

LEASING PACKAGE



# CLASS A WEST SIDE OFFICE

360 SW BOND STREET, BEND, OR 97702

FOR LEASE: 2,165-22,057 SF



NOW OPEN:



UNDER CONSTRUCTION:



NEW LEASE SIGNED WITH:



COMPASS  
COMMERCIAL

REAL  
ESTATE  
SERVICES

# 360 SW BOND STREET

## STATE-OF-THE-ART CLASS A OFFICE BUILDING



360 Bond is a LEED Gold certified Class A office building rising five stories over the vibrant Old Mill District. This highly amenitized building offers covered bike parking, elevators, lockers and showers, and preferred parking for electric vehicles. The building also features two common luxury conference rooms, an expansive break area, and a large rooftop deck on the second floor, offering stunning mountain views and a fully landscaped roof. The available suites are in excellent condition, offering central air conditioning, plenty of natural light, a security system, and drop ceilings.

The prime location on the corner of Bond Street and Wilson Avenue provides convenient access to Highway 97, 3rd Street, the Old Mill District, and Downtown Bend. The Old Mill District features various activities, from upscale shopping at premium outlets to attending events at the Hayden Homes Amphitheater. Additionally, it's close to the new Jackstraw and Timber Yards developments on Bend's west side. It's conveniently situated near the picturesque Deschutes River with opportunities for outdoor pursuits like trail exploration, stand-up paddleboarding, and kayaking.

### Join an exciting tenant roster!



RAYMOND JAMES®



PROPERTY SUMMARY	Address	360 SW Bond Street, Bend, OR 97702	
	Building Size	82,445 SF	
	Lot Size	2.23 Acres	
	NNN Exp.	Est at \$0.97/SF/Mo. (Includes gas, electricity and water)	
	Year Built	2007	
	Zoning	Mixed Employment (ME)	
Parking	271 surface spaces, 3.3:1,000 SF ratio, and street parking		
1 <sup>ST</sup> FLOOR	Suite 100	12,333 SF	\$2.25/SF/Mo. NNN
	Suite 110	9,724 SF	\$1.75/SF/Mo. NNN
	All 1st Floor Suites	22,057 SF	Rate TBD
4 <sup>TH</sup>	Suite 420	2,165 SF	\$2.25/SF/Mo. NNN

\*Lease rates do not include utilities, property expenses or building services.

# BUILDING HIGHLIGHTS



## CLASS A BUILDING

LEED Gold Certified building with high-end finishes



## MOUNTAIN VIEWS

Beautiful mountain and rooftop views



## HIGH VISIBILITY

Located on the corner of Bond Street and Wilson Avenue



## LUXURY AMENITIES

Two common conference rooms, expansive break area, large rooftop deck, covered bike parking, elevators, lockers and showers



