

FOR LEASE

1,519 - 2,630 SF

Vision Plaza Class A Office Suites

404 SW Columbia St., Bend, OR 97702



GGJ
architect
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GREAT WEST SIDE LOCATION



SUITE 170



SUITE 150



SUITE 150

Jay Lyons, SIOR, CCIM | Grant Schultz, SIOR, CCIM

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SERVICES

FOR LEASE

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Vision Plaza Class A Office Suites

PROPERTY DETAILS

Suite 150: 2,630 SF | \$2.35/SF/Mo. NNN

Suite 170: 1,519 SF | \$2.35/SF/Mo. NNN
Available May 1, 2026

NNNs: Est. at \$0.88/SF/Mo.
(includes utilities)

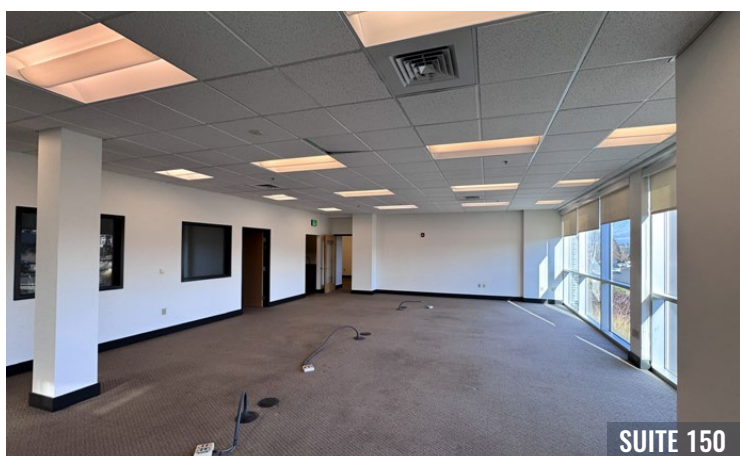
Bldg. Size: 30,192 SF

Year Built: 2006

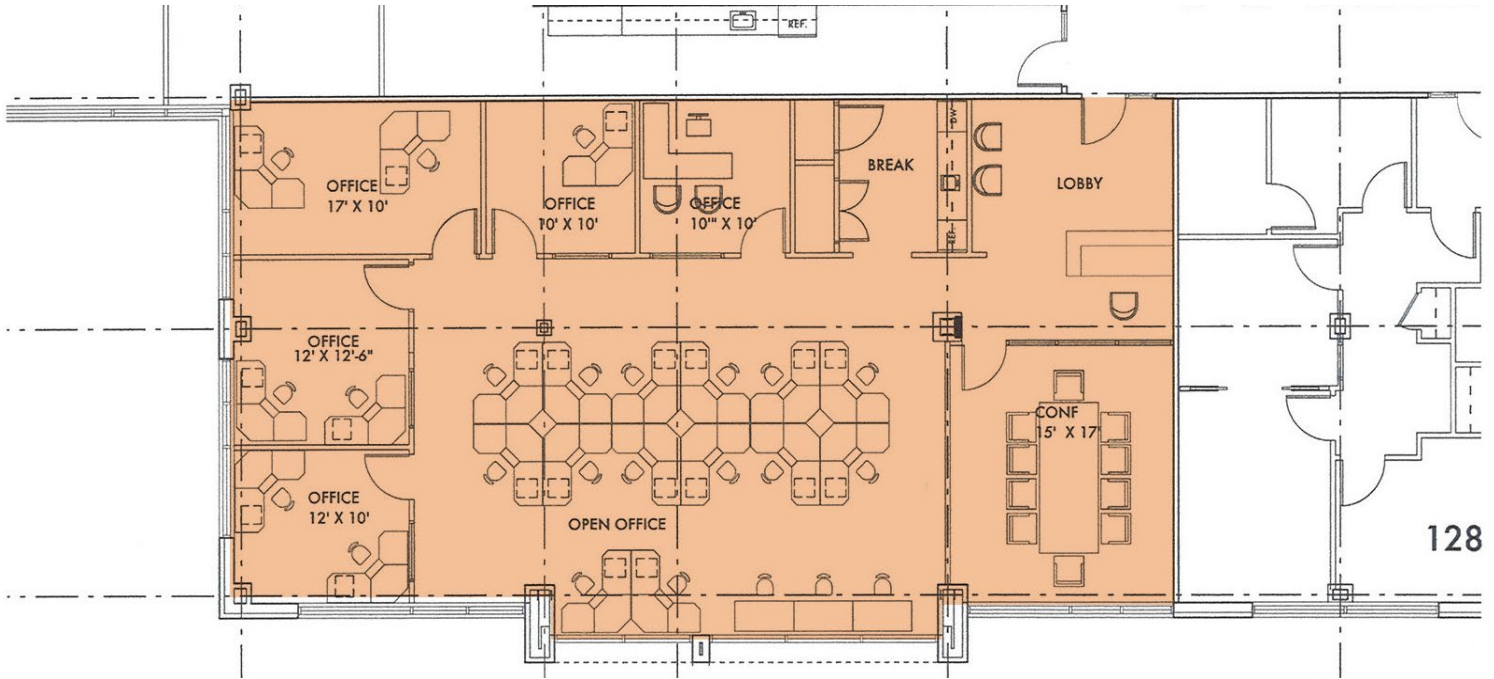
Zoning: Mixed-Use Urban

PROPERTY HIGHLIGHTS

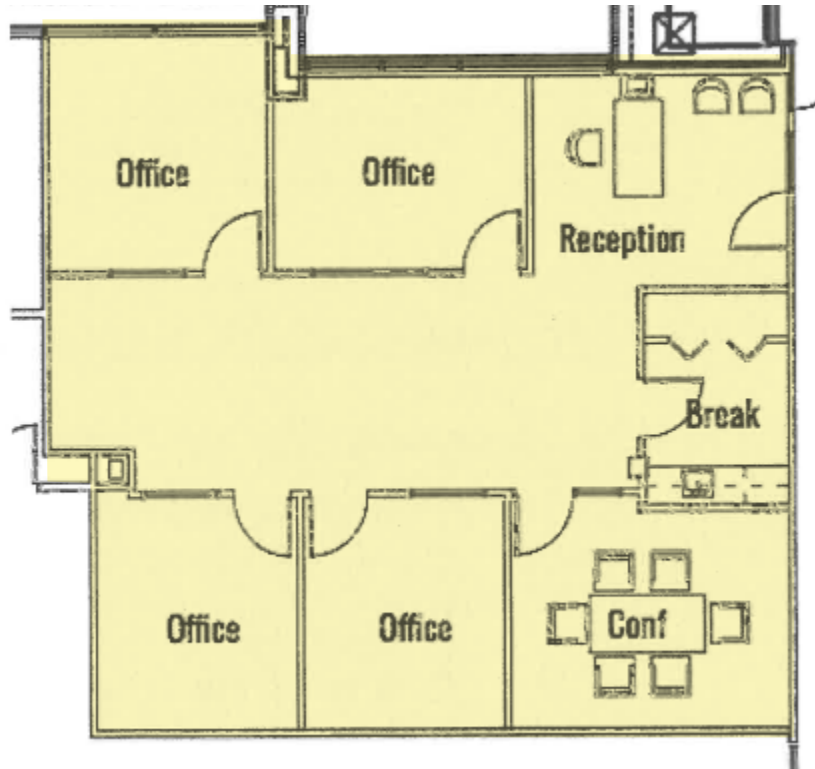
