

**LEASING PACKAGE**

# **CLASS A WEST SIDE OFFICE**

**360 SW BOND STREET, BEND, OR 97702**

**FOR LEASE: 2,000–36,225 SF**



**COMPASS**  
**COMMERCIAL**

**REAL  
ESTATE  
SERVICES**



# 360 SW BOND STREET



## STATE-OF-THE-ART CLASS A OFFICE BUILDING

360 Bond is a LEED Gold certified Class A office building rising five stories over the vibrant Old Mill District. This highly amenitized building offers covered bike parking, elevators, lockers and showers, and preferred parking for electric vehicles. The available suites are in excellent condition, offering central air conditioning, plenty of natural light, a security system, and drop ceilings. The building also features two luxury conference rooms, an expansive break area, and a large rooftop deck on the second floor, offering stunning mountain views and a fully landscaped roof.

The prime location on the corner of Bond Street and Wilson Avenue provides convenient access to Highway 97, 3rd Street, the Old Mill District, and Downtown Bend. The Old Mill District features various activities, from upscale shopping at premium outlets to attending events at the Hayden Homes Amphitheater. Additionally, it's close to the new Jackstraw and Timber Yards developments on Bend's west side. It's conveniently situated near the picturesque Deschutes River with opportunities for outdoor pursuits like trail exploration, stand-up paddleboarding, and kayaking.

*\*Lease rates do not include utilities, property expenses or building services*

PROPERTY SUMMARY		
<b>Address</b>	360 SW Bond Street, Bend, OR 97702	
<b>Building Size</b>	82,445 SF	
<b>Lot Size</b>	2.23 Acres	
<b>NNN Exp.</b>	Est at \$0.87/SF/Mo. <i>(Includes gas, electricity and water)</i>	
<b>Year Built</b>	2007	
<b>Zoning</b>	Mixed Employment (ME)	
<b>Parking</b>	271 surface spaces, 3.3:1,000 SF ratio, and street parking	
<b>1<sup>ST</sup> FLOOR</b>	<b>Suite 100</b>	12,334 SF      \$2.25/SF/Mo. NNN
	<b>Suite 110</b>	2,000-9,724 SF      \$1.75-\$2.25/SF/Mo. NNN
	<b>Suite 130</b>	2,325 SF      \$2.35/SF/Mo. NNN
	<b>All 1st Floor Suites</b>	24,383 SF      \$1.75/SF/Mo. NNN
<b>2<sup>ND</sup> FLOOR</b>	<b>Suite 210</b>	2,466 SF      \$2.35/SF/Mo. NNN
	<b>Suite 220</b>	2,000-9,376 SF      \$2.35/SF/Mo. NNN
	<b>All 2nd Floor Suites</b>	11,842 SF      \$2.35/SF/Mo. NNN
	<b>1st &amp; 2nd Floor Suites</b>	36,225 SF      \$2.35/SF/Mo. NNN
<b>3<sup>RD</sup></b>	<del><b>Suite 310</b></del>	<del>2,435 SF      \$2.53/SF/Mo. NNN</del> <b>PENDING</b>



# BUILDING HIGHLIGHTS



## CLASS A BUILDING

LEED Gold Certified building with high-end finishes



## MOUNTAIN VIEWS

Beautiful mountain and rooftop views



## HIGH VISIBILITY

Located on the corner of Bond Street and Wilson Avenue



## LUXURY AMENITIES

Two common conference rooms, expansive break area, large rooftop deck, covered bike parking, elevators, lockers and showers