## GREAT ACCESS

Convenient access to Hwy 97, 3rd Street, the Old Mill District and Downtown Bend



## GREAT LOCATION

Near shops, restaurants, amphitheater, walking trails and the Deschutes River



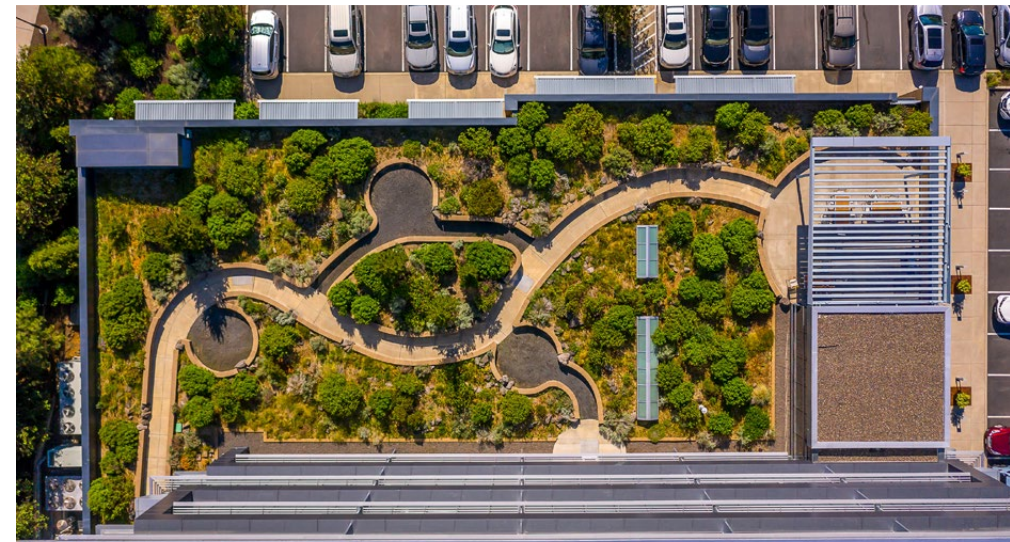
## MONUMENT SIGNAGE

Exceptional visibility for tenants

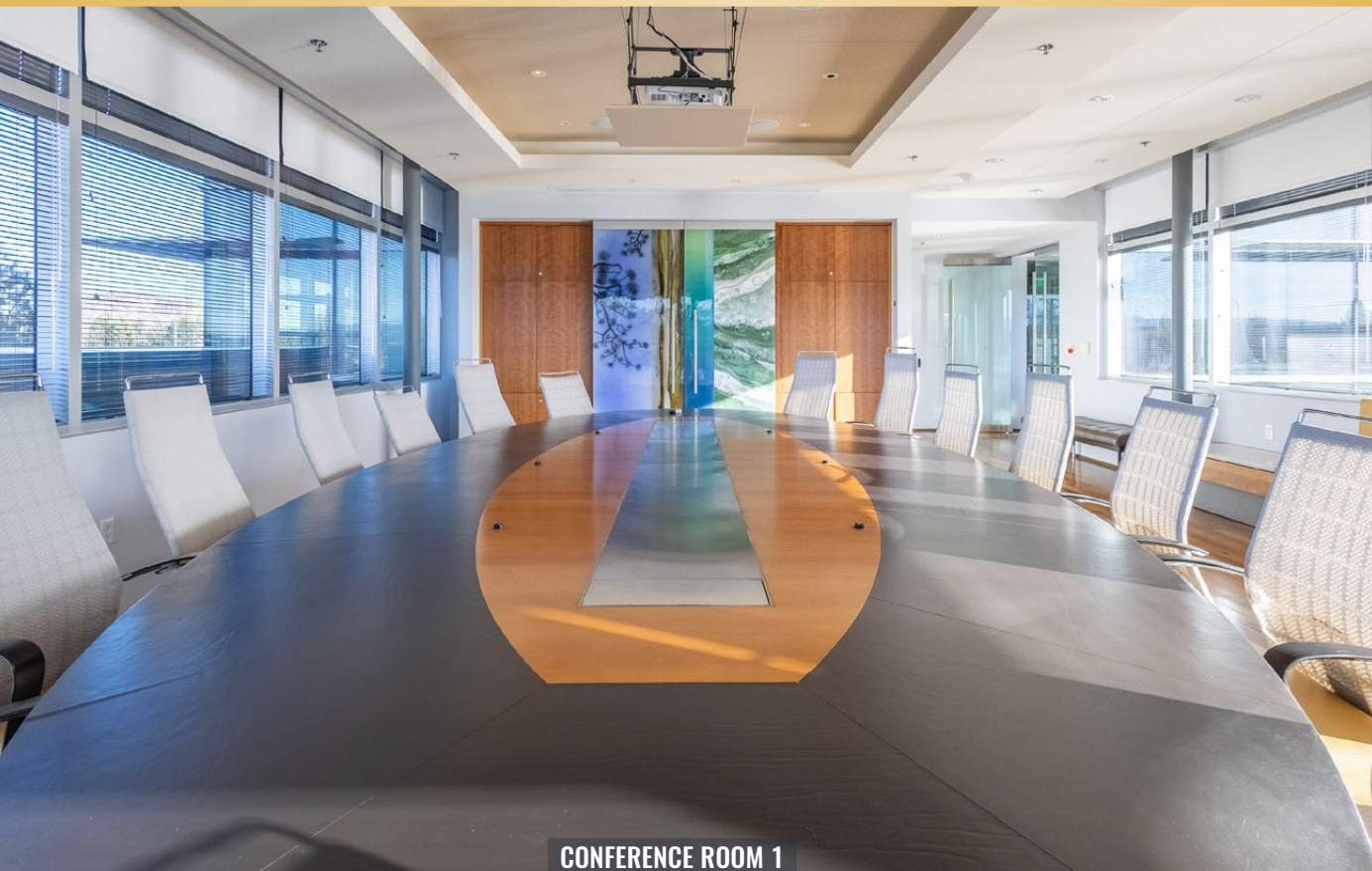


## AMPLE PARKING

271 spaces with preferred parking for electric vehicles



