

# FOR LEASE Retail Building

937 NW WALL STREET, BEND, OREGON

# COMPASS

Commercial  
REAL ESTATE SERVICES

## HISTORIC N.P. SMITH PIONEER HARDWARE BUILDING



### *PRESTIGIOUS WALL STREET ADDRESS*

SIZE: 2,424 Usable SF

RATE: \$1.95 +/- /SF/Mo. / \$4,726.80/Mo., NNN  
\$5,357.04 Total Rent

- High visibility retail building in the heart of downtown Bend
- Next to shopping and restaurants and walking distance to Drake Park
- Brooks St. alley access for deliveries
- Zoned CBD (Central Business District)
- Low CAMs — estimated at \$0.26 +/- /SF/Mo.
- Building is the last remaining original wood structure from old Bend — Built in 1909
- Additional storage possible



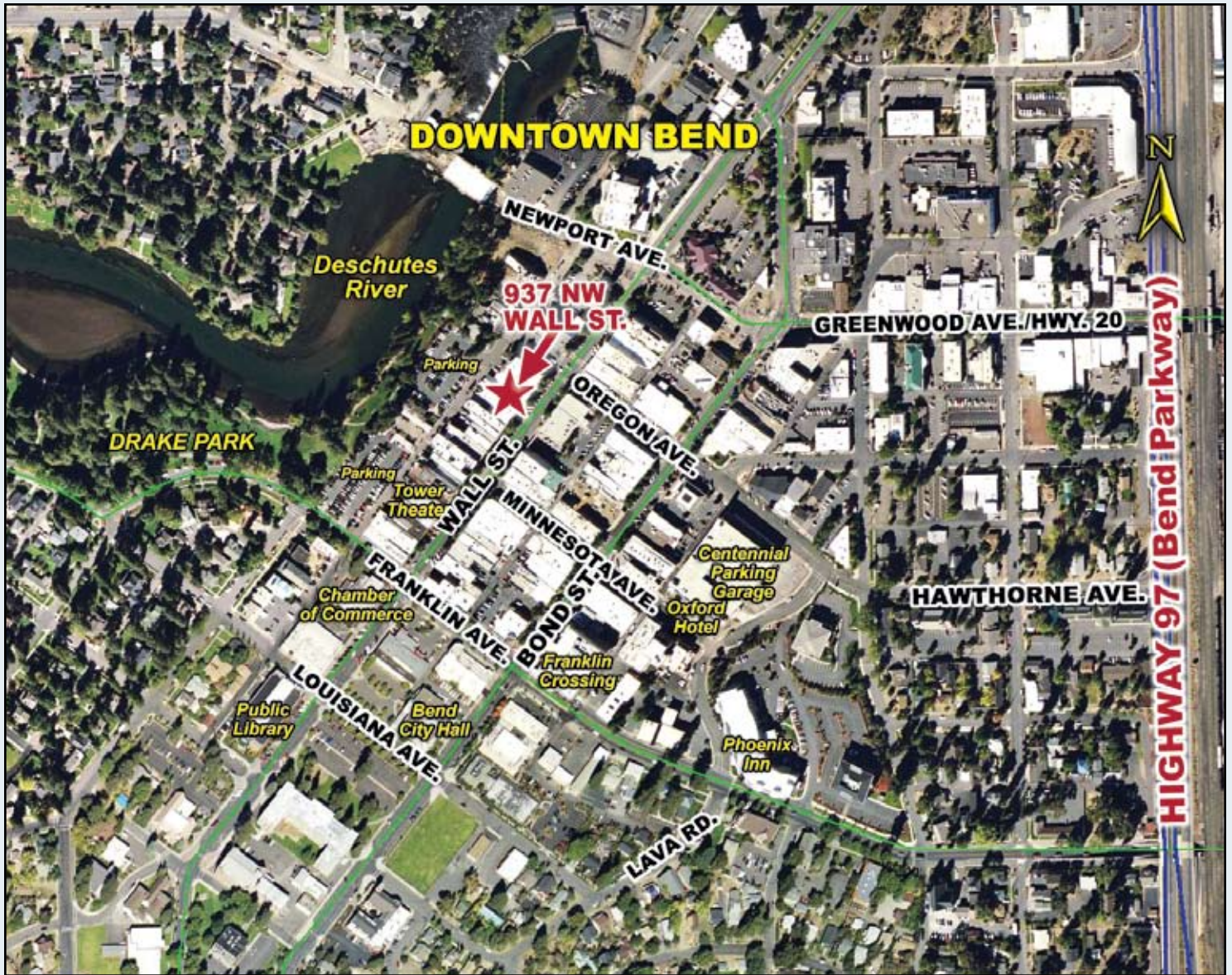
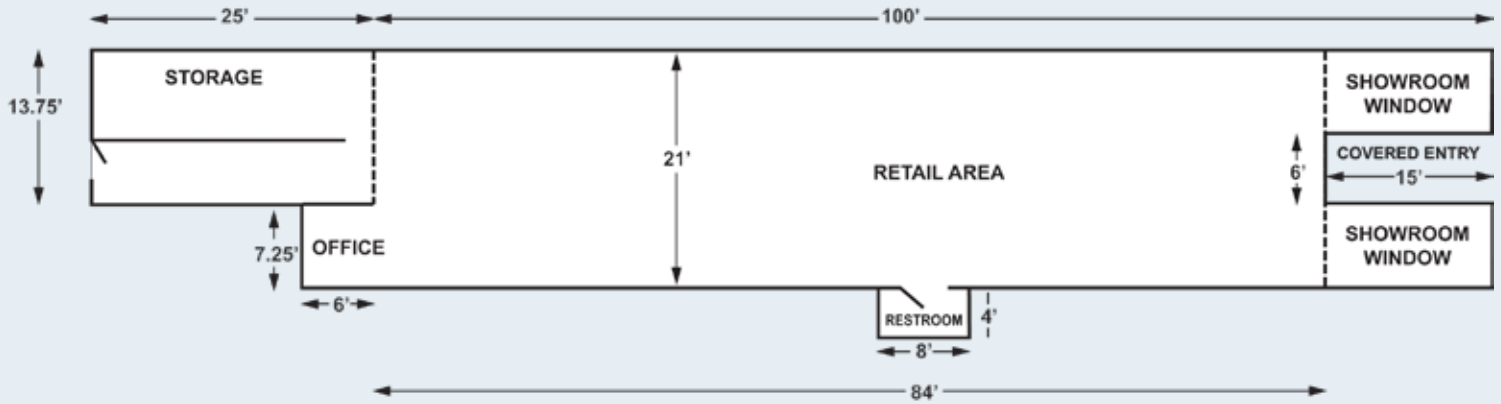
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Floor Plan



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Navigating Your Success