## GREAT ACCESS

Convenient access to Hwy 97, 3rd Street, the Old Mill District and Downtown Bend



## GREAT LOCATION

Near shops, restaurants, amphitheater, walking trails and the Deschutes River



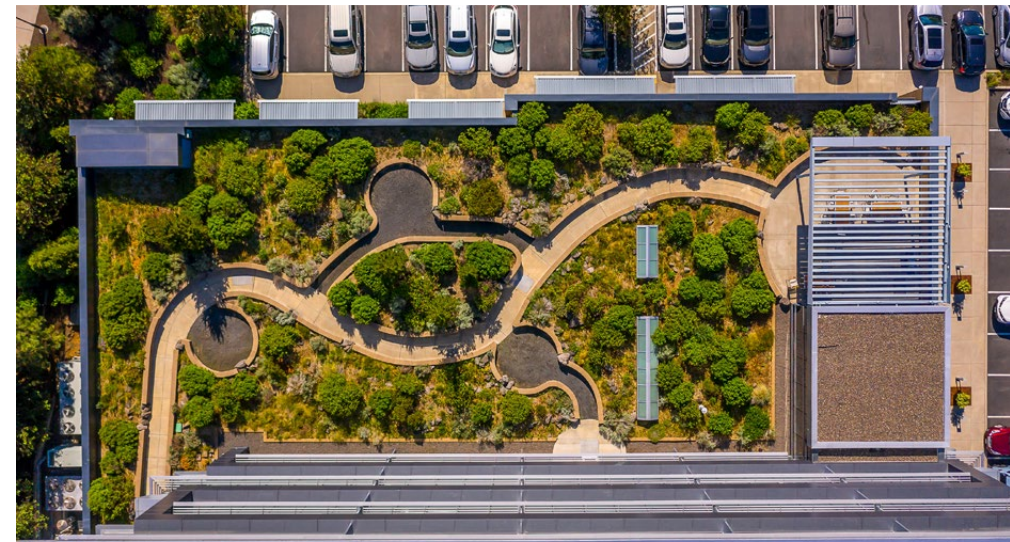
## MONUMENT SIGNAGE

Exceptional visibility for tenants



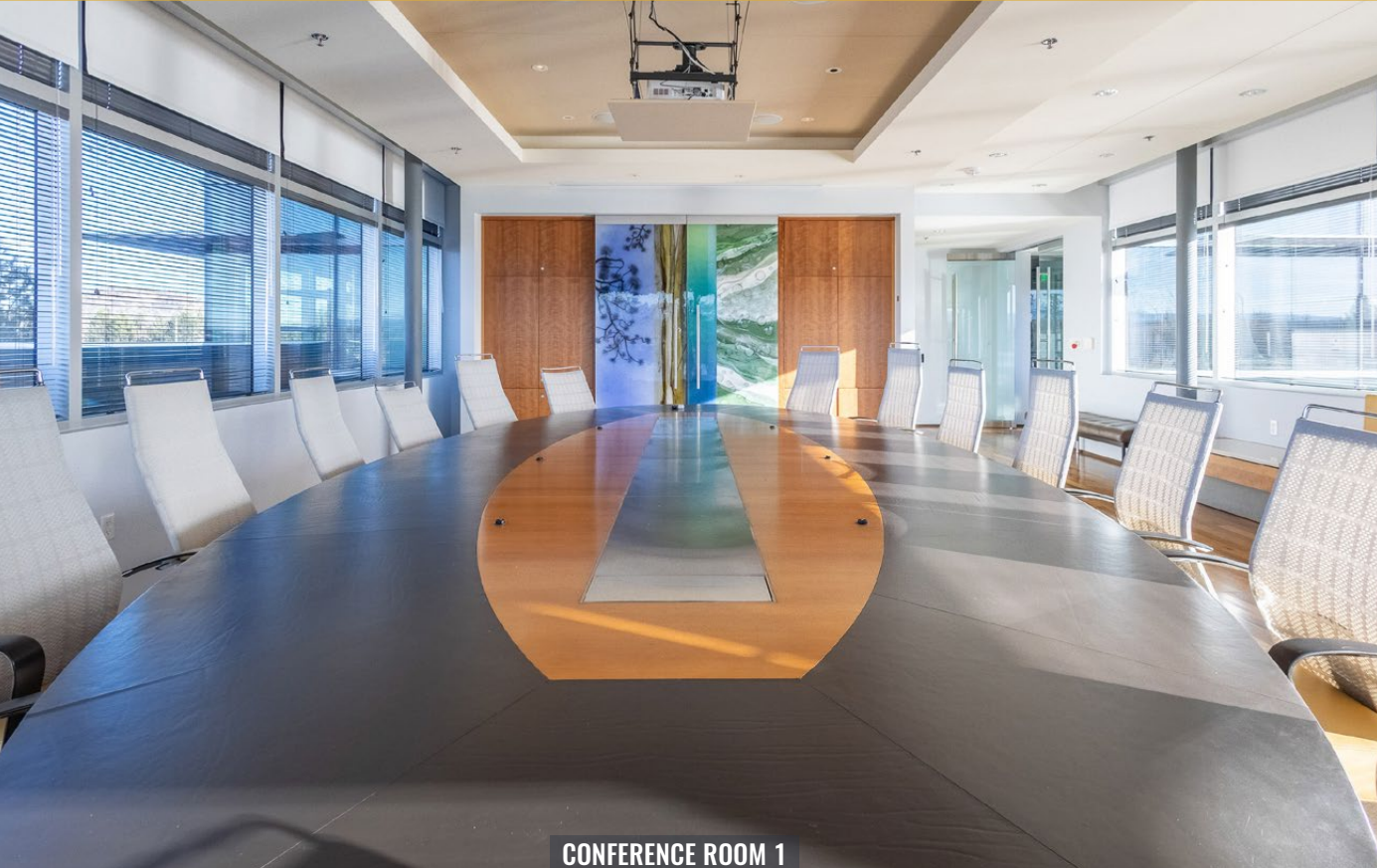
## AMPLE PARKING

271 spaces with preferred parking for electric vehicles





# 2ND FLOOR COMMON BUILDING AMENITIES



CONFERENCE ROOM 1



BREAK AREA



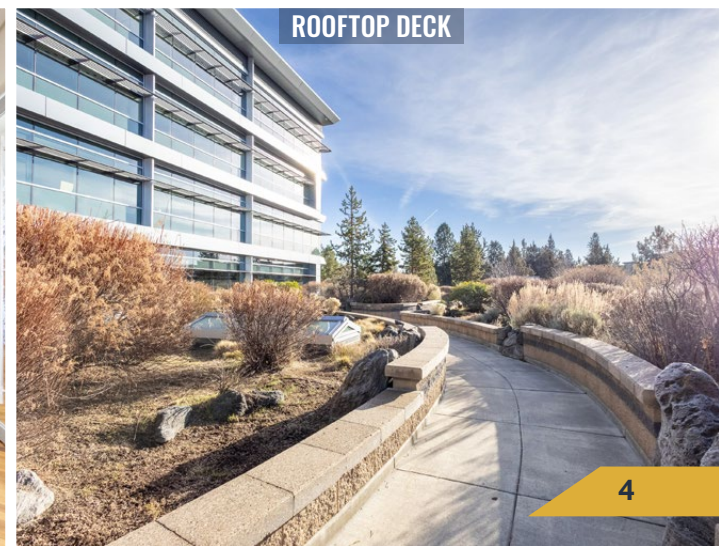
TERRACE PICNIC AREA



CONFERENCE ROOM 1



CONFERENCE ROOM 2



ROOFTOP DECK



