

PREMIUM WEST SIDE OFFICE BUILDING

OWNER-USER OR INVESTMENT OPPORTUNITY



FOR SALE: \$5,950,000 | 123 SW COLUMBIA STREET | BEND, OR 97702

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COMMERCIAL

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SERVICES



123 SW COLUMBIA ST

PREMIUM WEST SIDE OFFICE BUILDING FOR SALE

123 SW Columbia Street presents a rare opportunity to acquire a high-quality, 19,981 SF office property in one of Bend’s most sought-after locations. Ideally suited for investors or owner-users, the two-story building features flexible layouts, secure parking, premium construction, and MU (Mixed-Use) zoning allowing for medical office, general office, retail, or service-oriented businesses.

Located next to the Safeway Shopping Center, the property provides immediate access to restaurants, shopping, banking, and grocery. Its central west side position ensures strong visibility, high traffic counts, and close proximity to Downtown Bend and the Old Mill District.

Built in 2007, the building offers high-quality construction at costs well below current replacement value. Features include flexible floor plans, elevator access, secure underground garage parking, abundant natural light, open work areas, and private offices.

Situated on a 0.71-acre lot with ample surface parking, the property supports single or multi-tenant use and creative mixed-use visions. 123 SW Columbia Street combines flexibility, quality, and location in Bend’s thriving commercial market.

PROPERTY SUMMARY

Address	123 SW Columbia Street, Bend, OR 97702
Building Size	19,981 SF
Lot Size	0.71 AC
Price	\$5,950,000
Price Per SF (PPSF)	\$297.78
Year Built	2007
Zoning	MU (Mixed-Use)
Parking	Ample onsite + 8 secure garage spaces
Listing Type	Office
Lease Opportunity	This property is also available for lease \$2.00/SF/Mo. NNN

BUILDING HIGHLIGHTS



EXCELLENT LOCATION

Premier west side address adjacent to Safeway Shopping Center



BROAD ZONING

MU zoning allows medical, office, retail, or service uses



CLOSE TO AMENITIES

Close to restaurants, shopping, banks, Safeway, and public transport



ELEVATOR ACCESS

Each floor has elevator service for accessibility



FLEXIBLE FLOOR PLANS

Designed for either single-tenant or multi-tenant configurations



UNDERGROUND PARKING

4,981 SF of secure dedicated garage parking plus ample surface spaces



QUALITY CONSTRUCTION

High-end finishes, newer building (2007), and construction well below replacement cost



