

# HIGH QUALITY PROFESSIONAL OFFICE SUITES FOR LEASE



1435 NE FOURTH STREET, SUITE B AND SUITE C, BEND, OREGON

**TWO OFFICE SUITE OPTIONS (1970 +/- SF EACH) IN GREAT AREA**

Professional, High Quality and Fully Renovated Units That Can Be Combined



# HIGH QUALITY OFFICE SPACE FOR A VARIETY OF USES

## SUITE DETAILS

Lease Rate: \$2.00 per square foot, per mo.

NNN Expenses: Est. \$0.62 per sf, per mo.

Unit Sizes: B is 1970 +- SF / C is 1950 +- SF

Access: Off of 4th Street or Olney Avenue

Year Built/Renovated: 1996/ 2020

Parking: Multiple shared on-site spaces

## PROPERTY HIGHLIGHTS

Exceptional finishes and improvements

Multiple offices, conference rooms, etc.

Ideal midtown location near 3rd Street

Lots of natural light and windows

Quiet area but close to major businesses

Two buildings with three separate suites

LOCATED IN AN EASY TO ACCESS AND VIBRANT BUT QUIET MIDTOWN BEND AREA

# HIGH QUALITY OFFICE SUITES FOR A VARIETY OF USES



## **SUITE B: 1970 +- SF**

**Features eight offices, large employee lounge, two bathrooms and storage space**

## **SUITE C: 1950 +- SF**

**Features seven offices, conference room, kitchen, and two bathrooms**

**FULLY RENOVATED PROFESSIONAL OFFICE SPACE**

# PROPERTY AND SUITES HIGHLIGHTS

1435 NE Fourth Street is a high-quality property located in a well-maintained, high traffic retail and service area with a variety of complementary businesses immediately nearby. This is a two building complex that has three separate office suites. Suite B and C occupy the split level building and are available to lease individually or together.

The property was purchased in 2020 by the owners of a statewide mental health counseling practice. They completely renovated the space and made significant systems improvements.

Two of the three suites on the property are offered for lease, as the owners business model has shifted and these spaces are no longer needed for their operation. Suite A is not for lease at this time.

## Consider these highlights:

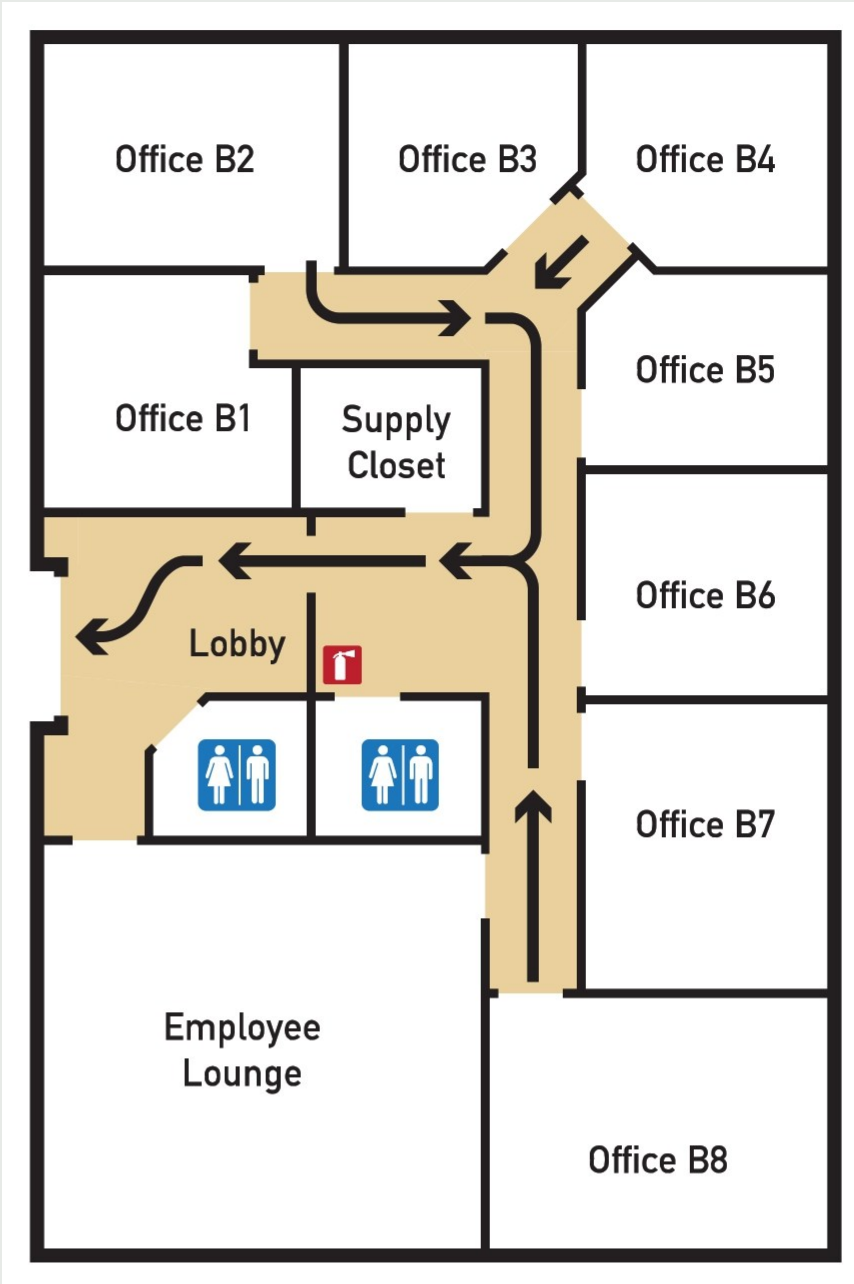
- > **Professional and creative space with beautiful finishes**
- > **Suitable for a wide variety of potential businesses, including health and wellness, traditional office, etc.**
- > **Significant newer renovations and numerous updates**
- > **Various high volume businesses in the immediate area**
- > **Off-street parking and easy access, just off Hwy. 97**
- > **Modern lighting, lots of windows/light, well designed space**
- > **Located in the heart of Bend which makes it easy to reach Hwy. 97 and Hwy. 20.**