# 2ND FLOOR COMMON BUILDING AMENITIES



CONFERENCE ROOM 1



BREAK AREA



TERRACE PICNIC AREA



CONFERENCE ROOM 1

360 SW BOND STREET, BEND, OR 97702



CONFERENCE ROOM 2



ROOFTOP DECK

# 1ST FLOOR COMMON BUILDING AMENITIES



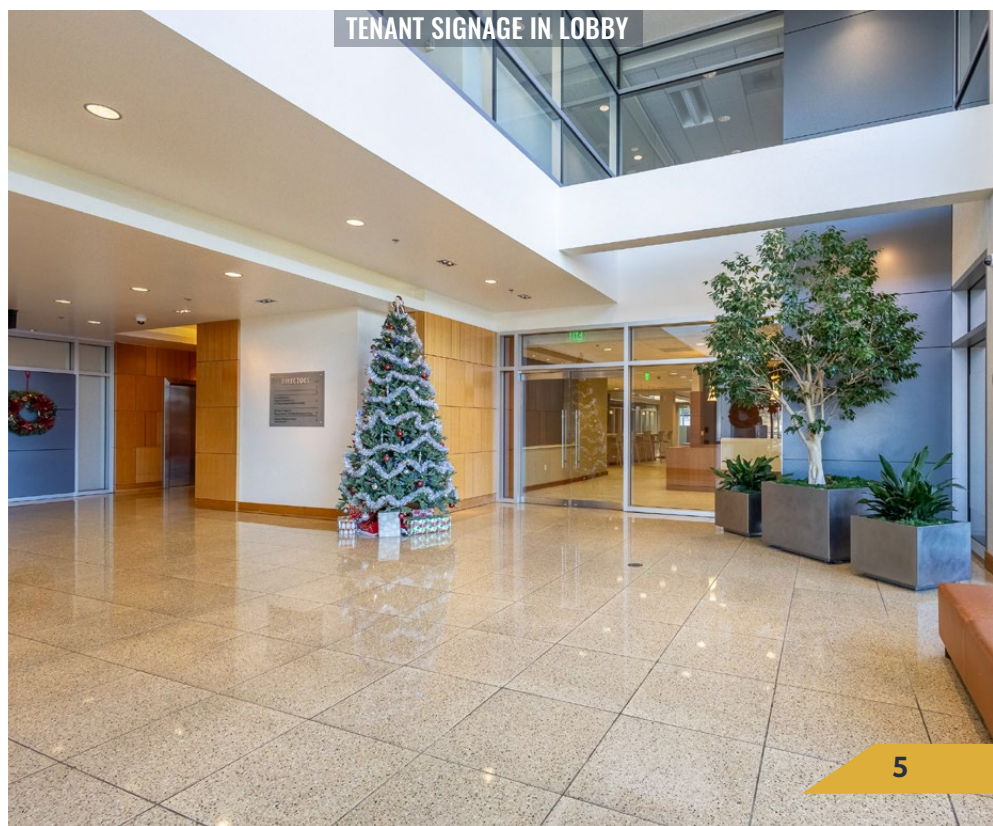
COVERED BIKE PARKING



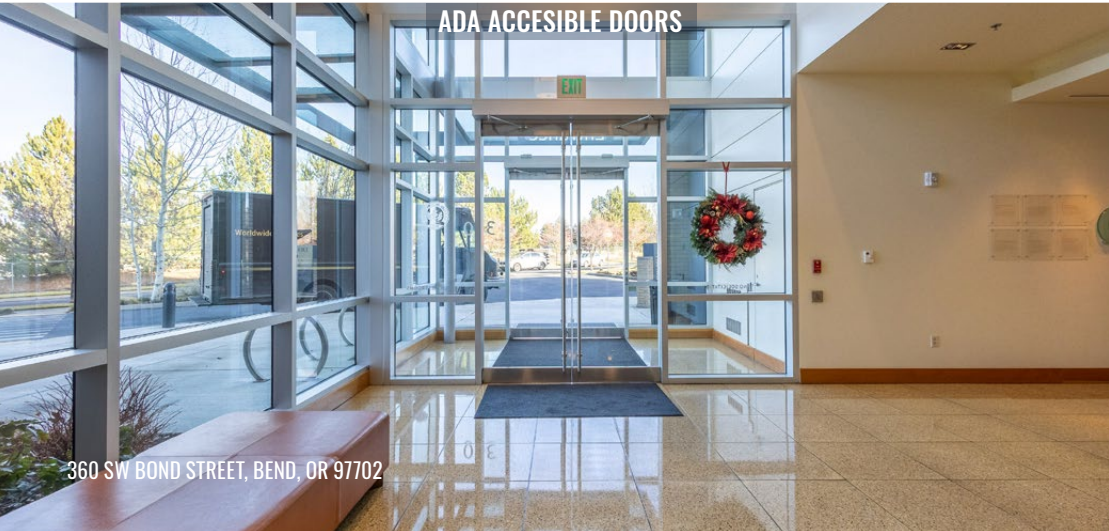
TWO ELEVATORS



