

FOR LEASE

1404 NE Third Street | Bend, OR 97701



High-Visibility Retail & Office in Midtown

Located along Bend's high-traffic Third Street corridor this property offers outstanding visibility and convenience in one of Bend's most active commercial areas.

Prime Location: Traffic counts of more than 20,000 cars daily with large, monument signage, building/window signage and directory signage available.

Excellent Access and Parking: Ample parking with client-only spaces in the front and tenant parking in the rear. Easy access on Norton St.

Well-maintained and professionally managed, co-tenants include Manski Media, Beat of My Art, Salon 97, and Tony's Barbershop. Common area hallways have been recently painted for a light and modern look.




The majority of the suites have been updated with paint, flooring and modern finishes to add to the buildings overall appeal.

Available February 1, 2026.

OFFERING SUMMARY


SUITE 1	1,650 SF
SUITE 2	668 SF
LEASE RATE	\$1.85/SF/MTH + NNN
NNN RATE	+/-\$.56/SF/MTH
PARKING	24 spaces
ZONING	CL
ADT	20,037 cars daily

5 MILE DEMOGRAPHICS

 110,976 TOTAL POPULATION	 45,543 TOTAL HOUSEHOLDS	 \$101,221 AVG HH INCOME
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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

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Suite 1 | 1,650 SF

Suite Features

This versatile, light-filled suite offers the ideal combination of open space, modern finishes, and high visibility — perfectly suited for wellness, studio, retail, or showroom concepts.

Currently built out for fitness use, the layout provides an adaptable foundation for a wide variety of uses, from yoga or pilates to boutique retail or creative office.

Expansive windows fill the space with natural light, creating an inviting environment for clients and staff alike.

Suite Highlights:

- Open, flexible floor plan adaptable for wellness, retail, studio, or showroom use
- Painted concrete floors and clean, modern finishes
- Bright interior with abundant natural light
- Excellent visibility and signage exposure:
 - Large monument signage
 - Building signage facing Third Street
 - Building signage facing Norton Street
 - Suite/window signage
- In-suite restroom
- Changing room
- Storage closet with water

Photos have been edited to depict potential delivery condition. Paint colors to be determined.



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Suite 8 | 668 SF



Suite Features:

This second-floor office suite has an ideal layout for small office, mental health or wellness practitioner: Large open reception/waiting area, open bull pen or retail space plus private office.

Stairwell and hallways have been recently painted for a light and bright reception.

The remainder of the suites in the building have been beautifully upgraded with painted brick and modern finishes.

TI negotiable with a 3+ year lease.

Suite Highlights:

- Open floor plan with one private office
- Monument signage
- First floor door/directory signage
- In-suite restroom
- Storage closet
- Semi-private stairwell shared with one other tenant



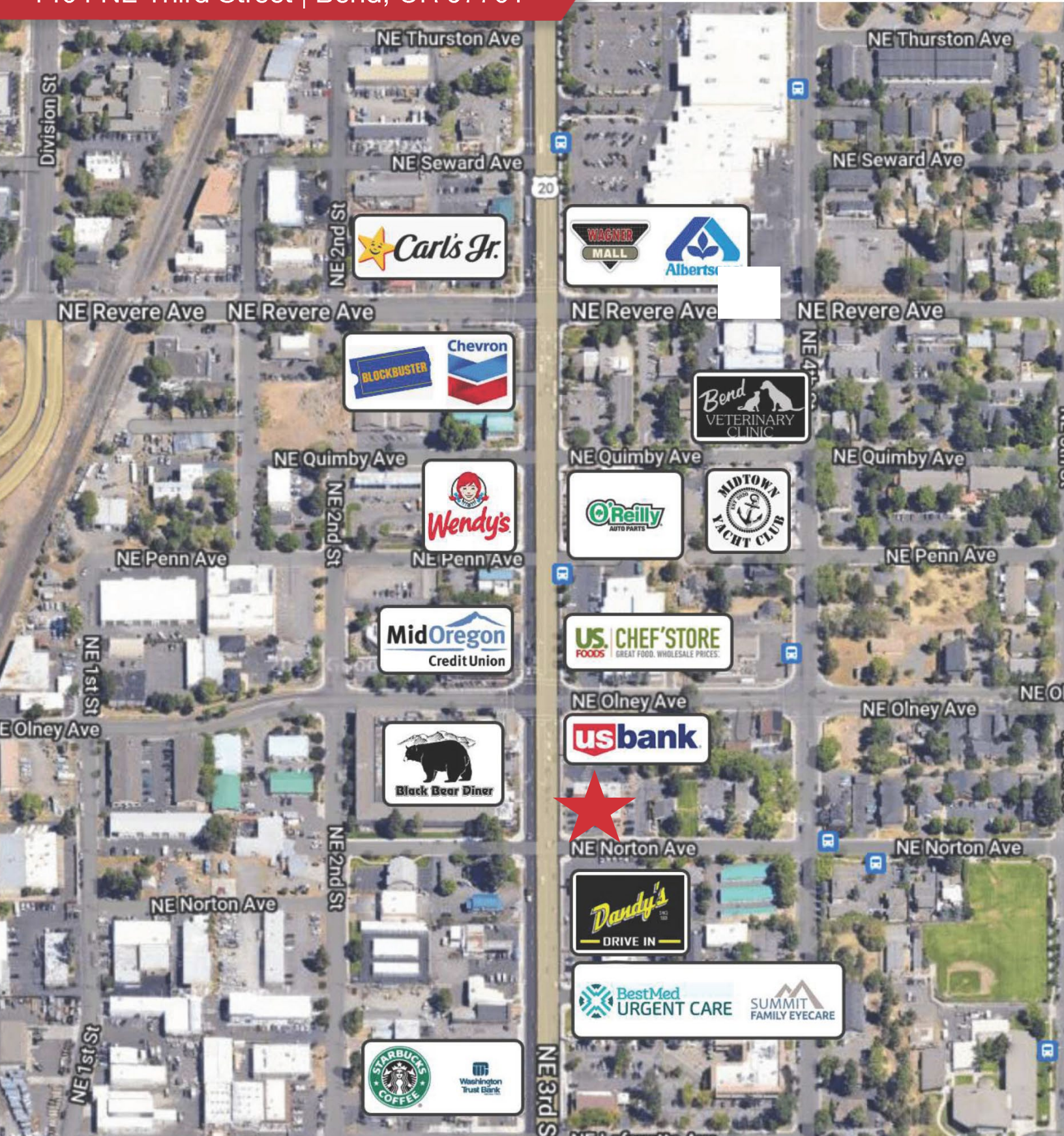
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