

# FOR LEASE

1404 NE Third Street | Bend, OR 97701

**NAI**Cascade  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## SMALL MIDTOWN OFFICE



### High-Visibility Office for Wellness, Therapy or Professional Services

Small office on Third Street with excellent visibility and signage. This second-floor suite features abundant natural light and an ideal layout for mental health or other professional services, including massage or aesthetic practices.

The suite features a separate entrance into a private waiting room, an interior door leading to a spacious main suite, an in-suite restroom, and a built-in workspace.

The flexible L-shaped floor plan naturally accommodates multiple functional zones, making it well suited for professional services such as massage therapy, pediatric therapy, or other uses requiring separate treatment, play, changing, or consultation areas.

Exit door into the building hallway from the suite provides client privacy without walking back through the waiting room. A secondary exit from the suite to the building hallway allows clients to leave discreetly without returning through the waiting room, providing an added level of privacy and convenience.

#### OFFERING SUMMARY

|              |                     |
|--------------|---------------------|
| SUITE 8      | 668 SF              |
| LEASE RATE   | \$1.85/SF/MTH + NNN |
| NNN RATE     | +/-\$.64/SF/MTH     |
| PARKING      | 26 spaces           |
| ZONING       | CL                  |
| ADT          | 20,037 cars daily   |
| AVAILABILITY | Immediate           |

#### 5 MILE DEMOGRAPHICS



110,976

TOTAL POPULATION



45,543

TOTAL HOUSEHOLDS



\$101,221

AVG HH INCOME



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243 SW Scalehouse Lp  
Suite 3A  
Bend, OR 97702  
NAICascade.com

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## Suite 8 | 668 SF

### Suite Highlights:

- Separate suite entrance and exit
- Private waiting room
- Open floor plan
- Choose your paint and flooring with 3-year lease
- Monument signage
- First floor door/directory signage
- In-suite restroom
- Storage closet
- Semi-private stairwell shared with one other tenant
- Available NOW

### Building Highlights:

- Outstanding visibility with some of the highest traffic counts in Bend: 20,000+ ADT
- Large monument signage
- Well-parked with 15 client-only parking spaces in the front, and 10 tenant-only spaces in the rear. Ample street parking.
- Pride of ownership: stairwell and hallways have been recently painted for light and bright reception
- The majority of the suites in the building have been recently upgraded with paint, flooring and modern finishes
- Professionally managed
- Co-tenants include The Sainted curated resale boutique, Tony's Barbershop, Rebel Wax Studio, Manski Media, Beat of my Art, and Salon 97.



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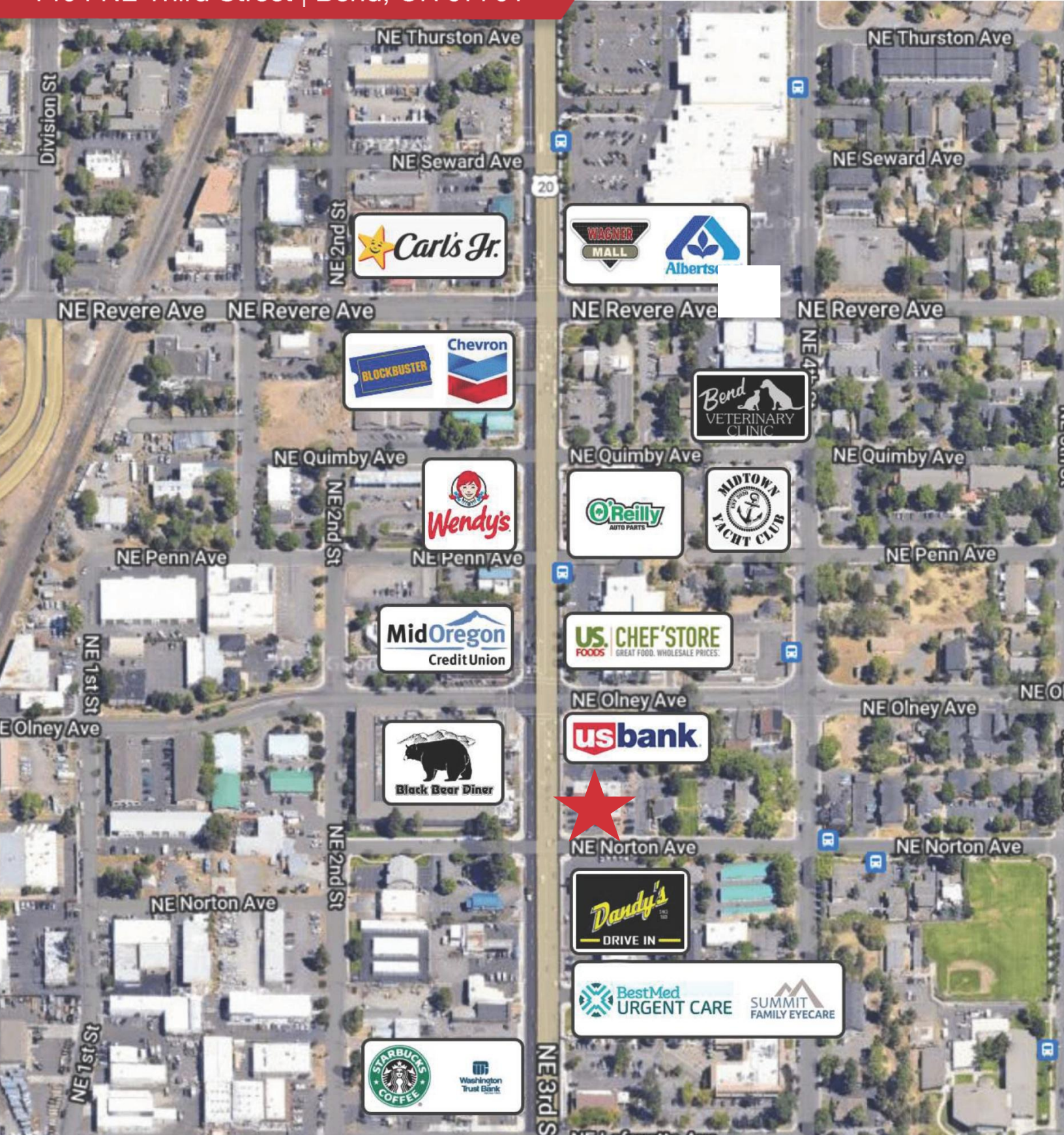
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