

FOR SALE/LEASE
DOWNTOWN OFFICE BUILDING



SUBJECT PROPERTY

FOR SALE/LEASE
OWNER/USER OPPORTUNITY

DOWNTOWN OFFICE BUILDING

1195 NW Wall Street | Bend, OR

LOCATED IN THE
OPPORTUNITY ZONE!



Offered at: \$1,650,000

Lease Rate:

\$1.75/ SF/Mo + NNN - Street Level
\$1.00/SF/Mo + NNN - Bottom Level

Excellent location in downtown Bend! This 6,323 +/- SF two story office building with Wall Street frontage & river views has 15 dedicated parking stalls and is on a 0.23 acre lot. Street level space is 2,918 +/- SF & bottom level space is 3,282 +/- SF. Owner willing to participate in Tenant Improvements contingent on a review of Tenant's use/financials. Contact a listing broker for more information and showing instructions.

- 6,323 +/- SF two-story building
- River views
- 100% vacant
- Lot Size: 0.23 acre
- 15 dedicated parking stalls
- Zoned Central Business District



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With You Every Square Foot of the Way.

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PROPERTY SUMMARY

PRICE	\$ 1,650,000
BUILDING SF	6,323 +/- SF (2 stories)
PARKING	15 dedicated stalls
YEAR BUILT	1947 - Renovated in 1996
LOT SIZE	0.23 acres
ZONING	Central Business District/Opportunity Zone

6,323 +/- SF two- story building in downtown Bend for sale & for lease. Parking is located at the rear of the building and there are 27 spaces shared with the neighboring building.

Street Level: 2,918 +/- SF space has 8 private offices, open work areas, conference room, and a break room. \$1.75/SF/Mo NNN

Parking Lot Level: 3,282 +/- SF space has a reception area, 2 open work areas, break room, and 7 private offices. \$1.00/SF/Mo NNN

