

LEASING PACKAGE

CLASS A WEST SIDE OFFICE

360 SW BOND STREET, BEND, OR 97702

FOR LEASE: 2,165-22,057 SF



NOW OPEN:



UNDER CONSTRUCTION:



NEW LEASE
SIGNED WITH:



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 building also features two common 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 available suites are in excellent condition, offering central air conditioning, plenty of natural light, a security system, and drop ceilings.

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.

Join an exciting tenant roster!



RAYMOND JAMES



BBK
BEST BEST & KRIEGER LLP

Brown & Brown
INSURANCE*



DA|DAVIDSON



Schwabe
WILLIAMSON & WYATT®



PROPERTY SUMMARY		
Address	360 SW Bond Street, Bend, OR 97702	
Building Size	82,445 SF	
Lot Size	2.23 Acres	
NNN Exp.	Est at \$0.97/SF/Mo. (Includes gas, electricity and water)	
Year Built	2007	
Zoning	Mixed Employment (ME)	
Parking	271 surface spaces, 3.3:1,000 SF ratio, and street parking	
1 ST FLOOR		
Suite 100	12,333 SF	\$2.25/SF/Mo. NNN
Suite 110	9,724 SF	\$1.75/SF/Mo. NNN
All 1st Floor Suites	22,057 SF	Rate TBD
4 TH		
Suite 420	2,165 SF	\$2.25/SF/Mo. NNN

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

BUILDING HIGHLIGHTS



CLASS A BUILDING

LEED Gold Certified building with high-end finishes



HIGH VISIBILITY

Located on the corner of Bond Street and Wilson Avenue



GREAT ACCESS

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



MONUMENT SIGNAGE

Exceptional visibility for tenants



MOUNTAIN VIEWS

Beautiful mountain and rooftop views



LUXURY AMENITIES

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



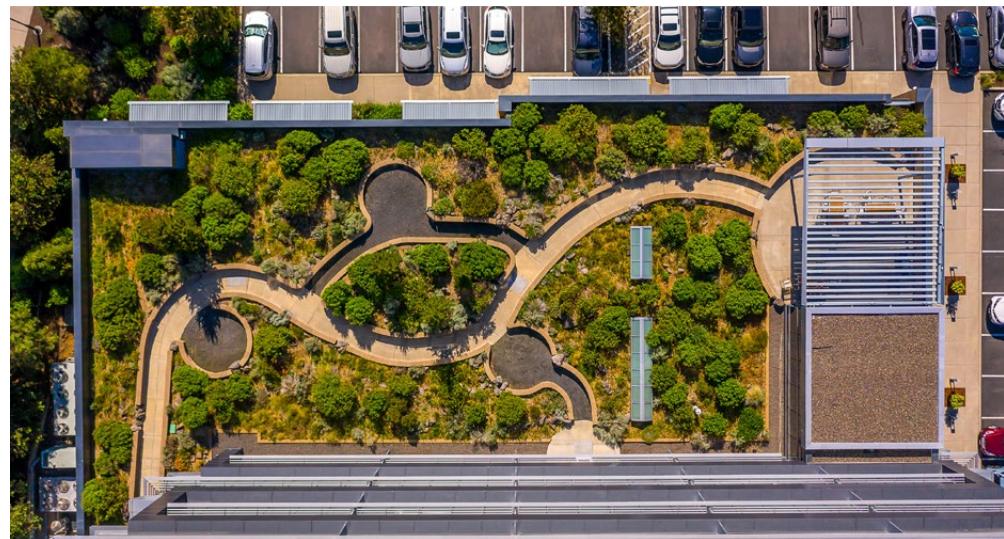
GREAT LOCATION

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

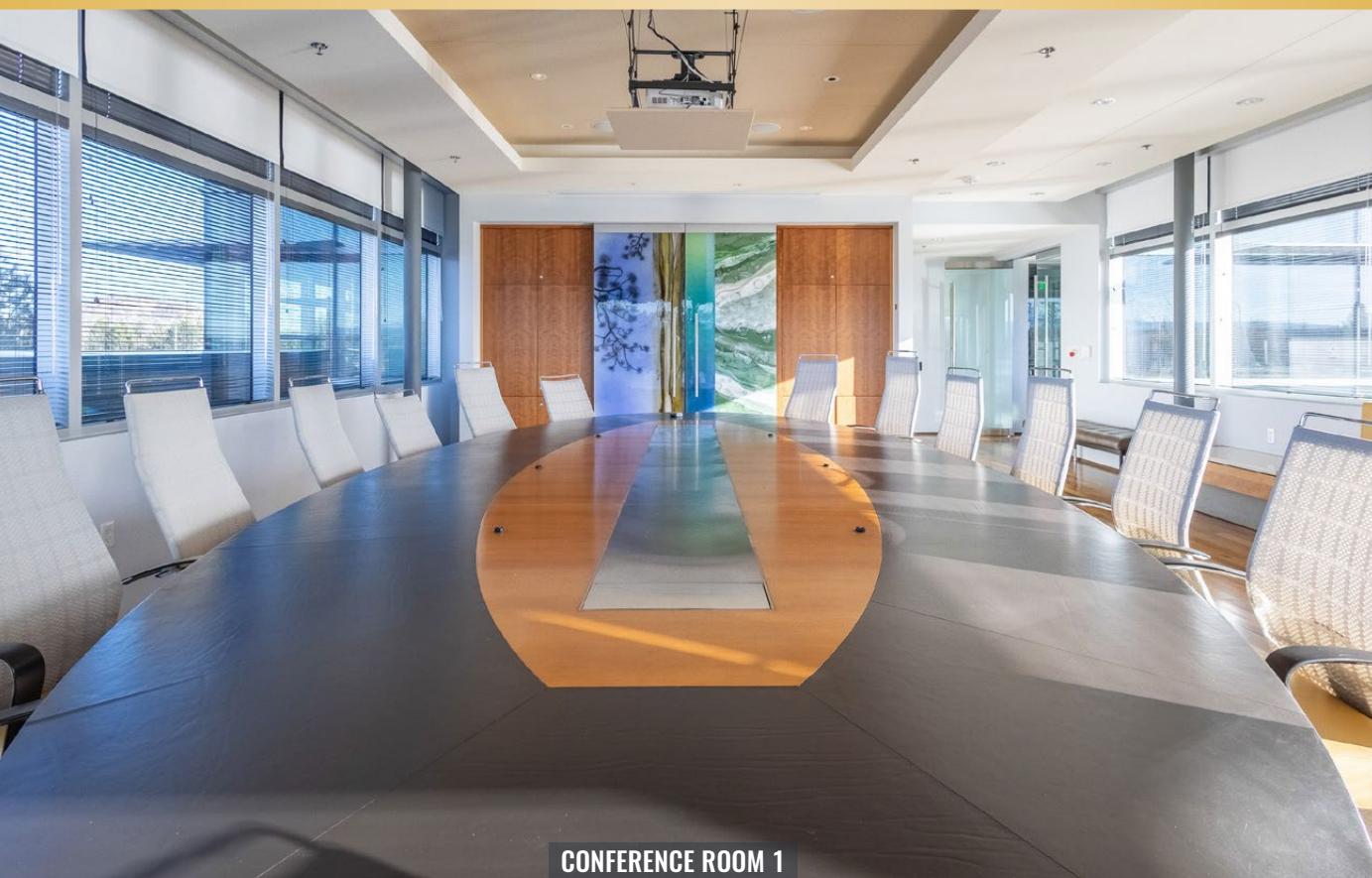


AMPLE PARKING

271 spaces with preferred parking for electric vehicles



