

FOR LEASE

725 NE Greenwood Ave | Bend, OR 97701

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Flexible Retail & Showroom Space with Exceptional Visibility

Located along one of Bend's busiest commercial corridors, Suite 727 offers 5,200 square feet of flexible retail or service space with excellent visibility on Greenwood Avenue. The ground-floor layout is easy for customers to access and works well for a variety of retail, showroom, medical, wellness, or professional service uses.

Inside, the suite features an open main floor with a central reception or checkout area, two private offices, a large storage room, an in-suite kitchenette, and two private restrooms. A wall of front-facing windows brings in plenty of natural light while providing strong exposure to passing traffic.

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

OFFERING SUMMARY

SUITE 727	5,200 SF
LEASE RATE	\$1.25/SF/MTH + NNN
NNN RATE	+/-\$.36/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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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



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

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Suite 727 | 5,200 SF

Suite Highlights:

Prime Greenwood Avenue Location: High-profile frontage along one of Bend's busiest east-west commercial corridors with approximately 27,688 vehicles per day.

First-Floor Accessibility: Ground-level entrance with an easy-access layout ideal for businesses serving high customer volumes.

5,200 SF of Flexible Space: Adaptable floor plan suitable for retail, showroom, wellness, medical, fitness, or service office users.

Expansive Storefront Windows: Wall of front-facing glass provides abundant natural light, strong visibility, and excellent merchandising opportunities.

Open-Concept Floor Plan: Spacious customer area anchored by a central reception, checkout, or sales counter.

Two Private Offices: Well-suited for management, consultations, confidential meetings, or treatment rooms.

Large Storage Room: Ample back-of-house space for inventory, equipment, or operational support.

Turnkey Amenities: Includes an in-suite kitchenette and two private restrooms for staff and clients.

Ample On-Site Parking: Approximately 120 shared parking spaces provide convenient customer access.

Immediate Availability: Ready for tenant improvements and occupancy.



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