# ADDITIONAL PHOTOS

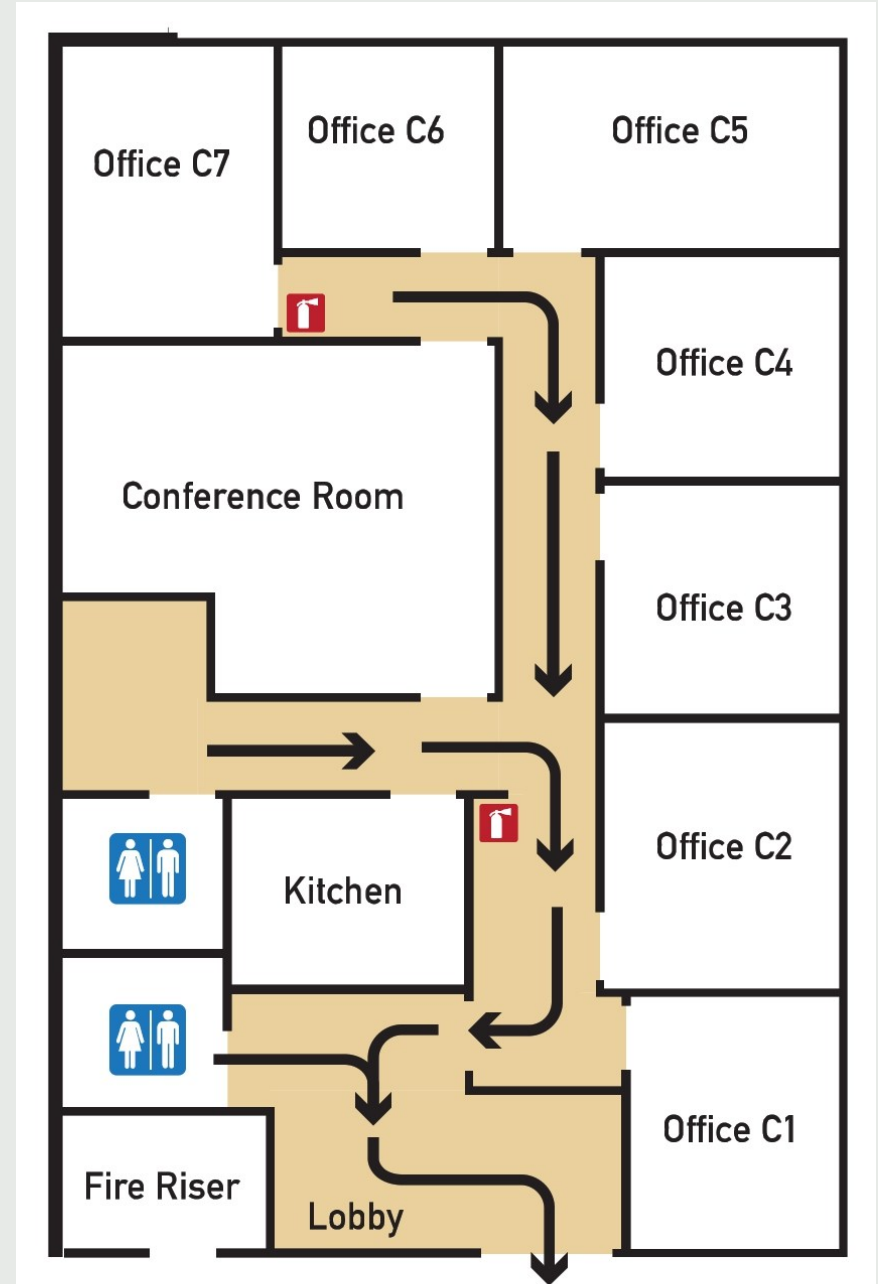


# FLOOR PLANS

## SUITE B



## SUITE C



# AREA BUSINESSES



Central Oregon is home to many of the country's leading manufacturing businesses, service companies, tourism agencies, beverage production corporations, and award-winning schools.