2ND FLOOR COMMON BUILDING AMENITIES



CONFERENCE ROOM 1



360 SW BOND STREET, BEND, OR 97702



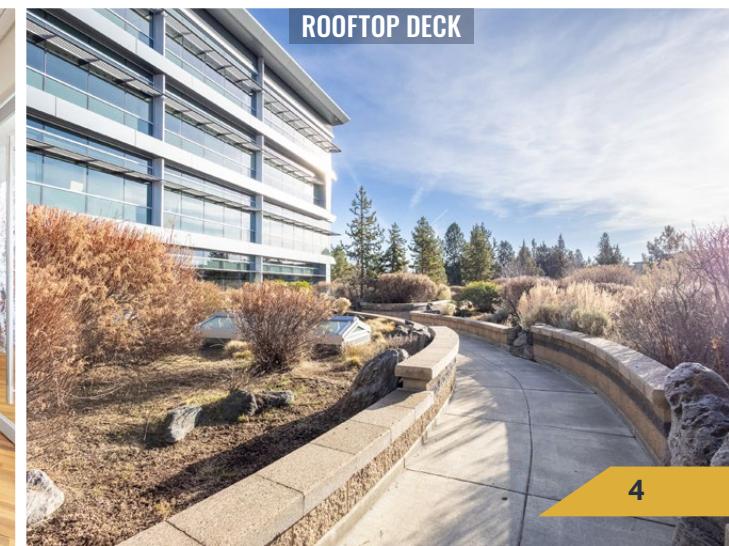
CONFERENCE ROOM 2



BREAK AREA



TERRACE PICNIC AREA



ROOFTOP DECK

1ST FLOOR COMMON BUILDING AMENITIES



COVERED BIKE PARKING



TWO ELEVATORS

TENANT SIGNAGE IN LOBBY



STUNNING LOBBY

ADA ACCESSIBLE DOORS



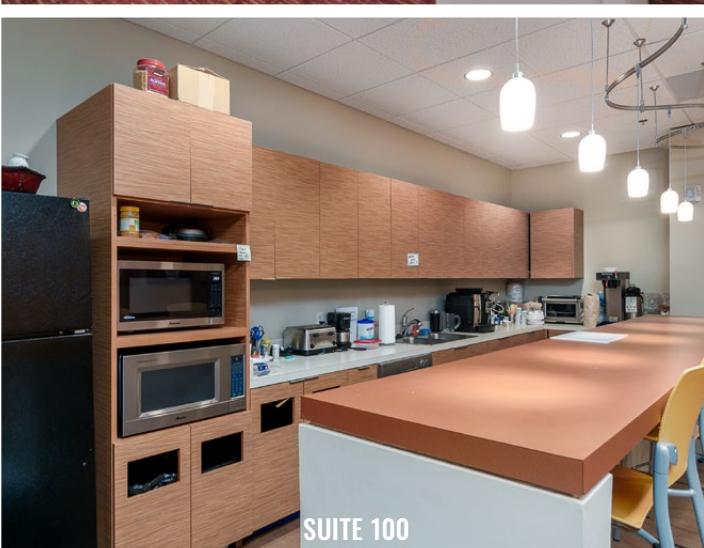
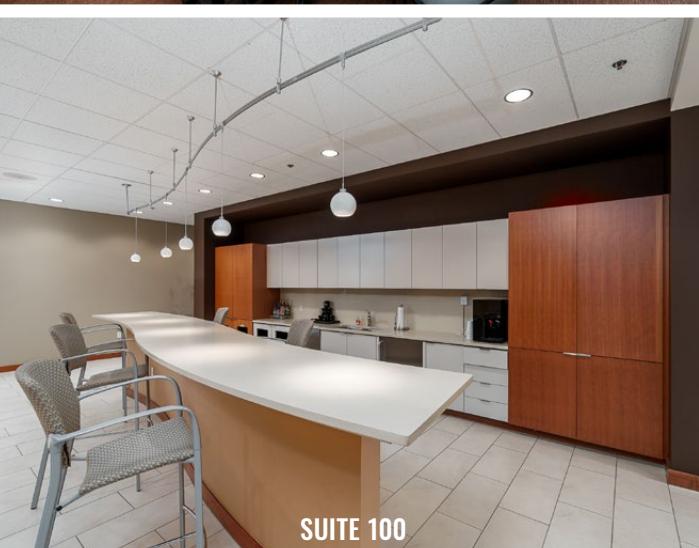
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FIRST FLOOR PLAN



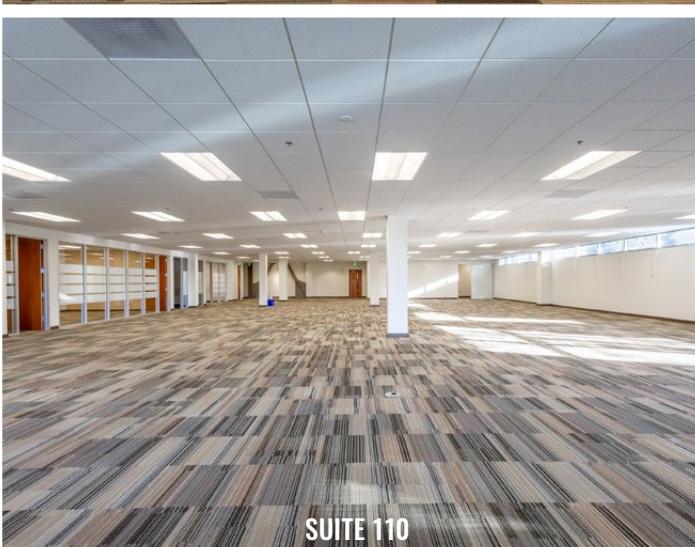
FIRST FLOOR – SUITE 100



SUITE 100 | 12,333 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 and 110 can be combined for a total of 22,057 SF***

FIRST FLOOR – SUITE 110

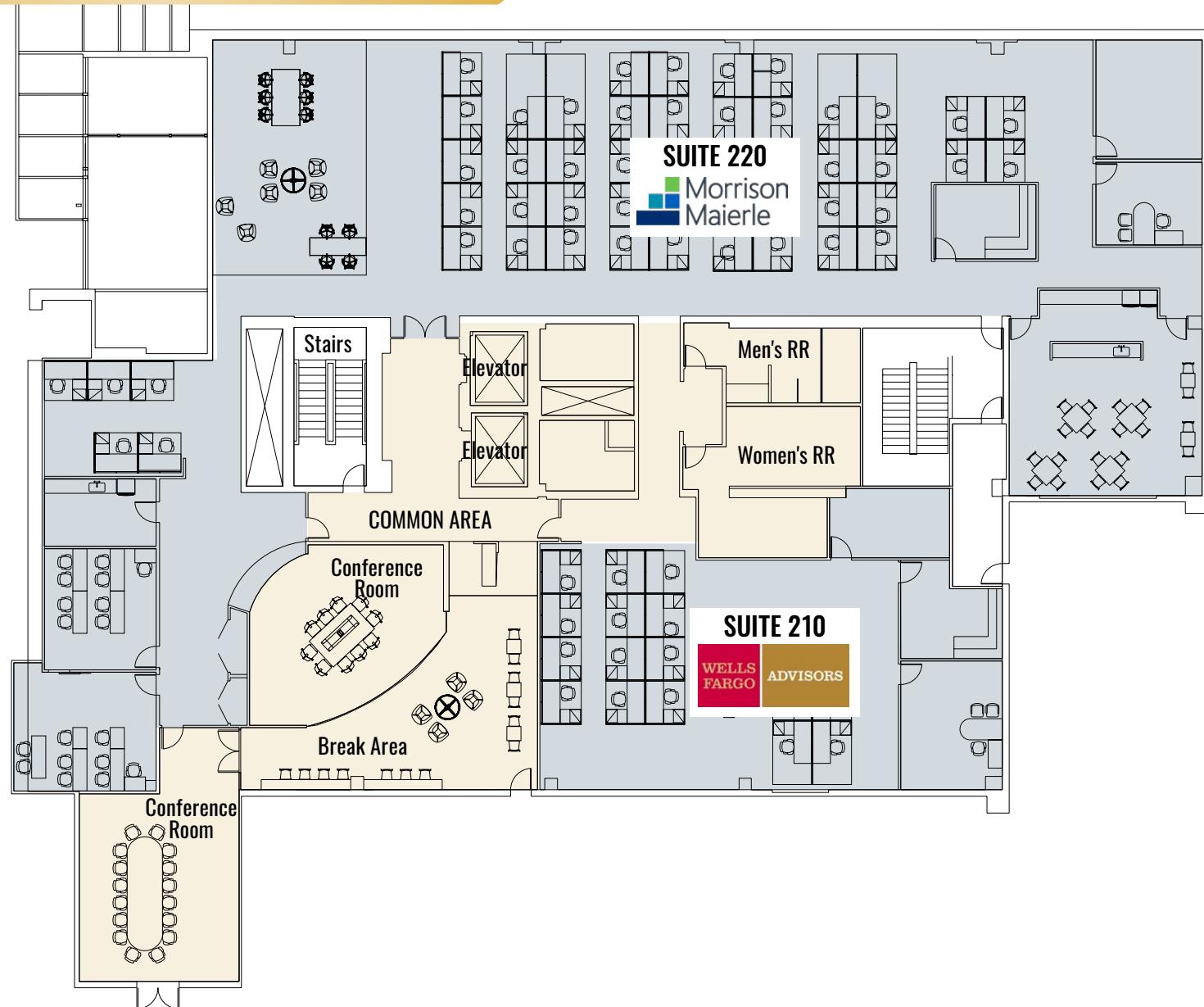


SUITE 110 | 9,724 SF | \$1.75/SF/MO. NNN

- Corner office space
- Mostly open floor plan
- Three private offices, large breakroom and a conference room
- Fully carpeted
- 9'6" finished ceilings
- ***Suites 100 and 110 can be combined for a total of 22,057 SF***