STUNNING LOBBY



TENANT SIGNAGE IN LOBBY

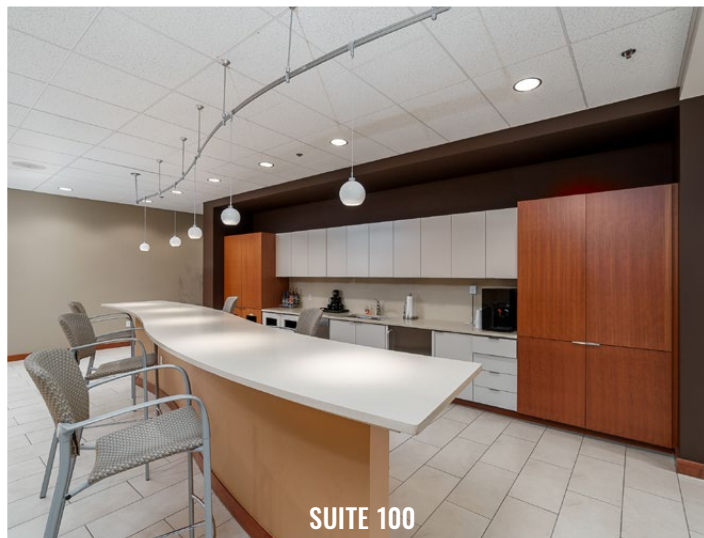


ADA ACCESSIBLE DOORS

# FIRST FLOOR PLAN



## FIRST FLOOR – SUITE 100



### SUITE 100 | 12,333 SF | \$2.25/SF/MO. NNN

- Built out as a standard office
- 13 private offices
- Three conference rooms
- Large breakroom
- Open lounge area
- **Suites 100 and 110 can be combined for a total of 22,057 SF**