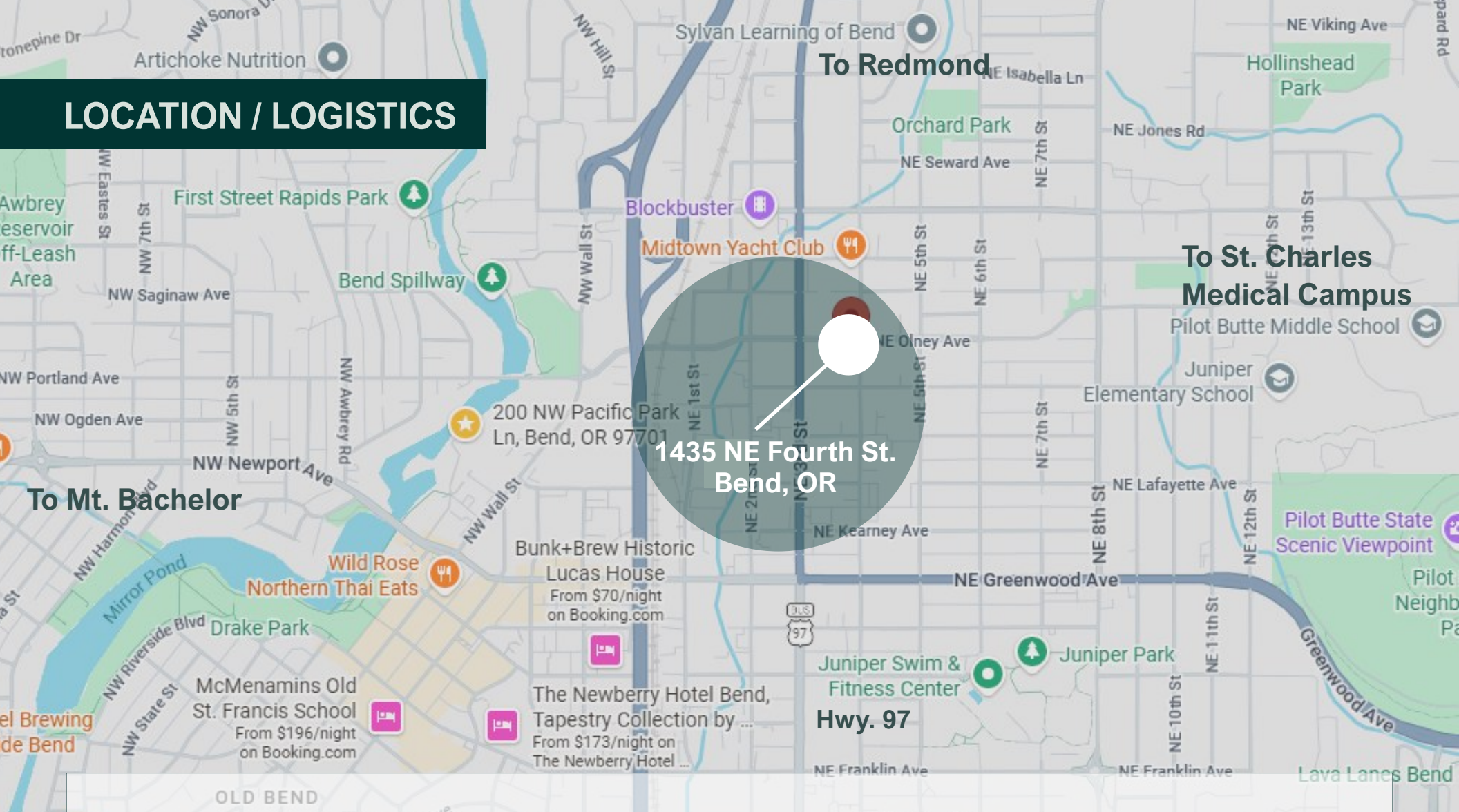
Within a mile of the property are shopping malls, countless restaurants and service businesses, and more. In addition, the property is two miles from the heart of downtown Bend and only seven minutes from the Oregon State University, Cascades campus and Central Oregon Community College.

