

# PROPERTY FOR LEASE

838 NW BOND STE 1 & 2, BEND, OR

2,202 SF | \$45.00/SF/Yr. (\$3.75/SF/Mo.) + NNN



This beautiful retail space in downtown Bend features large windows, Bond Street storefront, an abundance of natural light and warehouse/office area. The suite can be demised into two smaller suites with a shared hallway and restroom. Large patio area in rear via Tin Pan Alley with two private parking spaces. Suite is currently zoned retail but is also a perfect spot for a quick service restaurant or bar with a change of use.



**Available Space**  
Ste 1/2 | 2,202 SF

**Address**  
838 NW BOND ST  
BEND, OR 97703

**AVAILABLE NOW**

**Mollie Boyd, Broker**  
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**Amy Cecil, Principal Broker**  
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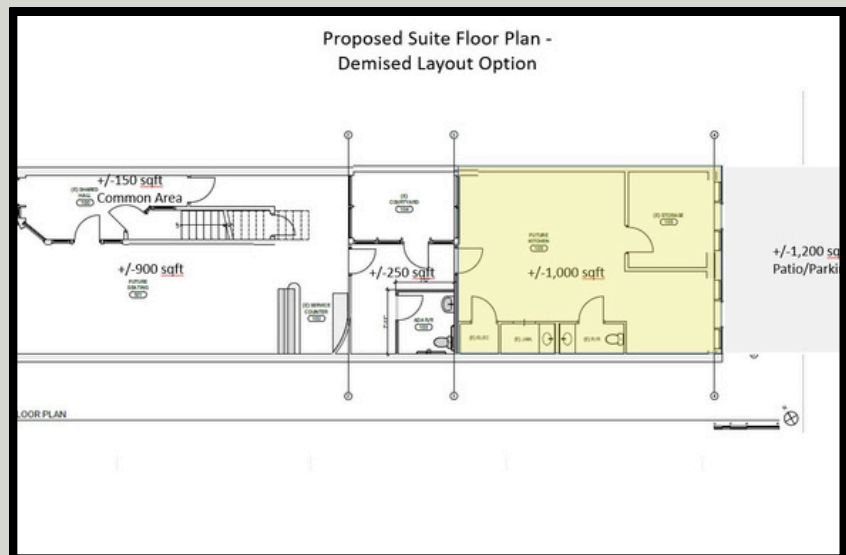
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**NORTHWEST KEY**  
COMMERCIAL REAL ESTATE & PROPERTY MANAGEMENT

## Property Highlights

- Large open storefront
- Large open back area
- Private office in rear
- Open air glass enclosed garden area in middle of suite
- Private Restroom
- Utility Sink
- Large Patio/Parking Area for 2 Vehicles via Tin Pan Alley
- 2024 Estimated CAMs: \$0.54/sf/Mo.



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