## FIRST FLOOR – SUITE 110



SUITE 110



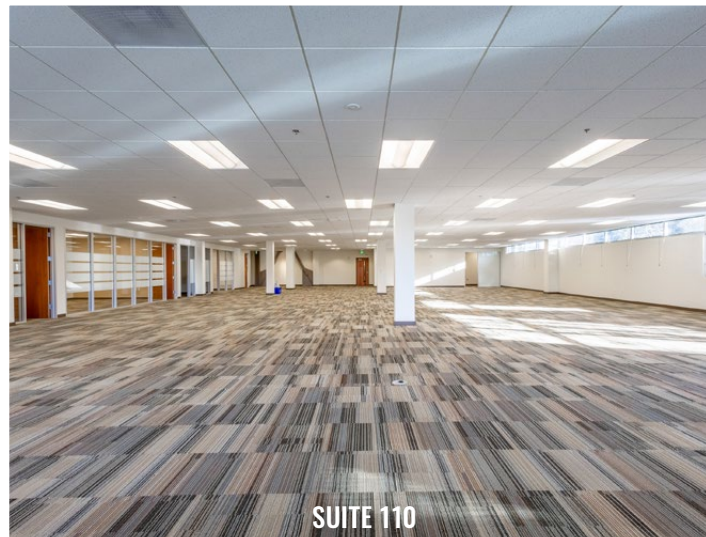
SUITE 110



SUITE 110



SUITE 110



SUITE 110



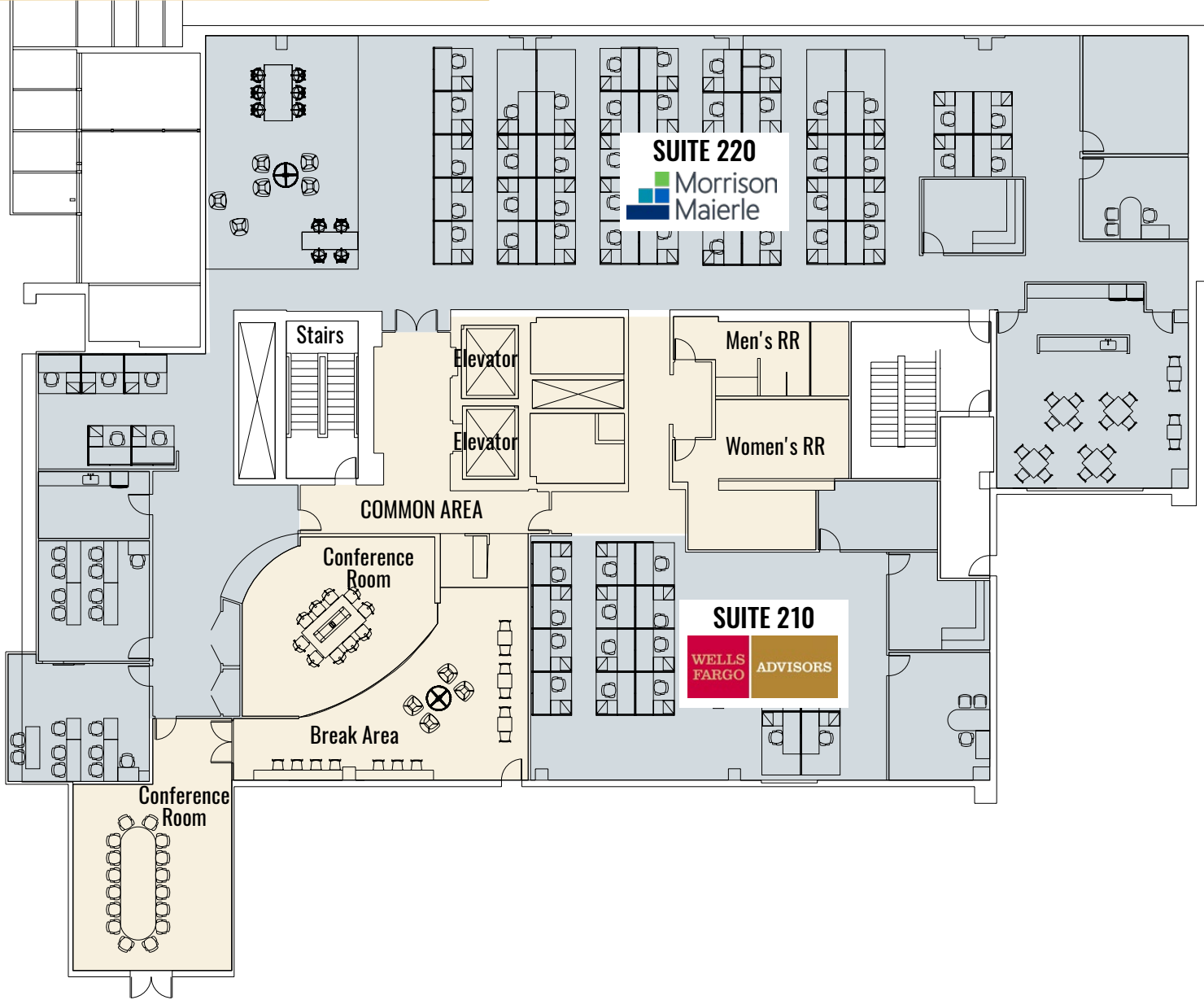
SUITE 110

### SUITE 110 | 9,724 SF | \$1.75/SF/MO. NNN

- Corner office space
- Mostly open floor plan
- Three private offices, large breakroom and a conference room
- Fully carpeted
- 9'6" finished ceilings
- ***Suites 100 and 110 can be combined for a total of 22,057 SF***