SECOND FLOOR PLAN

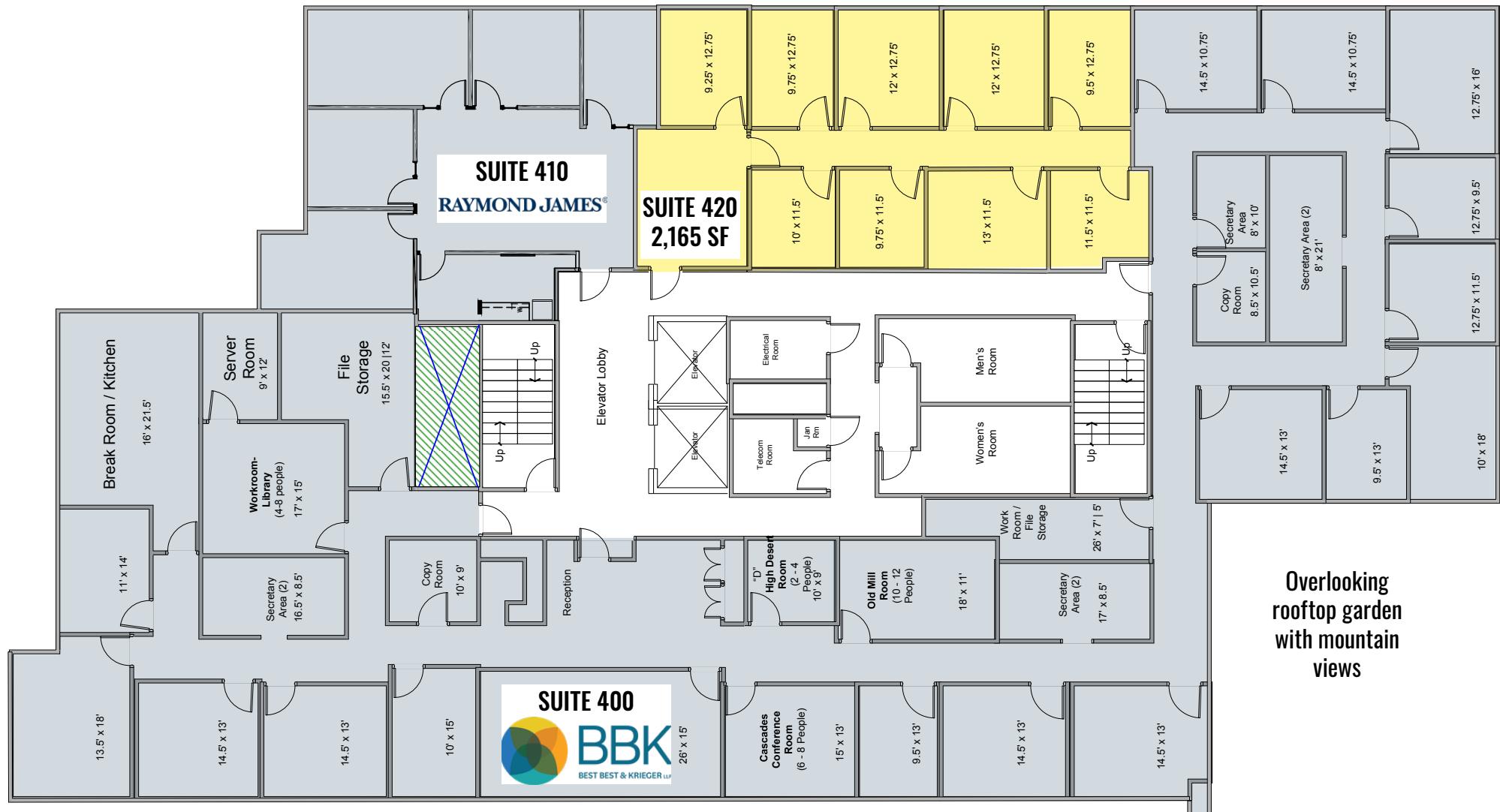
COMMON AREA AMENITIES



FOURTH FLOOR PLAN

SUITE 420 | 2,165 SF | \$2.25/SF/MO. NNN

- Eight private offices
- Waiting area
- Beautiful views of Pilot Butte
- Space can be reconfigured



LOCATION



BEND, OREGON

With a population of 104,557 (2023), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



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

#1

Milken Institute
2017, 2018, 2019 & 2020
(Ranked #5 in 2023 & #6 in 2024)



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

#4

Checkr
2023



**HIGHEST 5-YEAR JOB
GROWTH IN THE U.S.**

#9

Milken Institute
2023

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-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, 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



265,406

2024 Total Population (Esri)



284,916

2029 Total Population (Esri)



1.43%

2023-2028 Growth Rate (Esri)

INCOME



\$82,417

Median Household Income



\$49,792

Per Capita Income



\$321,836

Median Net Worth

EDUCATION



6%

No High School Diploma



22%

High School Graduate



32%

Some College



39%

Bachelor's/Grad/Prof Degree

BUSINESS



11,695

Total Businesses



106,200

Total Employees



3.8%

Unemployment Rate



CLASS A WEST SIDE OFFICE

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REAL
ESTATE
SERVICES

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