

BEND OREGON OFFICE SPACE FOR LEASE



1824 NE DIVISION STREET, BEND, OREGON

PRIME LOCATION PROPERTY AND A GREAT TENANT MIX
High Traffic Corner and Affordable Lease Rates with Flexible Terms



ALIGNED COMMERCIAL
REAL ESTATE

AFFORDABLE OFFICE / SERVICE SUITES IN BEND



COZY HISTORIC BUILDING 1/2 BLOCK FROM HWY 97

1824 NE Division Street, Bend, Oregon

\$875 Per Month

Asking Price

Approx. 380 SF

Suite Sizes

~~Two~~ One

Units Available

PROPERTY SUMMARY

**Convenient access to
Hwy. 97 Bypass NB/SB**



1824 NE Division Street is a classic building with great visibility and easy access. With multiple complementary tenants and located just off Central Oregon's busiest highway, this property has proven to be an excellent location for a wide variety of businesses. It has a newer roof, fresh interior paint, and a user-friendly floor plan.

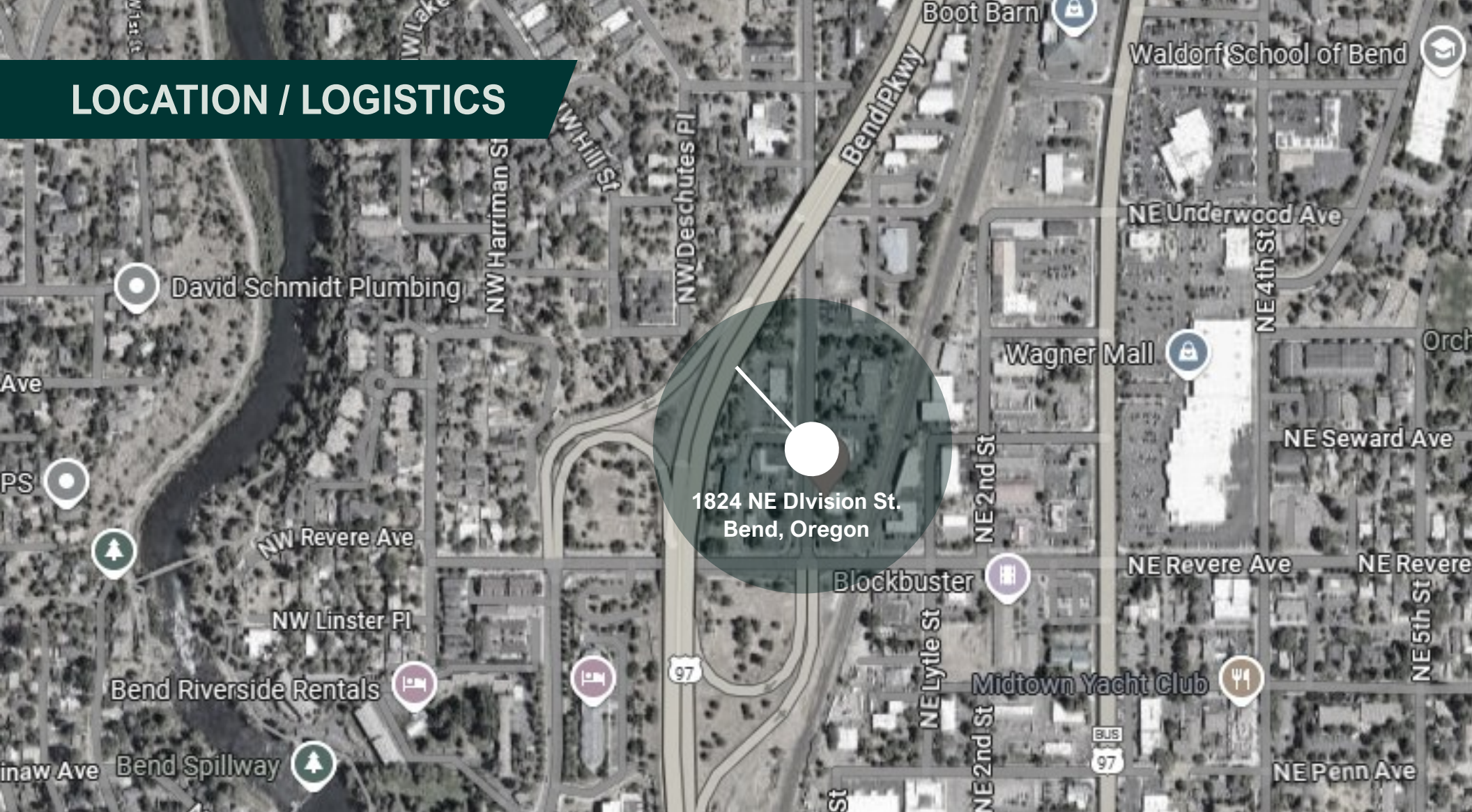
Within one-half mile of the property are two malls, countless restaurants and service businesses, and more. In addition, the property is less than a mile from the heart of downtown Bend and about five minutes from the Oregon State University, Cascades campus.

- > Only two vacant suites with nice lobby and shared bathrooms
- > Good mix of tenants that provides synergy to the property
- > 50,000-100,000 vehicles a day pass immediately near building
- > One of the highest traffic corners in Central Oregon
- > Ample parking and easy access on/off Division Street
- > Located about one mile from downtown Bend and near a variety of malls, retail, hotels, restaurants, and more

ADDITIONAL PHOTOS



LOCATION / LOGISTICS



The Division Street property is located 300 feet east of Hwy. 97, Central Oregon's main state roadway. The cloverleaf intersection at Revere Avenue and Hwy. 97 sees tens of thousands of travelers and residents a day. Bend is the economic and cultural hub of Central Oregon, and is the primary Oregon city for commerce and health care east of the Cascades. Other towns in the area are nearby. Sisters is 18 miles northwest of Bend. Redmond is 16 miles to the north. Bend is three hours from greater Portland, two hours from Salem, six hours from Seattle, six hours from Boise and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. This airport is twenty minutes from the property.

3rd St/Hwy 97 Business

PROUDLY OFFERED BY

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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT