



1133 NW Wall Street

Bend, OR 97701

Property Features

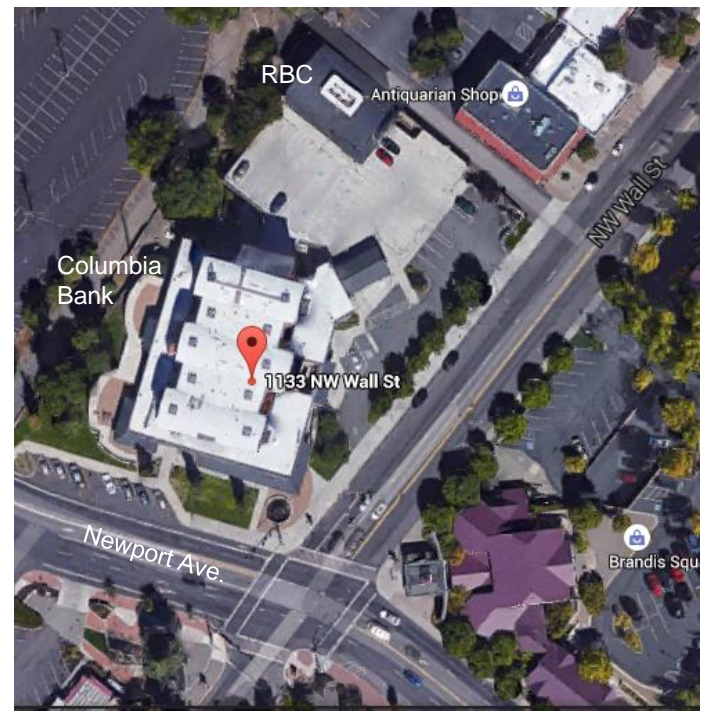
- Downtown Bend 1st floor office space in Class A Bldg
- Highly visible - Monument Signage off of Newport Ave. & Wall St. intersection
- Anchor tenants: Columbia Bank & RBC
- Additional tenants: Super Burrito, Black Wolf Bakery & Bistro
- Ideally suited for architectural, real estate, mortgage, engineering or other general office use
- Lease incentives available

Jenn Limoges, Broker

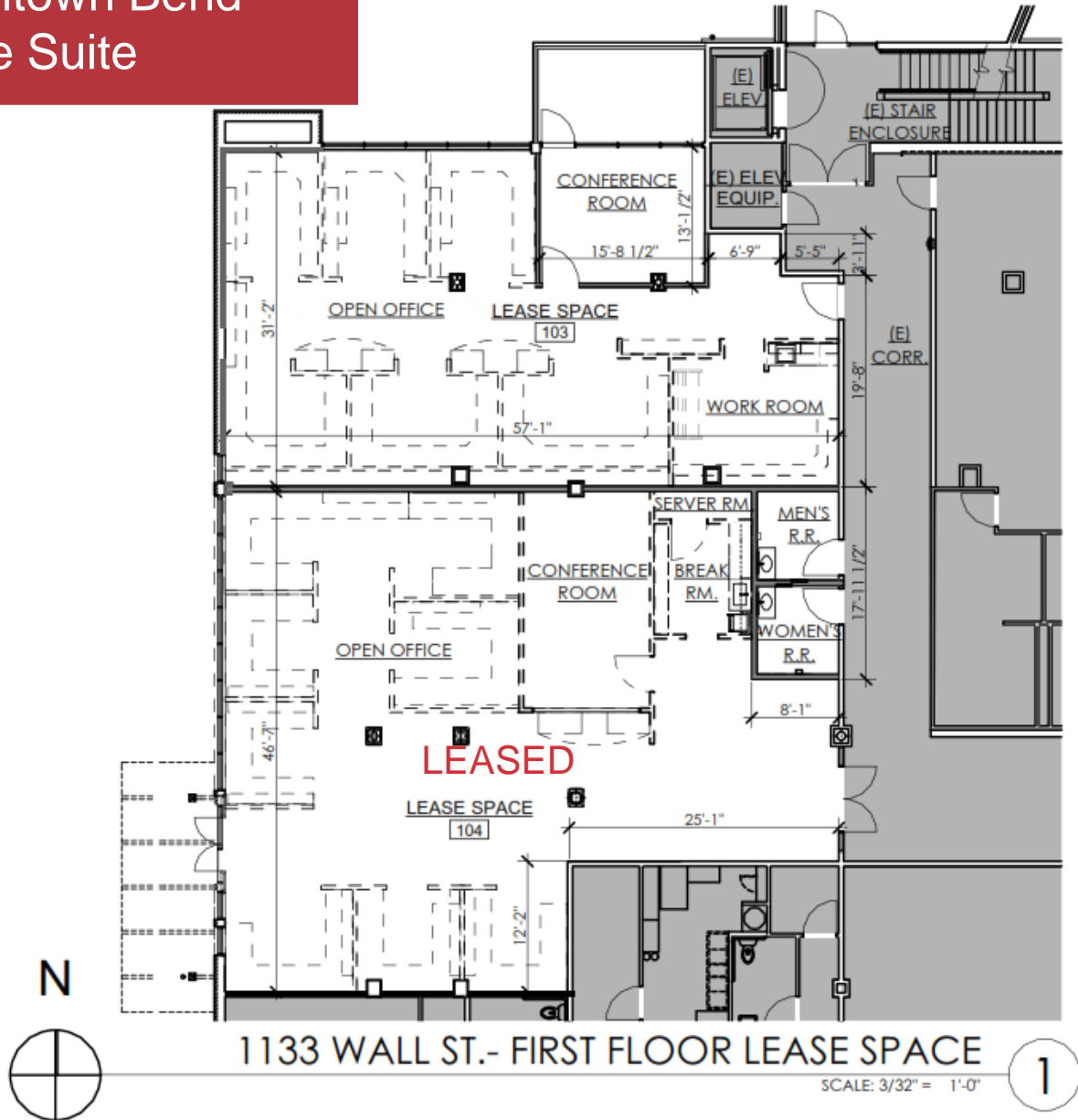
Jeff Reed, Broker

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For Lease
Downtown Bend
Office Suite



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- Floor Plan:** Suite 103 – 1,958sf (rentable)
- Lease Rate:** \$1.39/sf + NNN
- NNNs:** \$0.61/sf (utilities included, excludes janitorial and phone/data)
- Parking:** Deck & Underground & Ample Street
- Delivery:** Suite 103 – Brand new build out, New Carpet, Paint, Lighting- *Available Now*
- Highlights:**
 - Dedicated patio space
 - Walking distance to Downtown
 - Waterfront views