# 1ST FLOOR COMMON BUILDING AMENITIES



COVERED BIKE PARKING



STUNNING LOBBY



ADA ACCESSIBLE DOORS



TWO ELEVATORS

TENANT SIGNAGE IN LOBBY





# FIRST FLOOR PLAN





## FIRST FLOOR – SUITE 100



SUITE 100



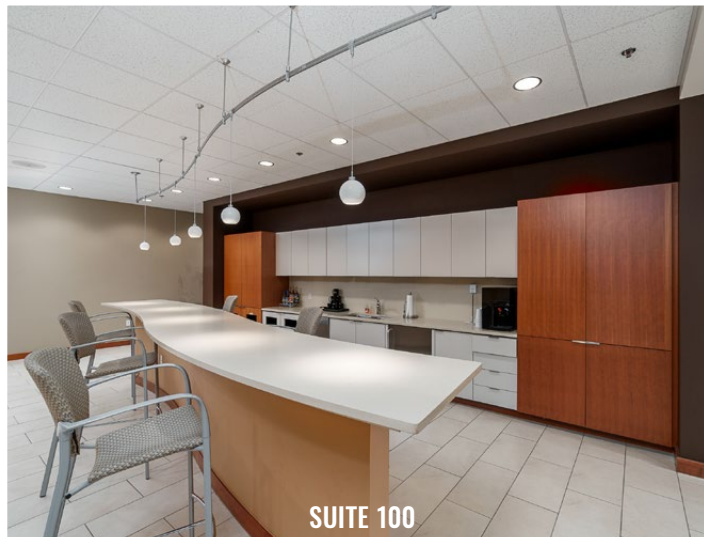
SUITE 100



SUITE 100



SUITE 100



SUITE 100



SUITE 100

### SUITE 100 | 12,334 SF | \$2.25/SF/MO. NNN

- Built out as a standard office
- 13 private offices
- Three conference rooms
- Large breakroom
- Open lounge area
- Suites 100, 110 and 130 can be combined for a total of 24,383 SF
- Can be leased with the entire 11,842 SF second floor for a combined total of 36,225 SF



