



# For Lease Parkway Center Office Building 2214 NE Division Street Bend, Oregon



## Prime Office Space Division Street Access - Hwy 97 Visibility

6 Year old contemporary building with exterior stone accents, lighting accents, glass doors, large windows, elevator, and rest room on both levels. One of the highest profile buildings on the north side of Bend. Suite 101 is 1,670 SF at \$1.00 p/sf/m. Suite 103 is 1,010 SF at \$0.85 p/sf/m and Suite 202 is 2,152 SF at \$0.85 p/sf/m. All leases are NNN and charges are \$0.45 p/sf/m.

Investments | Leasing | Office | Retail | Residential | Consulting  
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Located at:  
121 NW Greenwood Ave Suite 101  
Bend, OR 97701



## **2214 NE Division Street - Parkway Center Office Building**

**Suite 101 Available with 1,670 SF**

**Suite 103 Available with 1,010 SF**

**Suite 202 Available with 2,152 SF**

**Building size 8,424 SF**

**Built in 2000**

**High Traffic Count.**

**2 - 5 Year lease with NNN available**

**\*Elevator service, Bathrooms on both levels with showers.  
Located in NE Bend, bordered by the Bend Parkway.**

## **Central Oregon Facts**

Central Oregon's population has grown by an incredible 53% in the last ten years. Deschutes County has led Oregon in high technology growth (over 270%) also in the last ten years and is among the fastest growing in the United States. Transportation to and from Central Oregon includes Redmond Municipal Airport (RDM), Hwy 97 and Hwy 20 and Greyhound Bus Service. Freight transportation is mainly by ground services, but also by Burlington Northern Santa Fe Rail road and air freighter at Redmond Municipal Airport. The top three industries in Deschutes County are leisure and hospitality, education and health services, and professional and business services. The top sought after Destination Resorts are right here in Central Oregon that include Sunriver Resort, Black Butte Ranch, Eagle Crest Resort, Mt. Bachelor Resort, and Inn at the Seventh Mountain, to name a few. Bend is the place to live, play, and operate a business.



## **Central Oregon Commercial Market**

Bend's commercial market has taken off. Industrial properties increased by 473%, Commercial properties increased by 3285%, the Old Mill District increased by 687%, and Downtown Bend increased by 1600% from 1997 to 2007. Vacancy rates in Bend for industrial properties is 5.9% and office space is 11.8% from 2002 to 2007 average.



## **Central Oregon Residential Market**

Bend Oregon has appreciated 3.6 times the national rate and faster than any other city in the nation in 2006. Oregon came in fifth in the states with prices rising 13.49% for the year.