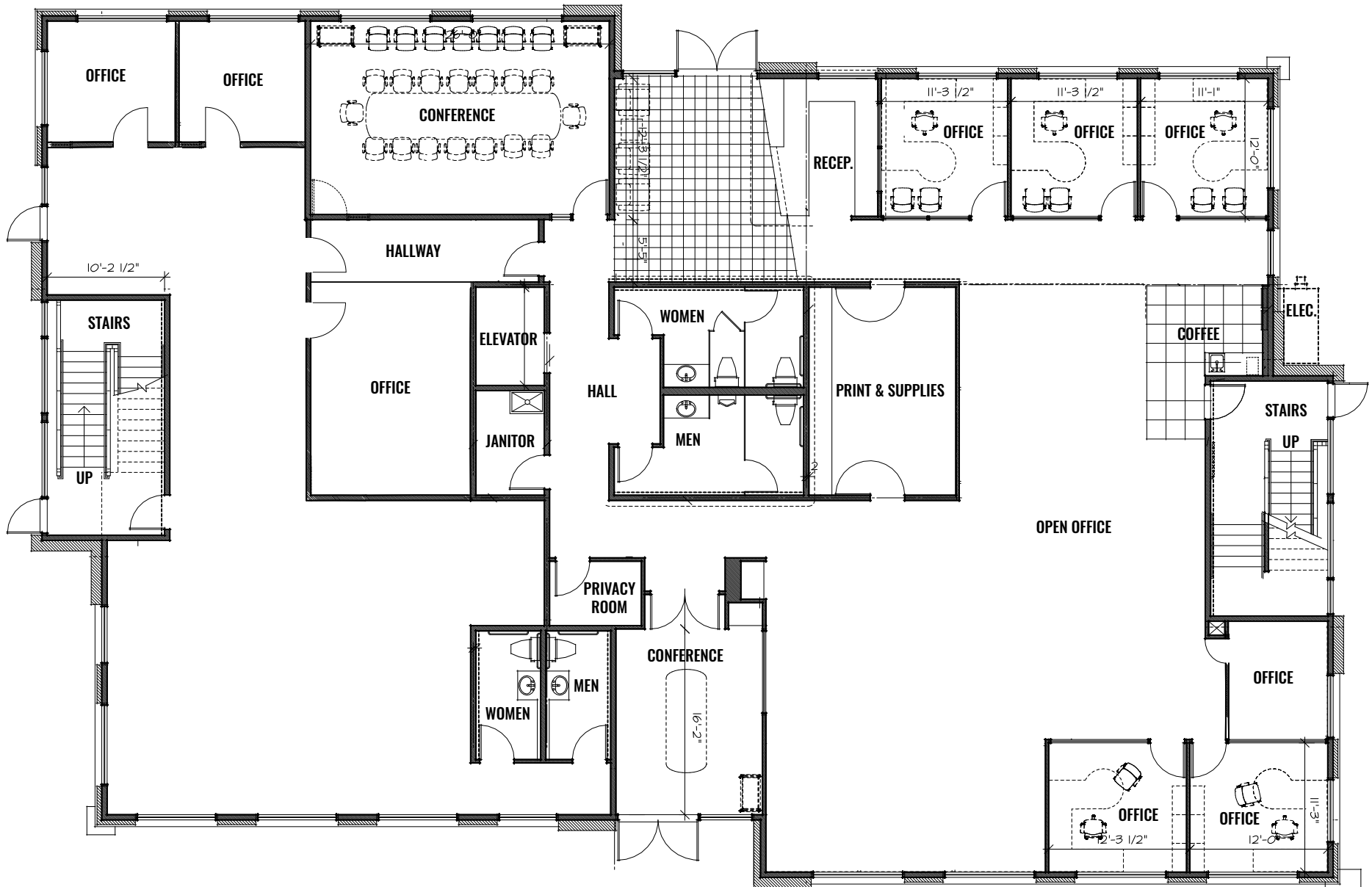
GREAT VISIBILITY

Excellent visibility from SW Columbia Street



FIRST FLOOR PLAN

Floor plan is approximate

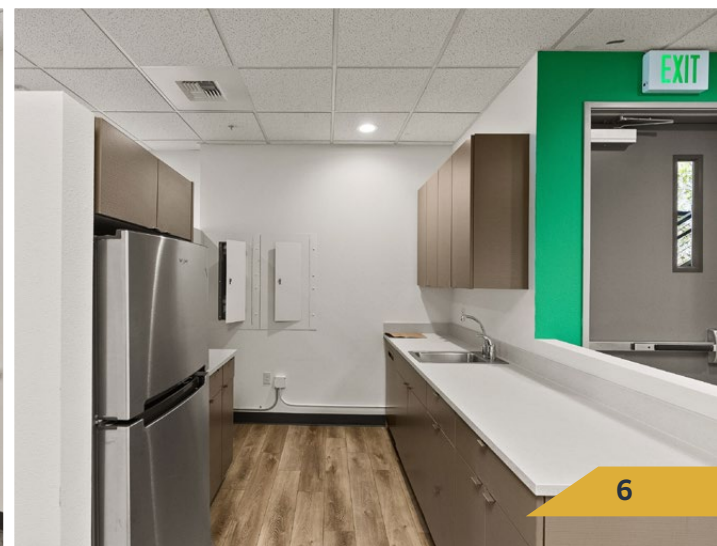
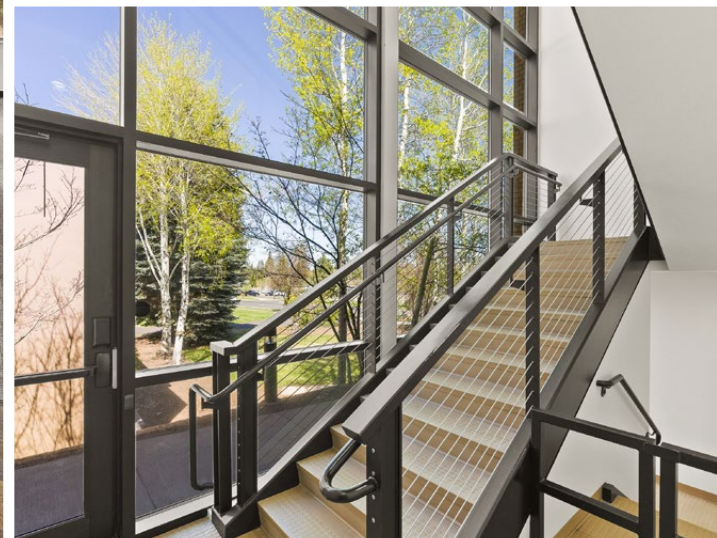


SECOND FLOOR PLAN

Floor plan is approximate



BUILDING PHOTOS



BUILDING PHOTOS



LOCATION



123 SW COLUMBIA ST



EXCLUSIVELY LISTED BY:

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