## FIRST FLOOR – SUITE 110



SUITE 110



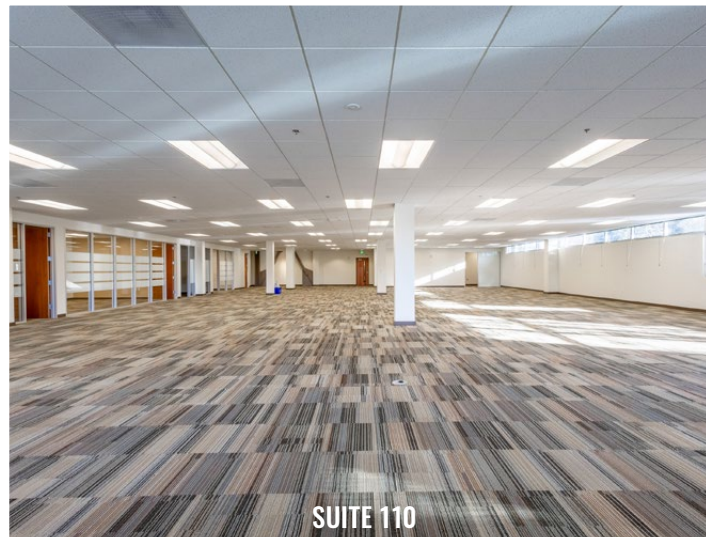
SUITE 110



SUITE 110



SUITE 110



SUITE 110



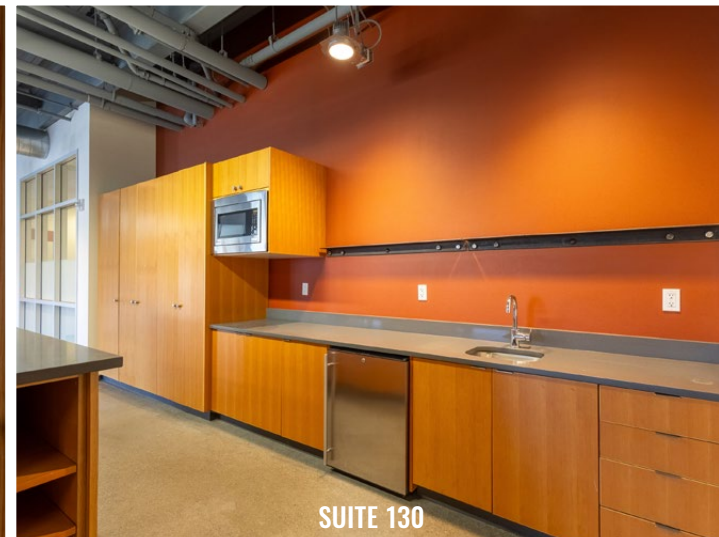
SUITE 110

### SUITE 110 | 2,000-9,724 SF | \$1.75-\$2.25/SF/MO. NNN

- Corner office space
- Mostly open floor plan
- Three private offices, large breakroom and a conference room
- Fully carpeted
- 9'6" finished ceilings
- Suites 100, 110 and 130 can be combined for a total of 24,383 SF
- Can be leased with the entire 11,842 SF second floor for a combined total of 36,225 SF



## FIRST FLOOR – SUITE 130



### SUITE 130 | 2,325 SF | \$2.35/SF/MO. NNN

- Built out as a professional services office
- Mostly open floor plan
- Two private offices, a conference room and full kitchen
- Suites 100, 110 and 130 can be combined for a total of 24,383 SF
- Can be leased with the entire 11,842 SF second floor for a combined total of 36,225 SF



# SECOND FLOOR PLAN



Common access to rooftop garden with mountain views



## SECOND FLOOR – SUITE 210



### SUITE 210 | 2,466 SF | \$2.35/SF/MO. NNN

- Second floor office space
- Mostly open floor plan with one conference room and two offices
- Beautiful mountain views and direct access to rooftop deck
- *Suites 210 and 220 can be combined for a total of 11,842 SF*
- *Second floor can be leased with suites 100, 120 and 130 for a combined total of 36,225 SF*