# SECOND FLOOR PLAN

# COMMON AREA AMENITIES

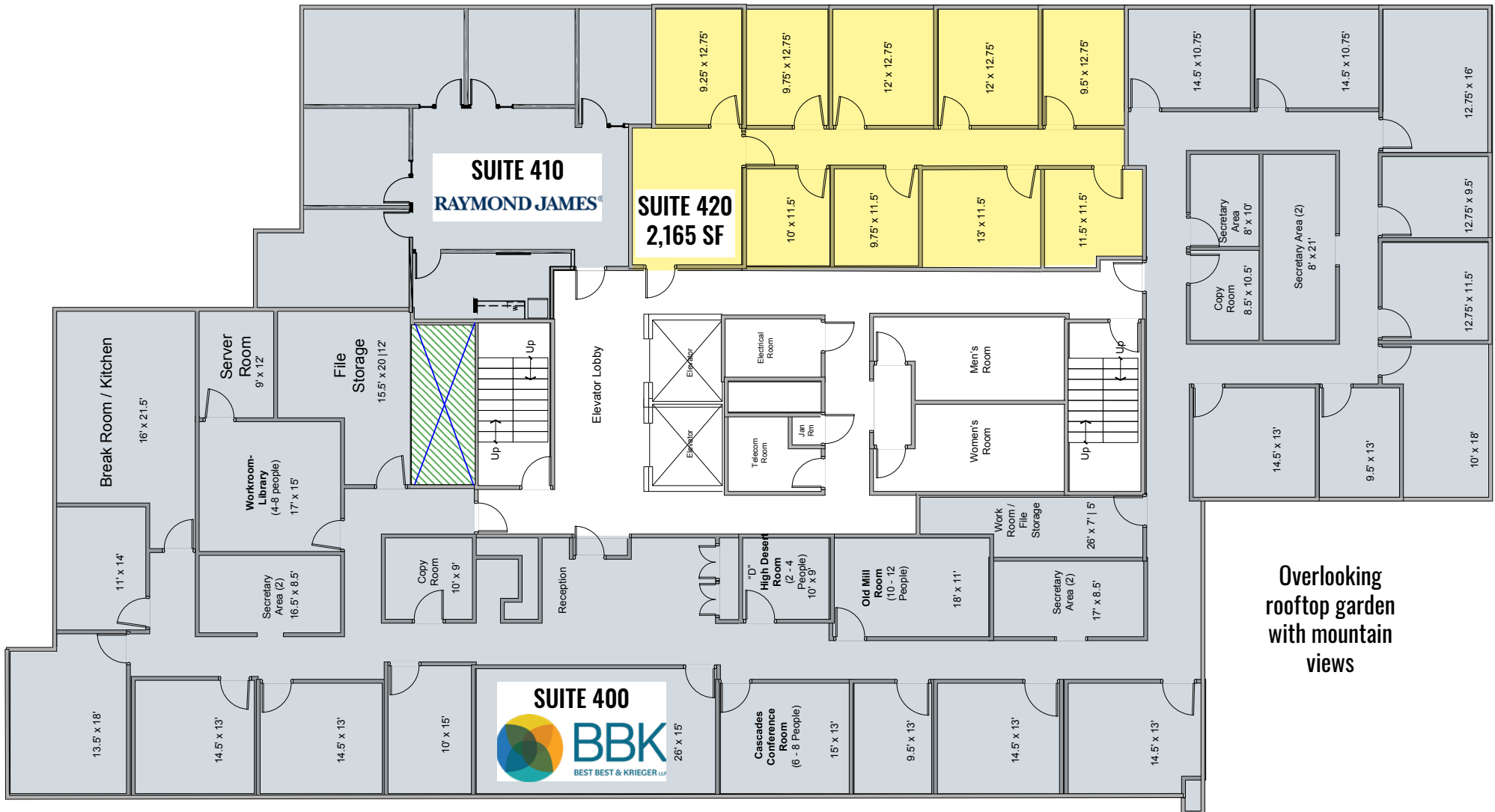


Common access to rooftop garden with mountain views

# FOURTH FLOOR PLAN

SUITE 420 | 2,165 SF | \$2.25/SF/MO. NNN

- Eight private offices
- Waiting area
- Beautiful views of Pilot Butte
- Space can be reconfigured



Overlooking rooftop garden with mountain views

# LOCATION



SAVANO

MARKET OF CHOICE

BOX FACTORY

THE JACKSTRAW  
MIXED-USE DEVELOPMENT  
313 UNITS

crux  
fermentation project

SPRINGHILL SUITES  
Marriott

TIMBER YARDS  
MIXED-USE DEVELOPMENT  
1,600 UNITS

360 BOND

DESCUTES  
BREWERY

REI

Hayden Homes  
Amphitheater

Old Mill  
DISTRICT

Residence INN  
BY MARRIOTT

REGAL  
CINEMAS

MY PLACE

Hampton

Summit Health

GROCERY  
OUTLET  
Bargain Market

RITE  
AID

360 SW BOND STREET BEND, OR 97702  
SW Reed Market Rd

# BEND, OREGON

With a population of 104,557 (2023), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

## LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



**BEST PERFORMING  
SMALL CITY IN THE U.S.**

**#1**

Milken Institute  
2017, 2018, 2019 & 2020  
(Ranked #5 in 2023 & #6 in 2024)



**FASTEST-GROWING  
CITY IN THE U.S.**

**#4**

Checkr  
2023



**HIGHEST 5-YEAR JOB  
GROWTH IN THE U.S.**

**#9**

Milken Institute  
2023

# CENTRAL OREGON

## LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

## EDUCATION

Central Oregon is well-recognized for its high-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

## AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of  
Sunshine



Miles  
of Trails



31 Breweries  
& Counting



Thriving Arts  
& Culture



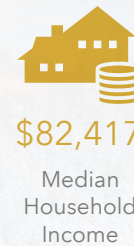
30 Golf Courses

## Demographics

### POPULATION



### INCOME



### EDUCATION



### BUSINESS



# CLASS A WEST SIDE OFFICE

360 SW BOND STREET, BEND, OR 97702



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