

# FOR LEASE

## 3,556 – 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 200

## PROPERTY DETAILS

- Suite 100:** 4,240 SF | \$1.70/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 200** features six private offices, reception area, open work area, conference room and break area (suite can be demised)
- Riverfront office building in Downtown Bend
- Excellent visibility from Wall St. and Portland Ave.
- Easy access to and from Hwy 97

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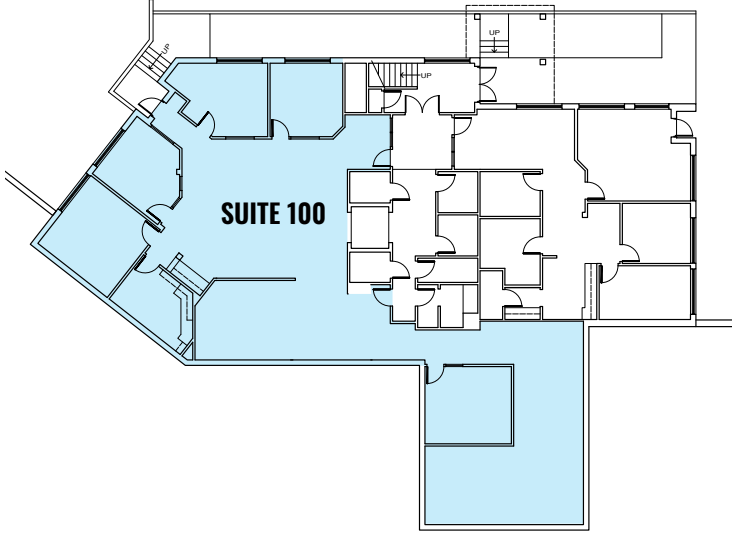
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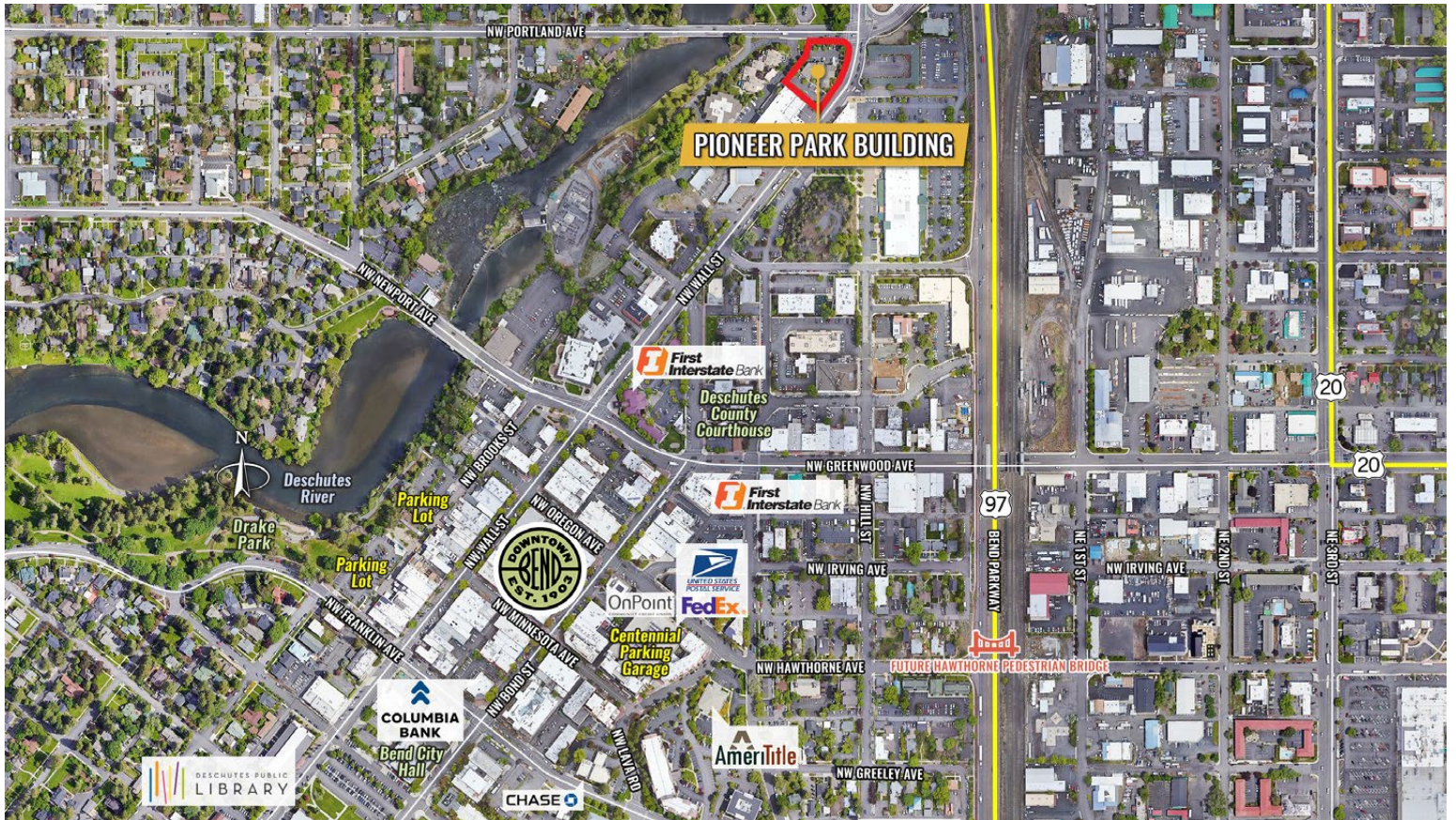
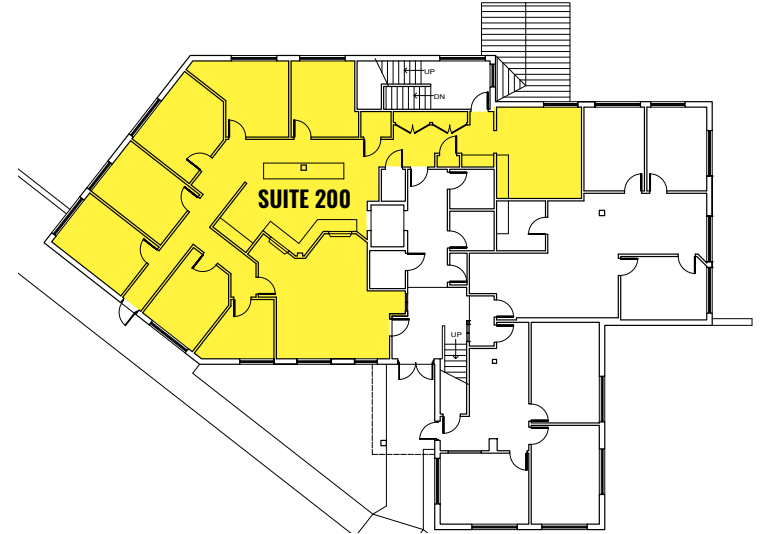
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### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



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