## SECOND FLOOR – SUITE 220



SUITE 200



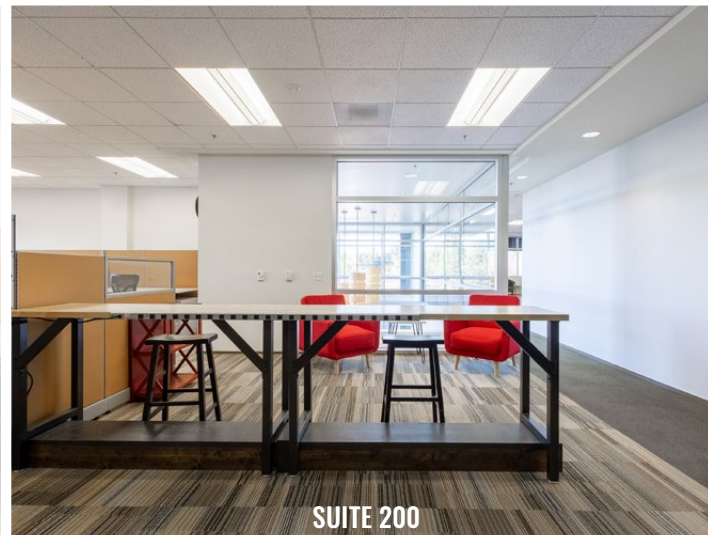
SUITE 200



SUITE 200



SUITE 200



SUITE 200



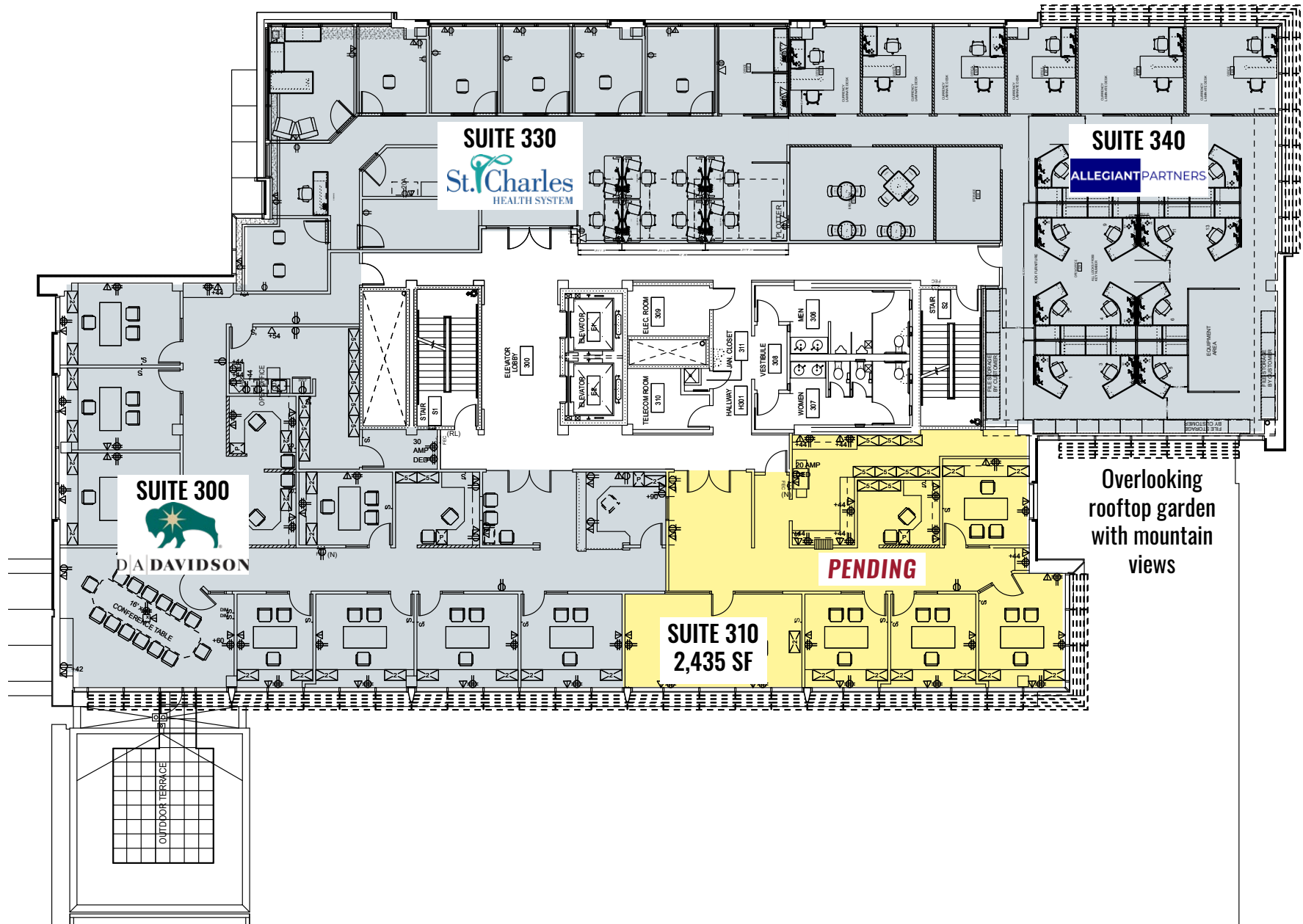
SUITE 200

### SUITE 220 | 2,000-9,376 SF | \$2.35/SF/MO. NNN

- Large second floor office space
- Mostly open floor plan with one conference room, two offices and two breakrooms
- Beautiful mountain views and direct access to rooftop deck
- *Suites 210 and 220 can be combined for a total of 11,842 SF*
- *Second floor can be leased with suites 100, 120 and 130 for a combined total of 36,225 SF*



# THIRD FLOOR PLAN



Overlooking rooftop garden with mountain views



## THIRD FLOOR – SUITE 310



SUITE 310



SUITE 310



SUITE 310



SUITE 310



SUITE 310



SUITE 310

### SUITE 310 | 2,435 SF | \$2.53/SF/MO. NNN | PENDING

- Spectacular views of the mountains and Old Mill District
- Five private offices
- Large conference room
- Waiting area
- Breakroom
- Beautiful mountain views



# LOCATION



A SANCHE

To Hwy 97 South  
To Hwy 97 North

MARKET OF CHOICE

BOX FACTORY

THE JACKSTRAW  
MIXED-USE DEVELOPMENT  
313 UNITS

crux  
fermentation project

SPRINGHILL SUITES  
Marriott

TIMBER YARDS  
MIXED-USE DEVELOPMENT  
1,600 UNITS

360 BOND

DESCHUTES  
BREWERY

REI

Hayden Homes  
Amphitheater

Old Mill  
DISTRICT

Residence INN  
BY MARRIOTT

REGAL  
CINEMAS

MY PLACE

Hampton

Summit Health

GROCERY  
OUTLET  
Bargain Market

RITE  
AID

360 SW BOND STREET BEND, OR 97102  
SW Reed Market Rd



# BEND, OREGON

With a population of 102,059, Bend is the sixth-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

## LIFESTYLE DESTINATION

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers seeking amenities typically associated with larger metropolitan areas but also outdoor recreational pursuits, a beautiful setting and an accessible community feeling. As such, the city attracts families and entrepreneurs from all the West Coast metro areas as well as other major population centers. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. Bend also offers a thriving arts and culture scene, and the city's beer brewing industry and restaurants are a draw for tourists and locals alike.



**BEST PERFORMING  
SMALL CITY IN THE U.S.**

**#1**

Milken Institute  
2017, 2018, 2019 & 2020



**FASTEST-GROWING  
CITY IN THE U.S.**

**#2**

WalletHub  
2020



**HIGHEST JOB GROWTH  
IN THE U.S.**

**#2**

WalletHub  
2020



# CENTRAL OREGON

## LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

## EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

## AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of Sunshine



Miles of Trails



31 Breweries & Counting



Thriving Arts & Culture



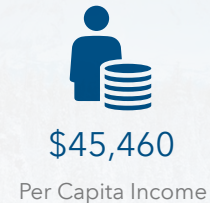
30 Golf Courses

## Demographics

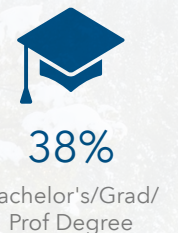
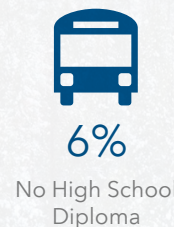
### POPULATION



### INCOME



### EDUCATION



### BUSINESS





# CLASS A WEST SIDE OFFICE

360 SW BOND STREET, BEND, OR 97702



## EXCLUSIVELY LISTED BY:



**RUSSELL HUNTAMER, CCIM**  
Partner, Principal Broker  
Cell 541.419.2634  
rh@compasscommercial.com



**JAY LYONS, SIOR, CCIM**  
Partner, Principal Broker  
Cell 541.410.6519  
jlyons@compasscommercial.com



**ELI HARRISON**  
Broker  
Cell 541.977.2890  
eharrison@compasscommercial.com



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.