

FOR LEASE

917 NE 8th St | Bend, OR 97701

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Flexible Studio Space Ideal for Dance, Fitness or Other Recreational/Retail

Located along one of Bend's busiest commercial corridors, this suite offers 4,500 square feet of flexible space with excellent visibility on Greenwood Avenue and is fully built out for a dance, fitness, or other recreational or retail use.

Inside, the suite features an open reception area, two private restrooms, a changing room, an office, two upstairs studio spaces, and one downstairs studio space, along with a roll-up door for easy load-in and access. The existing buildout minimizes upfront setup costs for a studio operator looking to move in and start classes right away.

With immediate availability, ample on-site parking, and traffic counts exceeding 27,000 vehicles per day, this space offers a practical opportunity for a business to establish or expand its presence in Bend.

OFFERING SUMMARY

LEASE SPACE	4,500 SF
LEASE RATE	\$1.15/SF/MTH + NNN
NNN RATE	+/-\$.37/SF/MTH
PARKING	120 spaces
ZONING	MN, Mixed Neighborhood
ADT	27,688 cars daily
AVAILABILITY	Immediate

5 MILE DEMOGRAPHICS



108,852

TOTAL POPULATION



44,287

TOTAL HOUSEHOLDS



\$129,035

AVG HH INCOME



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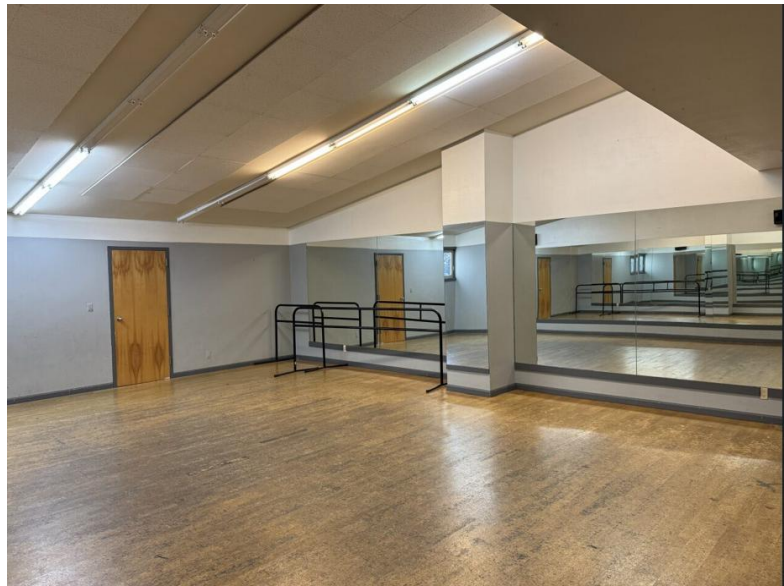
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