

FOR LEASE

725 NW Broadway Street
Bend, OR 97703



PROPERTY DESCRIPTION

Lease rate: **\$2.40/SF/Mo NNN**. Hard to find downtown office with beautiful brick architecture and five (5) private/off-street parking spaces for clients. 1590 SF (approx.) with foyer/lobby, 3 offices, kitchen nook/breakroom, 2 powder rooms, and additional waiting room that could be used as an office. Convenient access off NW Riverside Blvd across from Drake Park. Extremely convenient for walking and bicycling. Security system and video surveillance around property. Option to lease fully furnished to be negotiated.

PROPERTY HIGHLIGHTS

- Prime Downtown Bend Location
- 5 private/off-street parking spaces for clients
- Foyer/lobby, 3 offices, kitchen nook/breakroom, 2 powder rooms, and additional waiting room

OFFERING SUMMARY

Lease Rate:	\$2.40 SF/month (NNN)
Available SF:	1,590 SF
Lot Size:	0.12 Acres
Building Size:	1,590 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	514	1,682	4,492
Total Population	1,033	3,433	9,612
Average HH Income	\$131,138	\$135,296	\$139,223

Bill Pon

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**COLDWELL BANKER
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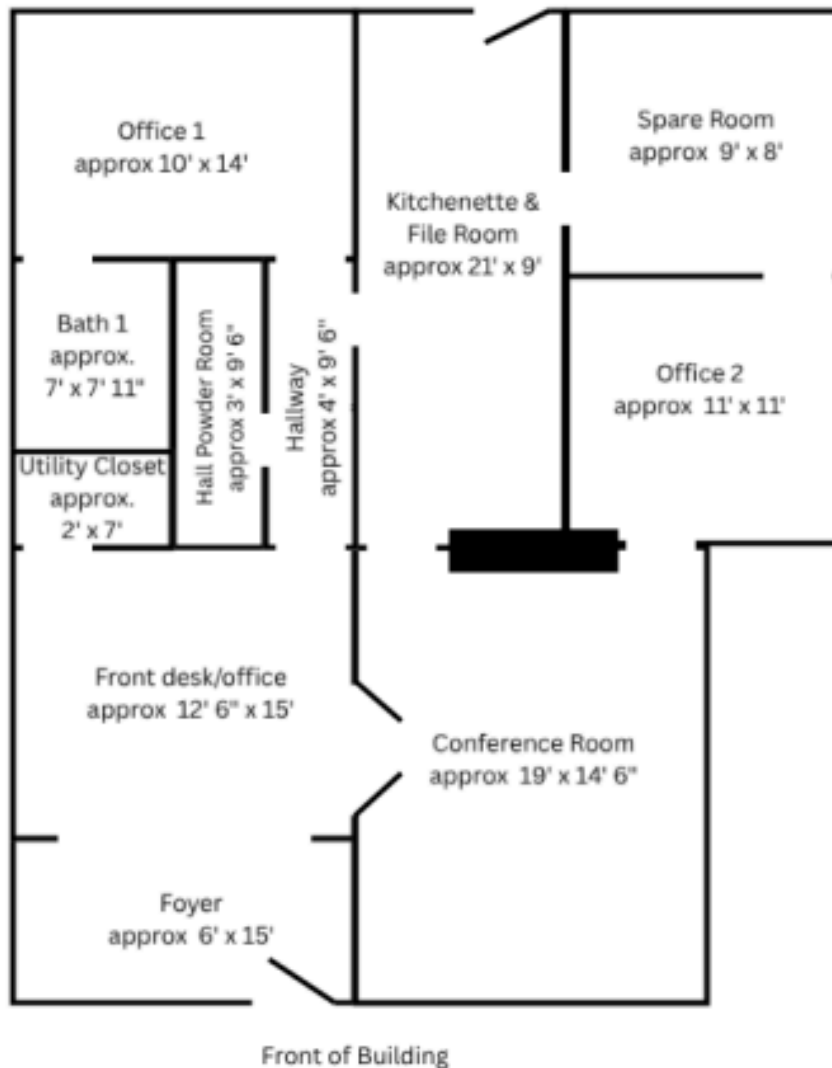
**COLDWELL BANKER
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FOR SALE

