

FOR LEASE

1,804 – 4,240 SF

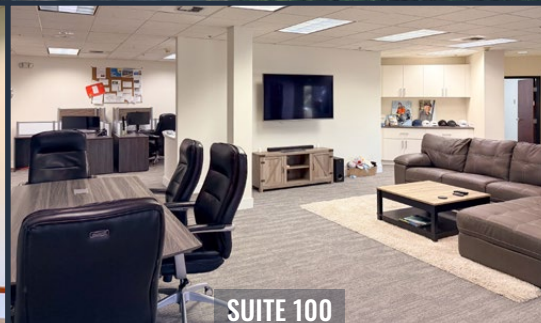
Pioneer Park Building Riverfront Office Suites

1345 NW Wall St., Bend, OR 97703

**ONE MONTH OF
FREE BASE RENT***
*per year of term



SUITE 200



SUITE 100



SUITE 101

PROPERTY DETAILS

- Suite 100:** 4,240 SF | \$1.70/SF/Mo. NNN
Available November 1, 2026
- Suite 101:** 1,804 SF | \$1.75/SF/Mo. NNN
Available November 1, 2026
- Suite 200:** 3,556 SF | \$1.85/SF/Mo. NNN
Available Now
- CAMs:** Est. at \$0.72/SF/Mo.
(utilities & electricity included)
- Zoning:** Commercial Limited (CL)

HIGHLIGHTS

- **Suite 100** features five private offices with a breakroom, open bull pen space, reception area, and shared restrooms
- **Suite 101** features four offices, conference room, reception, small kitchen area, private outdoor patio space, and shared restrooms
- **Suite 200** features six private offices, reception area, open work area, conference room and break area (suite can be demised)

Graham Dent, SIOR | Kristie Schmitt, CCIM

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541.383.2444 | www.CompassCommercial.com

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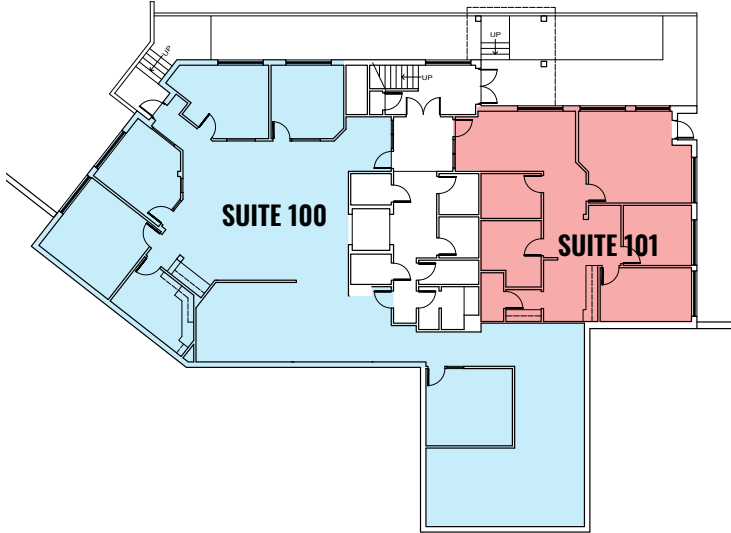
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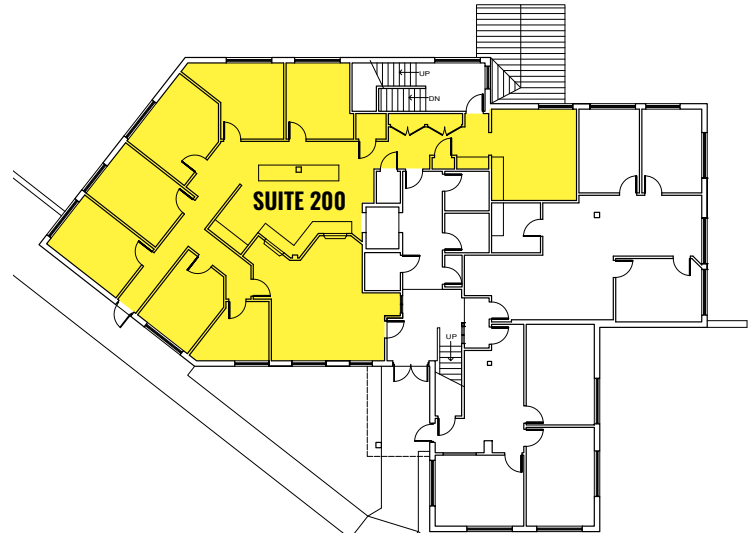
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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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