

FOR LEASE

1404 NE Third Street | Bend, OR 97701

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

SMALL MIDTOWN OFFICE



High-Visibility Office for Wellness, Therapy or Professional Services

Small office on Third Street with excellent visibility and signage. This second-floor suite features abundant natural light and an ideal layout for mental health or other professional services, including massage or aesthetic practices.

The suite features a separate entrance into a private waiting room, an interior door leading to a spacious main suite, an in-suite restroom, and a built-in workspace.

The flexible L-shaped floor plan naturally accommodates multiple functional zones, making it well suited for professional services such as massage therapy, pediatric therapy, or other uses requiring separate treatment, play, changing, or consultation areas.

A secondary exit from the suite to the building hallway allows clients to leave discreetly without returning through the waiting room, providing an added level of privacy and convenience.

Landlord open to paint and carpet allowance on a 3 year+ lease. Most tenant-funded improvements allowed.

OFFERING SUMMARY

SUITE 8	668 SF
LEASE RATE	\$1.85/SF/MTH + NNN
NNN RATE	+/-\$.64/SF/MTH
PARKING	26 spaces
ZONING	CL
ADT	20,037 cars daily
AVAILABILITY	Immediate

5 MILE DEMOGRAPHICS



110,976

TOTAL POPULATION



45,543

TOTAL HOUSEHOLDS



\$101,221

AVG HH INCOME



Katy Haines
Licensed Oregon Principal Broker
+1 541 300 0395
khaines@naicascade.com



Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
NAICascade.com

FOR LEASE

1404 NE Third Street | Bend, OR 97701



Suite 8 | 668 SF

Suite Highlights:

- Separate suite entrance and exit
- Private waiting room
- Open floor plan
- Choose your paint and flooring with 3-year lease
- Monument signage
- First floor door/directory signage
- In-suite restroom
- Storage closet
- Semi-private stairwell shared with one other tenant
- Available NOW



Building Highlights:

- Outstanding visibility with some of the highest traffic counts in Bend: 20,000+ ADT
- Large monument signage
- Well-parked with 15 client-only parking spaces in the front, and 10 tenant-only spaces in the rear. Ample street parking.
- Pride of ownership: stairwell and hallways have been recently painted for light and bright reception
- The majority of the suites in the building have been recently upgraded with paint, flooring and modern finishes
- Professionally managed
- Co-tenants include The Sainted curated resale boutique, Tony's Barbershop, Rebel Wax Studio, Manski Media, Beat of my Art, and Salon 97.



Katy Haines
Licensed Oregon Principal Broker
+1 541 300 0395
khaines@naicascade.com



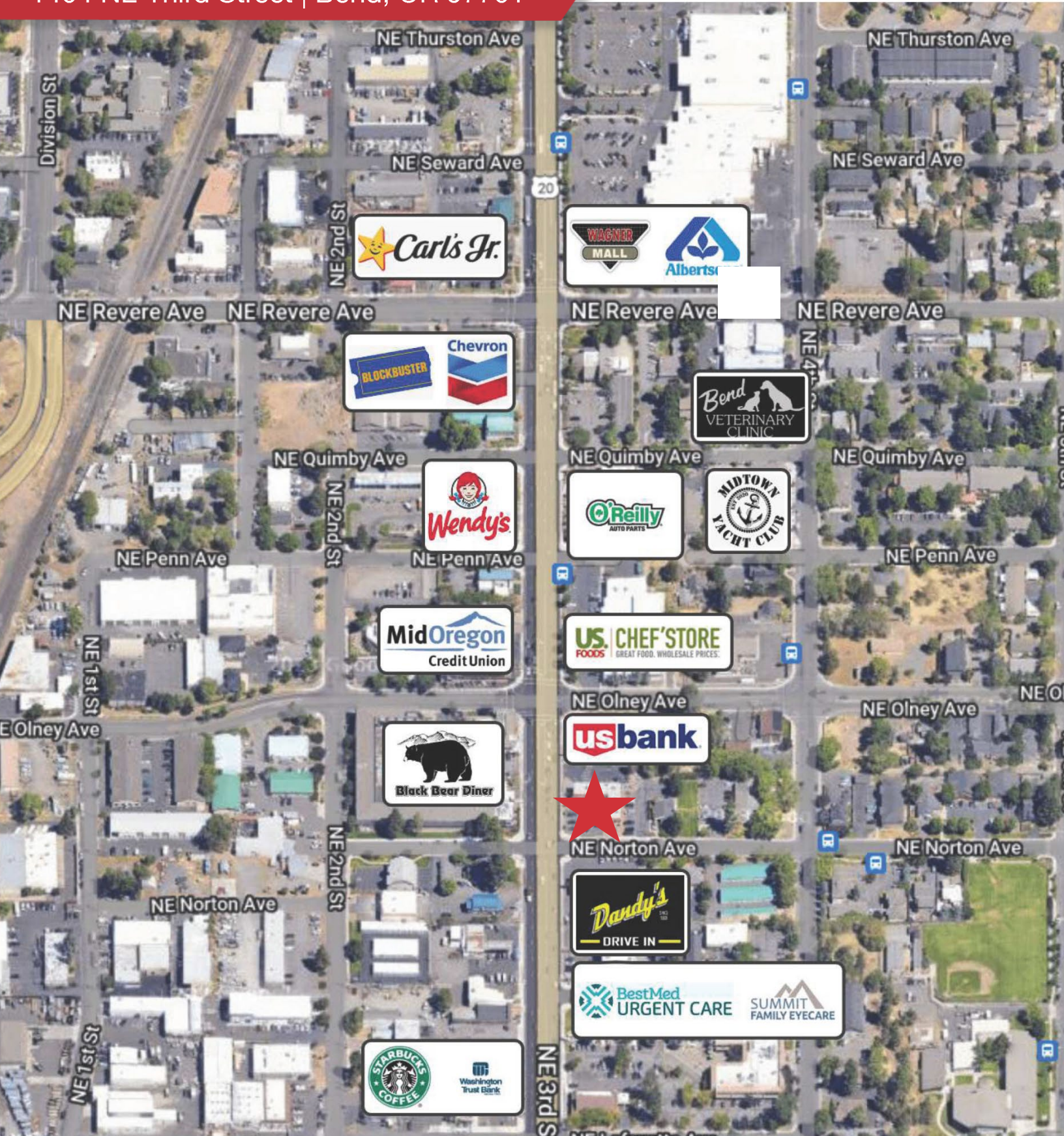
Sydney Schewe
Licensed Oregon Broker
+1 541 408 2908
sschewe@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

NAICascade

FOR LEASE

1404 NE Third Street | Bend, OR 97701



Katy Haines

Licensed Oregon Principal Broker

+1 541 300 0395

khaines@naicascade.com



Sydney Schewe

Licensed Oregon Broker

+1 541 408 2908

sschewe@naicascade.com

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

NAI Cascade