725 NW Broadway Street
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725 NW Broadway

approximate proportions - not to scale



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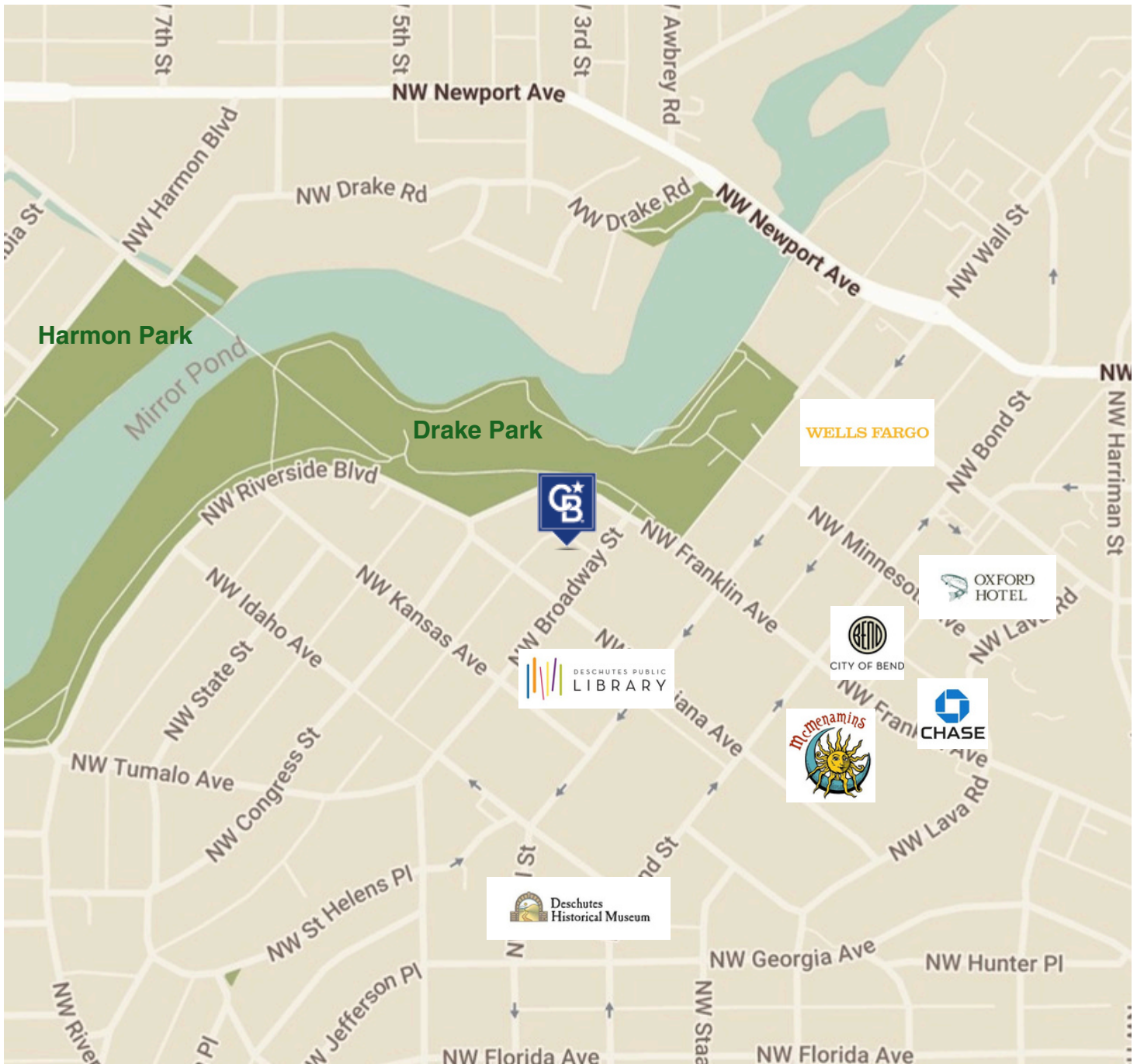
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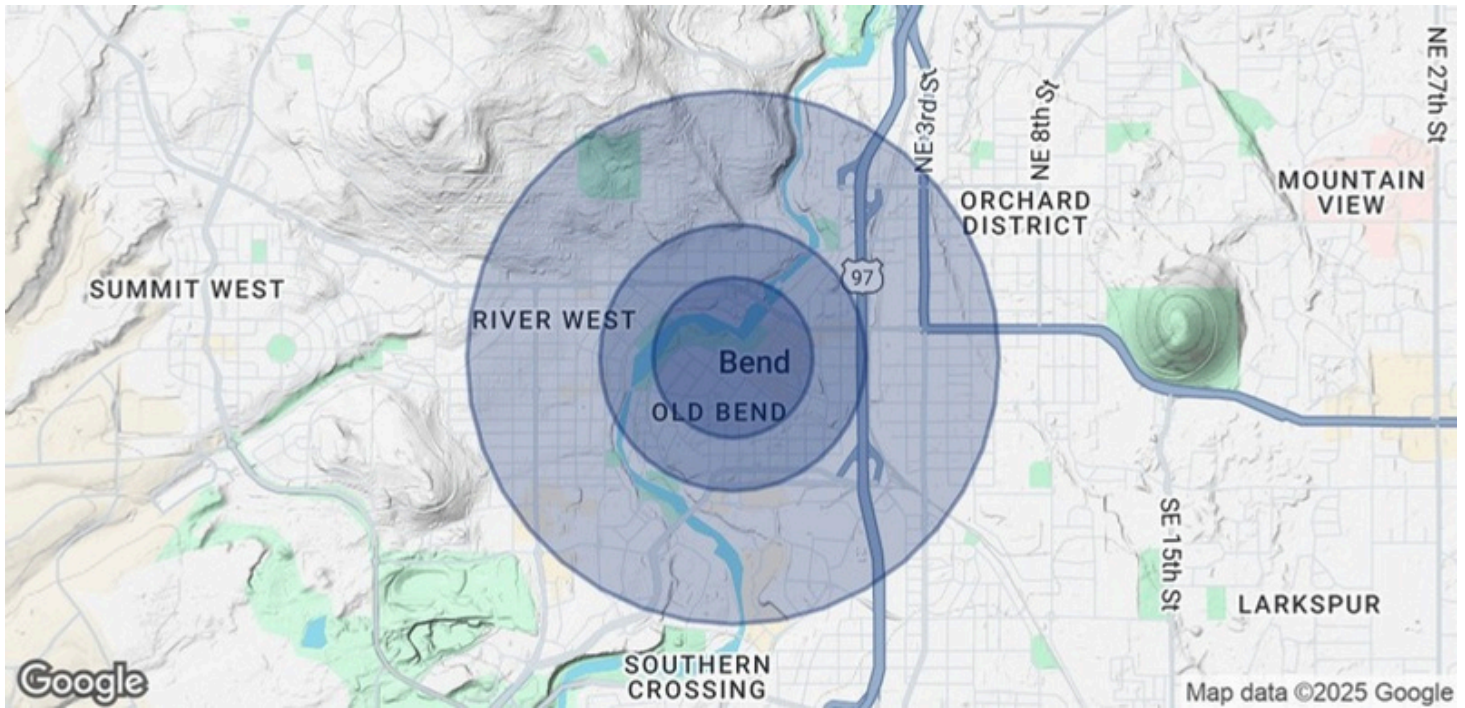
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,033	3,433	9,612
Average Age Average	42	42	42
Age (Male) Average Age	42	42	42
(Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	514	1,682	4,492
# of Persons per HH	2	2	2.1
Average HH Income	\$131,138	\$135,296	\$139,223
Average House Value	\$982,341	\$995,360	\$968,900

Demographics data derived from AlphaMap

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