

4TH STREET OFFICE MEDICAL
1102 NE 4th Street | Bend, OR 97701



1102 NE 4th Street is a centrally located commercial property offering approximately 2,744 +/- RSF with a layout designed to accommodate office, medical, dental, therapy, or wellness users. The property provides convenient access to downtown Bend and major eastside corridors, along with on-site parking and prominent monument signage. Its central location and flexible configuration make it a strong option for businesses seeking an accessible, established location near surrounding services and amenities.

LEASE RATE

\$2.85/SF/Mo + NNN/SF/MO

- 2,744+/- RSF
- CAMs \$0.85
- Monument Signage
- Ample Parking
- Single-tenant clinical medical facility

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PROPERTY OVERVIEW:

1102 NE 4th Street offers approximately 2,744 ± RSF of well-appointed office or medical space for lease in a convenient central Bend location. The space is currently configured with a welcoming reception area, six treatment rooms including a procedure/surgery room, three restrooms, a kitchenette, washer and dryer hookups, and sinks in five exam rooms, the procedure room, and a kitchenette. The versatile layout is well-suited for a variety of medical, dental, therapy, wellness, or professional office users. Additional property features include monument signage, dedicated on-site parking, and convenient access to downtown Bend, NE 3rd Street, Greenwood Avenue, and a wide range of nearby services and amenities.

- Approximately 2,744 +/- RSF
- Reception area
- Six treatment rooms including one procedure room
- Three restrooms
- 11 total sinks
 - 5 sinks in treatment rooms
 - 3 in bathrooms
 - 2 in lab and the patient weigh-in area
 - 1 in kitchenette
- Washer and dryer hookups
- Front and rear parking lots
- Monument signage
- Three separate entry points
- Easy access from NE 4th Street
- Central Bend location





SITE PLAN



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VICINITY MAP

LEGAL DESCRIPTION

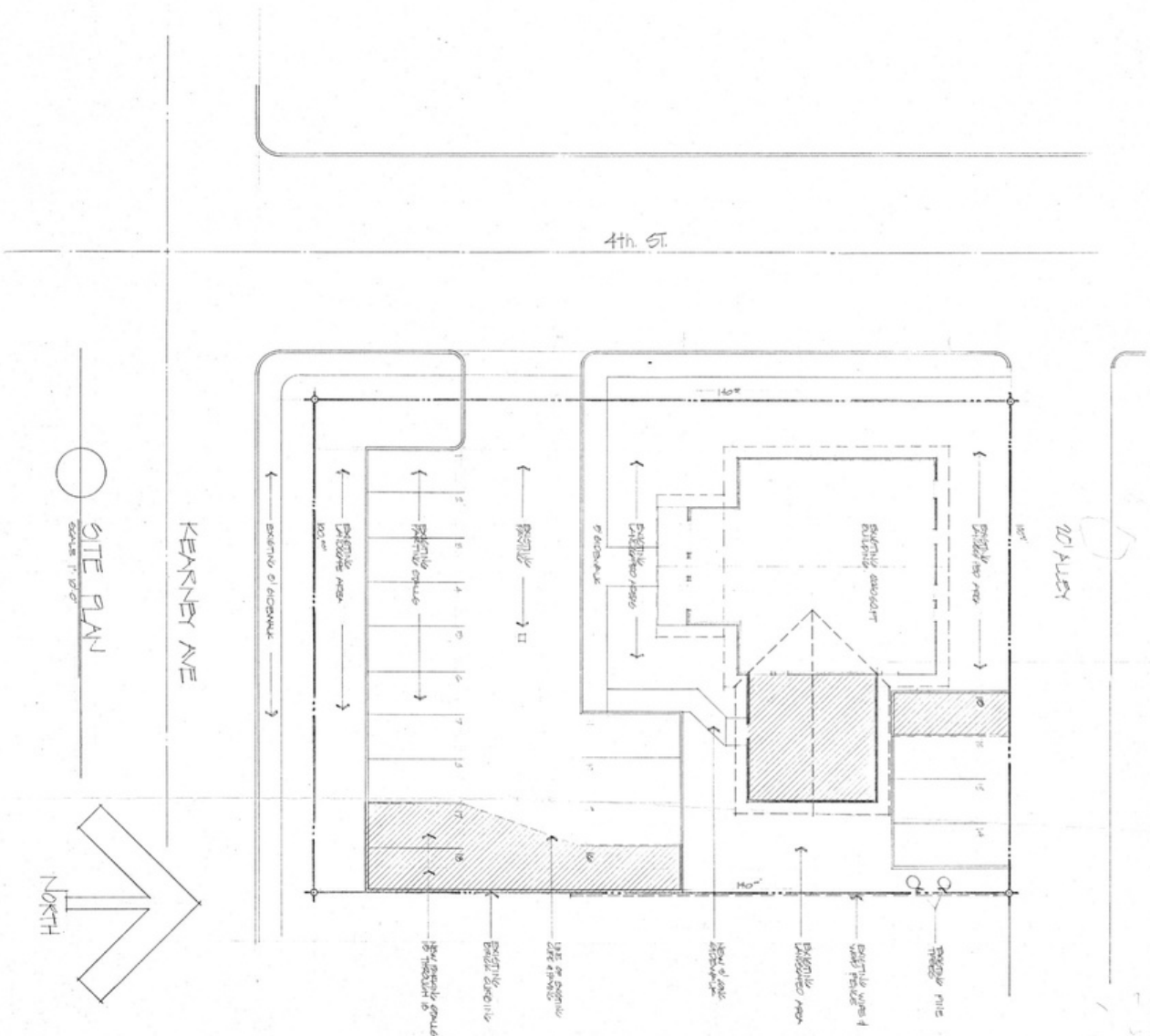
LOT 15 & 16, BLOCK 91
CENTER ADDITION
TWP NO 1716-55 E. 4
TWP NO 600

PARKING DATA

EXISTING BUILDING 2040 SQ. FT.
SPACES REQUIRED 1616 STALL
ADDITION 676 SQ. FT.
SPACES REQUIRED 416 STALLS
TOTAL SPACES REQUIRED 676 STALLS
TOTAL SPACES PROVIDED 1876 STALLS

GENERAL INFORMATION

ALL LANDSCAPING IS EXISTING. PLANTS
IN CONSTRUCTION AREA TO BE RELANDSCAPED
SHADING INDICATES NEW CONSTRUCTION



SITE PLAN

NORTH

DESIGNED BY: KIMMY CHAMBERLIN
DRAWN BY: N.E.G.
CHECKED BY: N.E.G.
DATE: 4-20-88



Deschutes
& Drafting
Design

755 N.E. 3RD ST. BEND, OREGON 97701 389-2556

TITLE: OFFICE ADDITION
MR. & DR. HETZLER
1102 N.E. 4TH ST. BEND, ORE. 97701
PHONE: 389-0400
BUILDERS: BILL JONES 389-4144

DESIGNED BY: KIMMY CHAMBERLIN
DRAWN BY: N.E.G.
CHECKED BY: N.E.G.
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