- Great west side location near banks, restaurants and grocery stores
- Class A office building
- Operable windows allow in fresh air
- Card/punch key access
- Common shower, locker room and roof deck
- Energy efficient building
- Secure parking garage below building



SUITE 150 FLOOR PLAN



SUITE 170 FLOOR PLAN

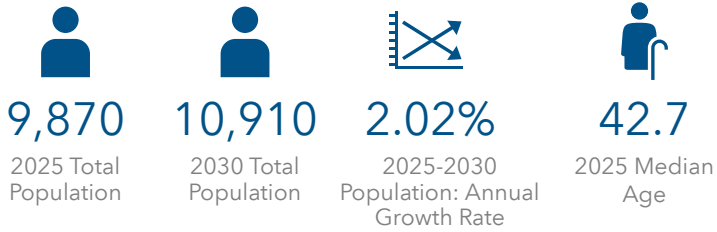


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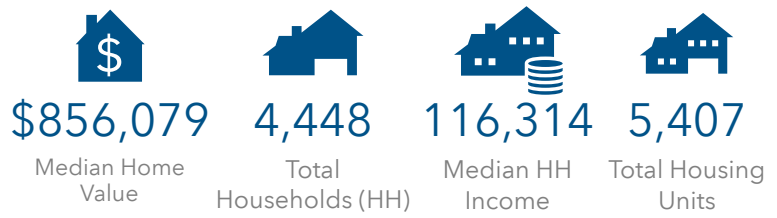
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DEMOGRAPHICS - WITHIN A 1-MILE RADIUS

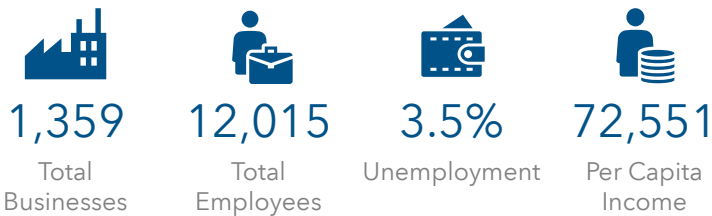
POPULATION STATS



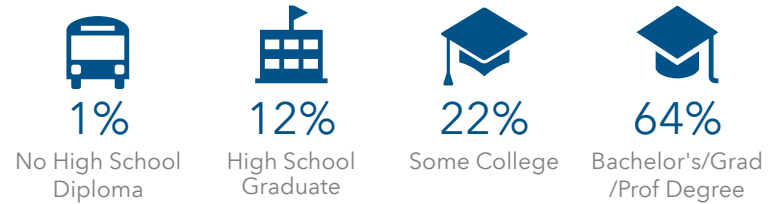
2025 HOUSING STATS



2025 BUSINESS STATS



2025 EDUCATION STATS



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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