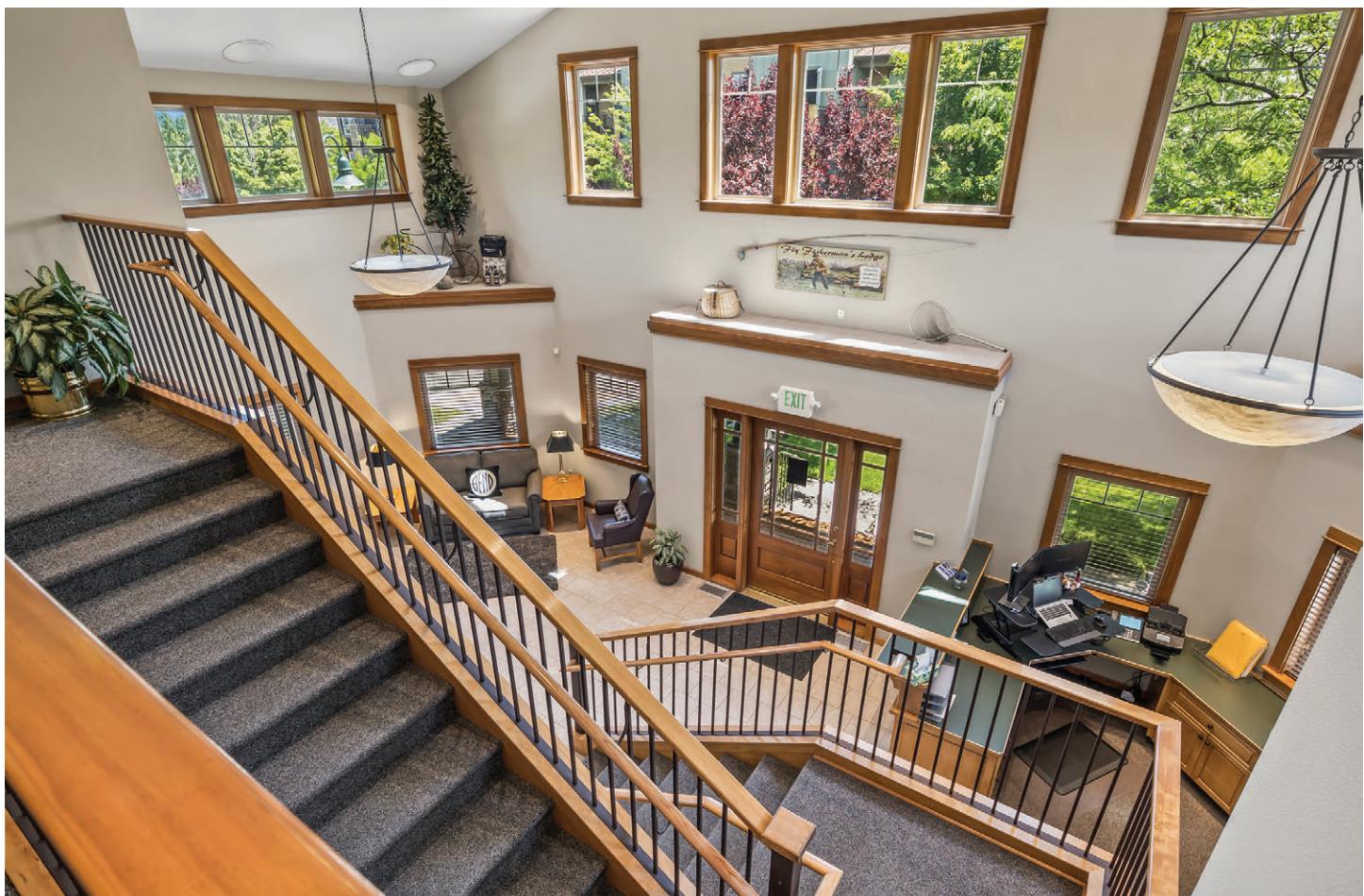
Suite A















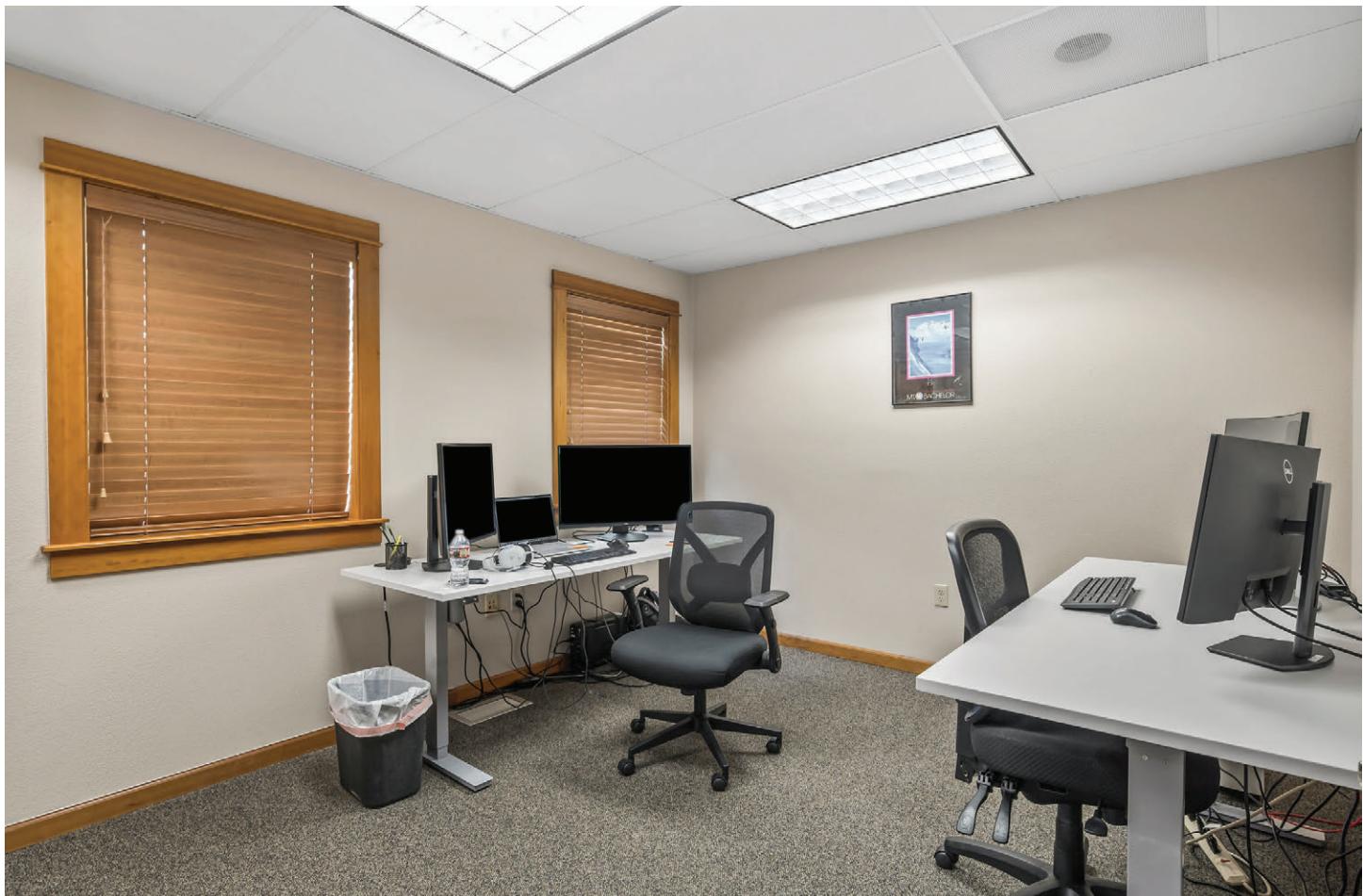






Suite B









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

Population

40.3

Median Age

43,278

Households

62.1%

Owner Occupied
Housing

51.1%

Bachelor's Degree
or Higher

\$88.7k

Median household
income



For more information, please contact:

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