Simply, this is area overflows with vibrant businesses. In addition, the regional commercial airport with direct jet service to many major cities is 20 minutes away and the Deschutes River and Mt. Bachelor are just a short drive up the road.

Nearby businesses include:

- > St. Charles Medical Center and Hospital
- > Big box retailers such as Costco, Lowe's, Home Depot, and others
- > Tech, service and manufacturing companies and headquarters, including Seran Bioscience, Les Schwab, etc.
- > National and regional trucking companies, such as FEDEX, UPS, and other ground freight businesses
- > Pilot Butte Middle School and a handful of other public and private schools
- > Grocery stores, restaurants, childcare facilities, and much more.

## LOCATION / LOGISTICS



1435 NE Fourth Street is located in the heart of Bend, one block from Hwy. 97 Business, five minutes to downtown, and five minutes to the St. Charles Hospital Medical Campus. Redmond is 20 minutes to the north and Sisters is 15 miles to the west. Bend is 2.5 hours from Portland, 2 hours from Salem, five hours from Seattle, and eight hours from the Bay Area. Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon.

Approximately 1.5 million people a year fly to and from the regional commercial airport in nearby Redmond, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. Approximately four million tourists visit this region each year.

This property is well located to serve local clients and employees alike, with housing, many businesses, and other benefits nearby.

# COMMUNITY INSIGHTS



With a population of approximately 100,000 in a region with over 200,000 citizens, Bend, Oregon is a favorite of residents, business owners, and visitors alike. It is consistently ranked in a variety of top ten “Best Of” lists.

Spectacularly nestled at the base of the Cascade Range, ribboned by rivers and creeks, and close to the stunning Three Sisters Wilderness Area, Bend is an outdoor recreation and high quality-of-life wonderland. It is Central Oregon’s largest city east of the Cascade Mountains. And, this region hosts millions of tourists a year!

Famous for its scenic setting and year-round recreational activities, Bend is also known for its growing economy and entrepreneurial spirit. Bend’s existing and expanding industries include software and high tech, bioscience, outdoor recreation products, aviation, manufacturing, craft brewing and distilling.

As for work-life balance, Bend serves big city amenities with small town advantages... with cultural opportunities and the medical facilities of a larger metropolitan area, but the lower living costs and short commutes of a smaller community. Bend is a place where you can happily raise families and get to know your neighbors (from Econ Dev of Central Oregon’s web page).

When all of this is added together, it is little wonder that businesses, employees, and retirees from across the country and beyond seek to be here.



**COMMERCE-FRIENDLY  
CITY GOVERNMENT**



**NEARLY 4,000,000  
TOURISTS A YEAR**



**ONE OF THE MOST  
LIVABLE OREGON TOWNS**



**OUTDOOR RECREATION  
WONDERLAND**



**EXCEPTIONAL, HIGHLY  
REGARDED SCHOOLS**



**OVER 250 DAYS OF  
SUNSHINE A YEAR**

**PROUDLY OFFERED BY**



**1435 NE FOURTH STREET, SUITE B AND SUITE C, BEND, OREGON**



**Ken Streater**  
Principal Broker  
541-325-2027  
kens@alignedcre.com  
Oregon & Alaska Licensed



**ALIGNED COMMERCIAL**  
REAL ESTATE

**Aligned Commercial**  
541-325-2027  
www.alignedcre.com  
708 SW Deschutes Ave.  
Redmond, OR 97756

**ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT**