

# THE QUAD

AT SKYLINE RIDGE



**CLASS A OFFICE SPACE**

***1777 SW CHANDLER AVE., BEND, OR 97702***

**COMPASS**   
**COMMERCIAL**

**REAL ESTATE**  
SERVICES

# THE QUAD

AT SKYLINE RIDGE

The Quad at Skyline Ridge is a Class A office and clean industrial building in scenic Bend, OR. It is located on Bend's west side adjacent to the new OSU-Cascades college campus. The entire building has been completely remodeled and features glass entries to most suites, a catwalk on the second floor, Ben Hull custom artwork and furniture, and Class A modern finishes throughout.

The Quad is comprised of Class A office and high-quality industrial suites. The building features a mix of executive offices and full-size office suites between 157 - 8,824 SF with an architecturally pleasing common area hallway and entrance, kitchen, lunch room and elevator. The building NNN fees will be in alignment with other similar Class A office buildings in the area.

The building is well parked and has plenty of power making it an ideal choice for modern day tech companies who need office space for their headquarters.

**These suites have a sublease through June 20, 2029. If you are interested in office space, contact us today!**



## AVAILABLE OFFICE SUITES

SUITE	LOCATION	RSF	LEASE RATE	DESCRIPTION
<b>115</b>	1 <sup>ST</sup> FLOOR	8,422	\$1.75/SF/Mo. NNN	1 <sup>ST</sup> FLOOR EXECUTIVE OFFICE
<b>261</b>	2 <sup>ND</sup> FLOOR	987	\$3.50/SF/Mo. MG	2 <sup>ND</sup> FLOOR EXECUTIVE OFFICE
<b>263</b>	2 <sup>ND</sup> FLOOR	511	\$3.50/SF/Mo. MG	2 <sup>ND</sup> FLOOR EXECUTIVE OFFICE
<b>265</b>	2 <sup>ND</sup> FLOOR	511	\$3.50/SF/Mo. MG	2 <sup>ND</sup> FLOOR EXECUTIVE OFFICE
<b>267</b>	2 <sup>ND</sup> FLOOR	383	\$3.50/SF/Mo. MG	2 <sup>ND</sup> FLOOR EXECUTIVE OFFICE
<b>269</b>	2 <sup>ND</sup> FLOOR	264	\$3.50/SF/Mo. MG	2 <sup>ND</sup> FLOOR EXECUTIVE OFFICE
<b>261-269</b>	2 <sup>ND</sup> FLOOR	3,905	\$1.75/SF/Mo. NNN	2 <sup>ND</sup> FLOOR EXECUTIVE OFFICE

# PROPERTY HIGHLIGHTS

## PROPERTY INFORMATION

<b>Address</b>	1777 SW Chandler Ave., Bend, OR
<b>Tax Lot</b>	181206C001800
<b>Parcel Size</b>	9.78 AC
<b>CAMs</b>	Est. at \$0.71/SF/Mo.
<b>Zoning</b>	MU – Mixed Urban
<b>Total Rentable SF</b>	80,606
<b>Year Built</b>	2000
<b>Number Of Stories</b>	2
<b>Parking Ratio</b>	3:1,000 (unassigned)
<b>Office Class</b>	A
<b>Approved Uses for Office Suites</b>	Offices and clinics, government offices, retail sales and service, restaurants, broadcasting studio, institution of higher education, and production businesses

## THE QUAD MAJOR TENANT LIST



**OFFICE SPACE  
IN THE HEART OF  
BEND'S WEST SIDE**



**TOTAL EXTERIOR AND  
INTERIOR REMODEL  
COMPLETE**



**4 FULL KITCHENETTES  
WITH BARSTOOL SEATING  
AND LOUNGE AREAS**



**SITUATED IN THE  
MIDDLE OF BEND'S  
OUTDOOR MECCA**



**EASY ACCESS TO  
RESTAURANTS AND SHOPS  
ALONG CENTURY DRIVE**



**NEAR GREAT HIKING TRAILS,  
THE CASCADE LAKES AND  
MT. BACHELOR**



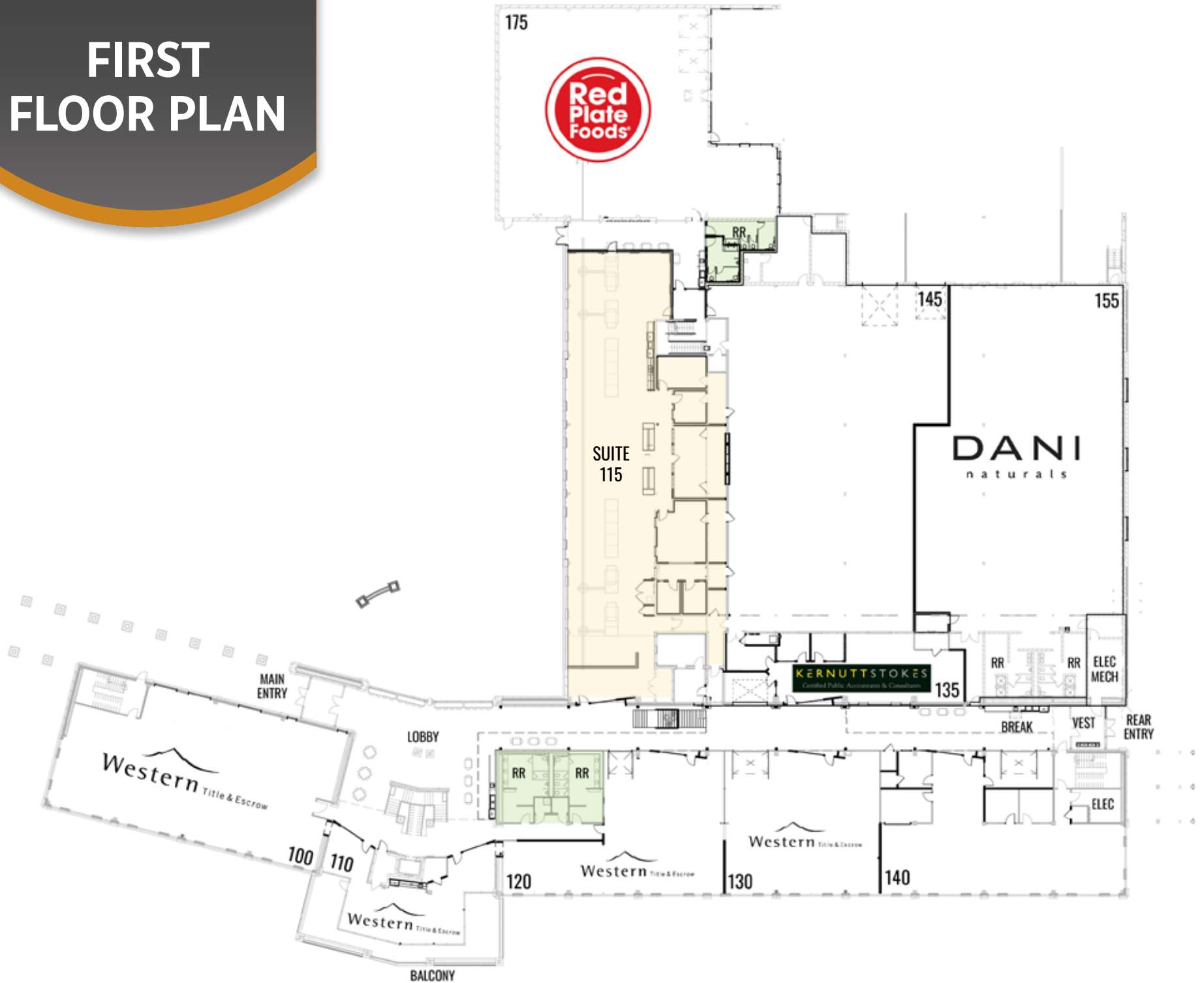
**STUNNING VIEWS FROM  
THE SECOND FLOOR**



**PRIME WEST SIDE  
LOCATION NEAR  
OSU-CASCADES**



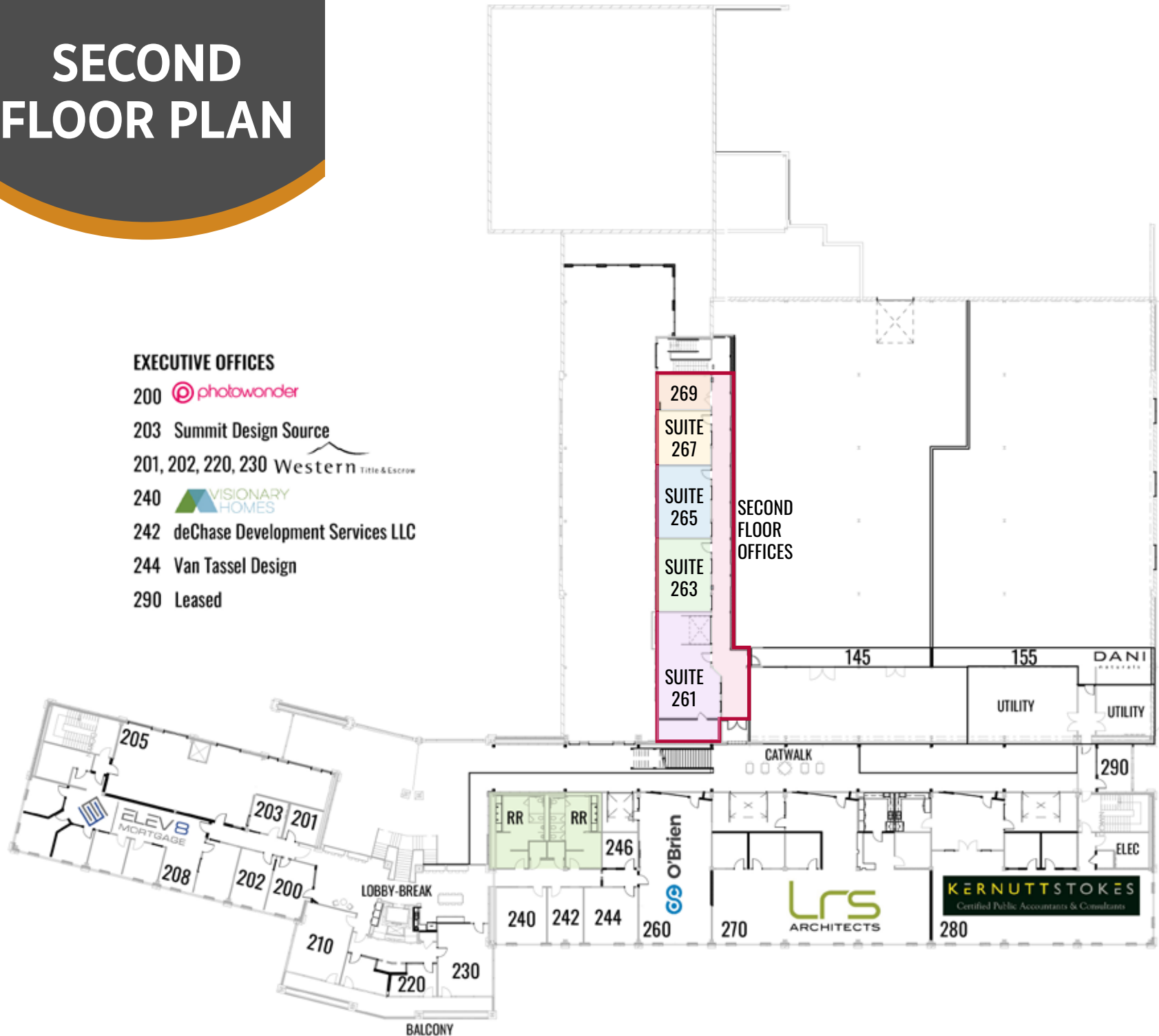
# FIRST FLOOR PLAN



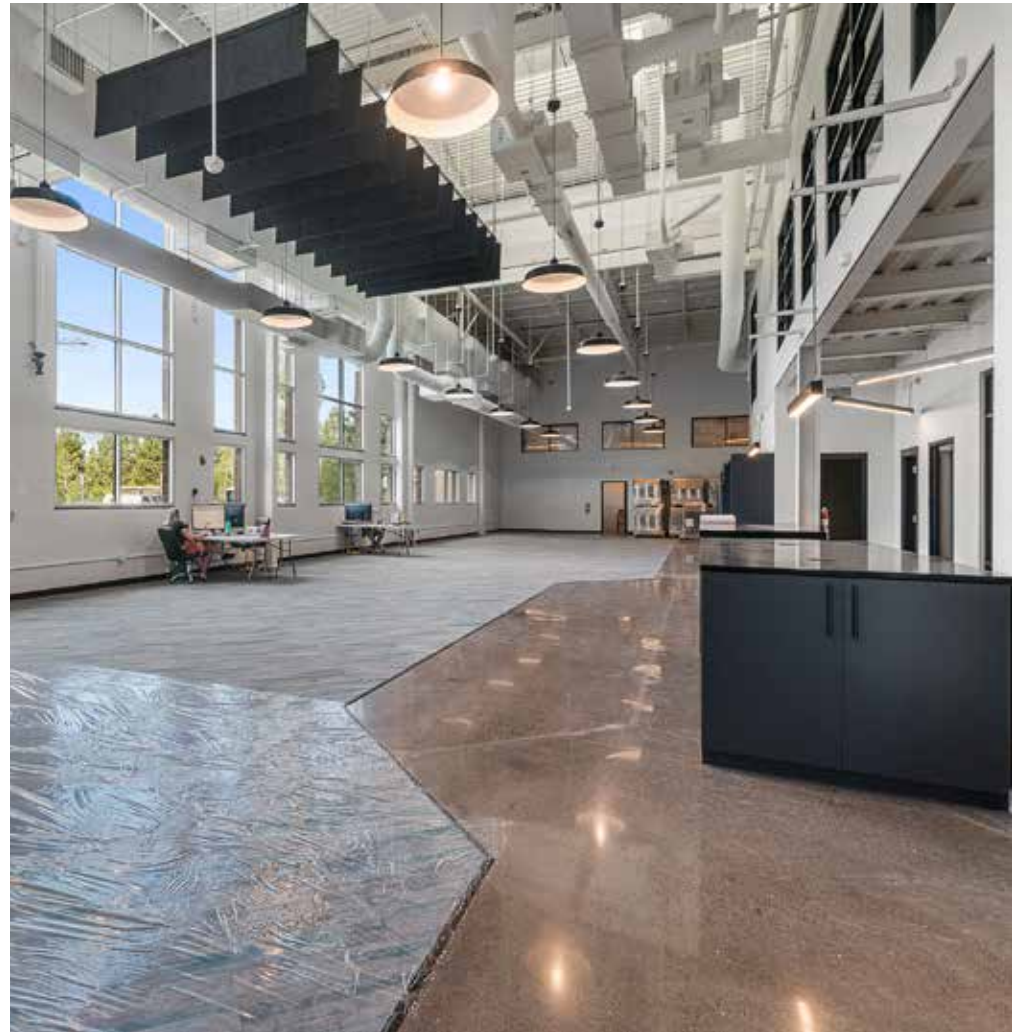
# SECOND FLOOR PLAN

## EXECUTIVE OFFICES

- 200  photowander
- 203  Summit Design Source
- 201, 202, 220, 230  Western Title & Escrow
- 240  VISIONARY HOMES
- 242  deChase Development Services LLC
- 244  Van Tassel Design
- 290 Leased



# SUITE 115



# SUITE 115

8,422 SF RSF | RATE: \$1.75/SF/MO. NNN

- Class A office suite
- Private offices, large open work area, conference room, reception, and break area
- Panoramic views on second floor suites
- Shared common areas, including kitchen
- CAMs est. at \$0.73/SF/Mo. NNN

## 1<sup>ST</sup> FLOOR OFFICE



# 2<sup>ND</sup> FLOOR OFFICES





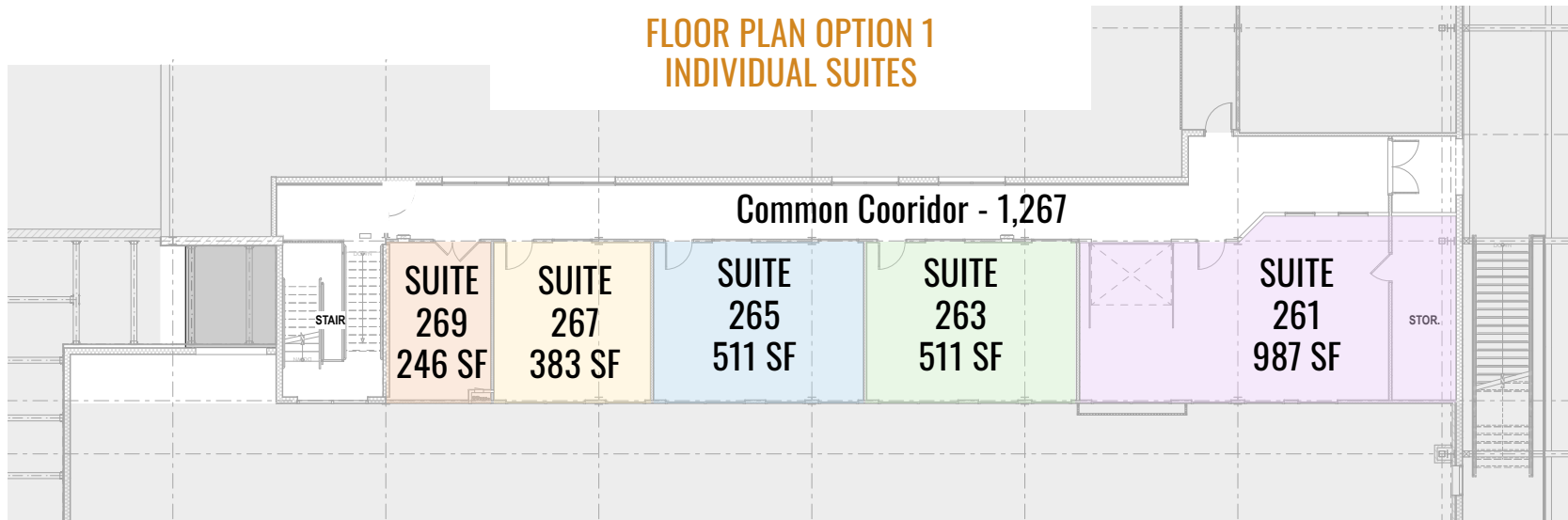
# 2<sup>ND</sup> FLOOR EXECUTIVE OFFICES

INDIVIDUAL SUITES: 246-987 RSF | RATE: \$3.50/SF/MO. MG

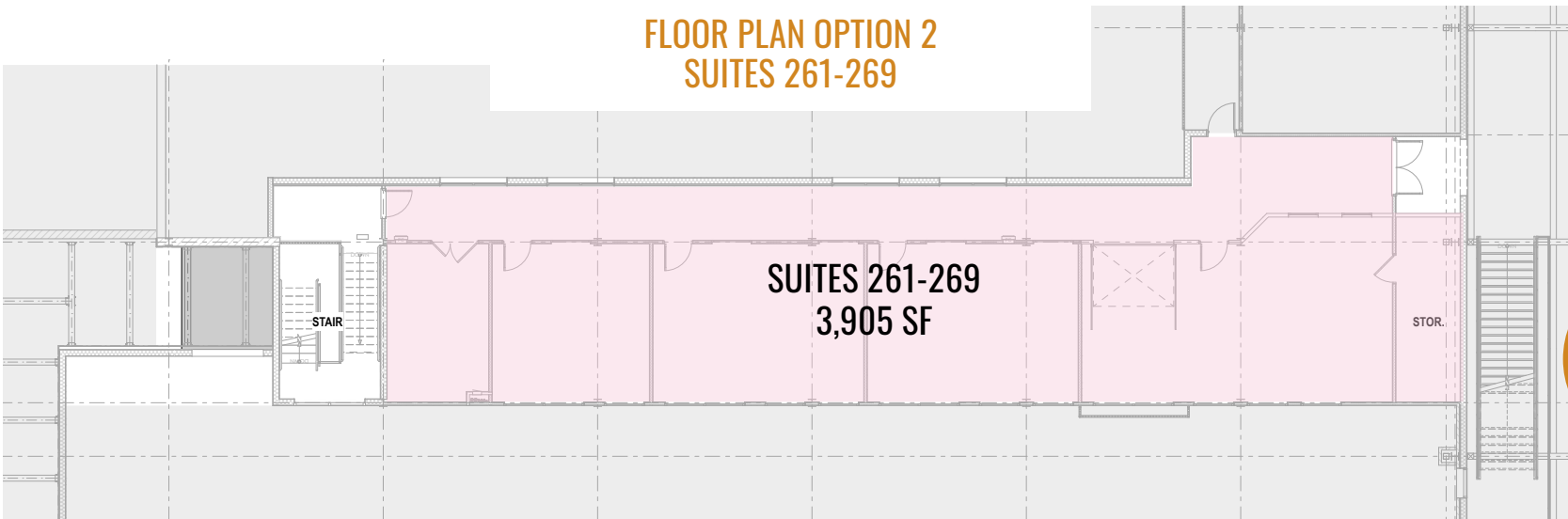
SUITES 261-269: 3,905 RSF | RATE: \$1.75/SF/MO. NNN

- Class A executive office suites
- Panoramic views on second floor suites
- Shared common areas, including kitchen
- Option to lease suites individually or together
- TI allowance to install door and wall system at the north end of the hallway if leasing full second floor

FLOOR PLAN OPTION 1  
INDIVIDUAL SUITES



FLOOR PLAN OPTION 2  
SUITES 261-269



# COMMON AREAS





# LOCATION OVERVIEW



THE NEST  
APARTMENTS

**THE QUAD**  
AT SKYLINE RIDGE

Oregon State University  
**Cascades**

TownePlace  
SUITES  
Marriott

THE HAVEN  
RESIDENCES

Lifty's

BWP PREMIER  
BEST WESTERN.

Seven Peaks  
Elementary  
School

Cascade  
Middle  
School

Mt Bachelor

ATHLETIC CLUB OF BEND

TOUCHMARK  
SINCE 1976

PINE RIDGE INN  
HOTELS & SUITES

Jersey Mike's  
Wendy's  
FINE MTB SPORTS

WESTSIDE YARD

SAFEWAY

UPS  
PACIFIC  
STARBUCKS  
SAMPOLLA BANK

Parks & Rec  
Pavillion

DESCHUTES  
BREWERY

Hayden Home  
Amphitheatre

Hampton

Riverbend  
Park

Deschutes River  
Farewell  
Bend Park

SW REED MARKET RD

SW CENTURY DR  
SW COLUMBIA ST

SW SIMPSON AVE  
SW CYBER DR

SW EMKAY DR

SW COLORADO AVE

SW COLUMBIA ST

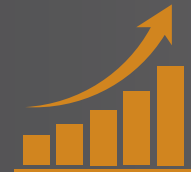
CASCADE LAKES SCENIC BYWAY



## APPEALING WEST SIDE LOCATION

The Quad at Skyline Ridge is ideally located on Bend's desirable west side, where people want to live, work and explore. There is a great business mix in this area including other tech centers and coworking spaces making collaboration easy in this sector. OSU-Cascades is 1/4 mile from The Quad with shops and restaurants just beyond on Century Drive. Mt Bachelor and Phil's Trailhead are a short drive away for outdoor enthusiasts to enjoy.





## BURGEONING AREA

The Milken Institute ranked the Bend Metro as the Best Performing Small City in the nation in 2020 for the fifth consecutive year. The report cites unmatched five-year job and wage growth, strong high-tech performance and substantial investment in its knowledge economy with the Oregon State University-Cascades Innovation Co-Lab, an incubator and educational resource for entrepreneurs. The Bend Metro boasts a 3.6% unemployment rate and projected job growth of 55.7%, compared to a national average of just 33.5%, over the next ten years.



## BEND, OREGON

With a population of 108,821, Bend is the seventh-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

### LIFESTYLE DESTINATION

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers seeking amenities typically associated with larger metropolitan areas but also outdoor recreational pursuits, a beautiful setting and an accessible community feeling. As such, the city attracts families and entrepreneurs from all the West Coast metro areas as well as other major population centers. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. Bend also offers a thriving arts and culture scene, and the city's beer brewing industry and restaurants are a draw for tourists and locals alike.



Skiing at Mt. Bachelor



Downtown Bend



OSU-Cascades

# BEND, OREGON SUBMARKET



**JOB GROWTH**  
**12%**  
Projected by 2029

**IN-MIGRATION**  
**7,000**  
New residents per year

**TOURISM**  
**4.5M**  
Visitors come every year

## DEVELOPMENT

Economically, Bend started as a logging town in 1904, but began a transition to a more varied, sustainable economy in the 1980's when it became apparent that the lumber mills would no longer be vital. However, those mills which were such a vital part of Bend history have been renovated and turned into Bend's most popular shopping and dining destinations, the Old Mill District and the Box Factory.

Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce is a draw for many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated and in the small to midsize range, typically with 10 to 50 employees. Some of the area's top employers include St. Charles Health System, Les Schwab, Facebook, Sony, G5 Search Marketing, Laird Superfood, Deschutes Brewery, Hydro Flask, and Lonza (formerly Bend Research). These companies provide solid employment and bring in vital traded-sector dollars to Bend's economy.

A driving force for our economic performance is a collaborative and inclusive entrepreneurial community. This is supported via the number of new business registrations, which has outpaced far larger cities. Bend registered one new business for every 26 residents in 2018 - nearly twice the state average. (SOURCE: EDCO Central Oregon Profile)



# CENTRAL OREGON

Central Oregon has led Oregon's population growth over the last two decades and continues to be one of the fastest growing areas of the country. For ten consecutive years Central Oregon has led the state in job growth, creating a region that is characterized by dynamic small businesses and entrepreneurial activity. The area boasts strong clusters in high technology (software, hardware and energy), advanced manufacturing, biosciences, renewable energy, brewing and distilling, value-added food products and recreation equipment.

For most residents Central Oregon is a lifestyle choice, offering a friendly environment, year-round recreation options and world-class amenities. The region is served by Roberts Field, a commercial airport offering service at Redmond Municipal Airport.

## ECONOMY

Central Oregon has a reputation for welcoming new and relocating businesses without sacrificing workforce, talent, quality healthcare, transportation or infrastructure. A driving force behind the region's economic performance is a collaborative and inclusive entrepreneurial community, demonstrated by the high number of new business registrations, which outpaces far larger cities. Bend, Oregon registered one new business for every 26 residents in 2018 – nearly twice the state average.

Given its size, Central Oregon boasts a high number of community resources and assets available to new and growing businesses, including the largest angel conference in the West, the Bend Venture Conference. Additionally, Oregon's overall business costs rank significantly lower than its neighbors to the north and south. Average electricity rates, natural gas rates, state and local sales tax rates and business tax climates in particular are significantly lower than other states in the Pacific Northwest.



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



Redmond Municipal Airport



## 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 level of education, with some of the best K-12 public schools in the nation. Additionally, the region's higher education opportunities abound. From Oregon State University-Cascades' recent expansion to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.



**30 GOLF COURSES**



**MILES OF TRAILS**



**THRIVING ARTS & CULTURE**



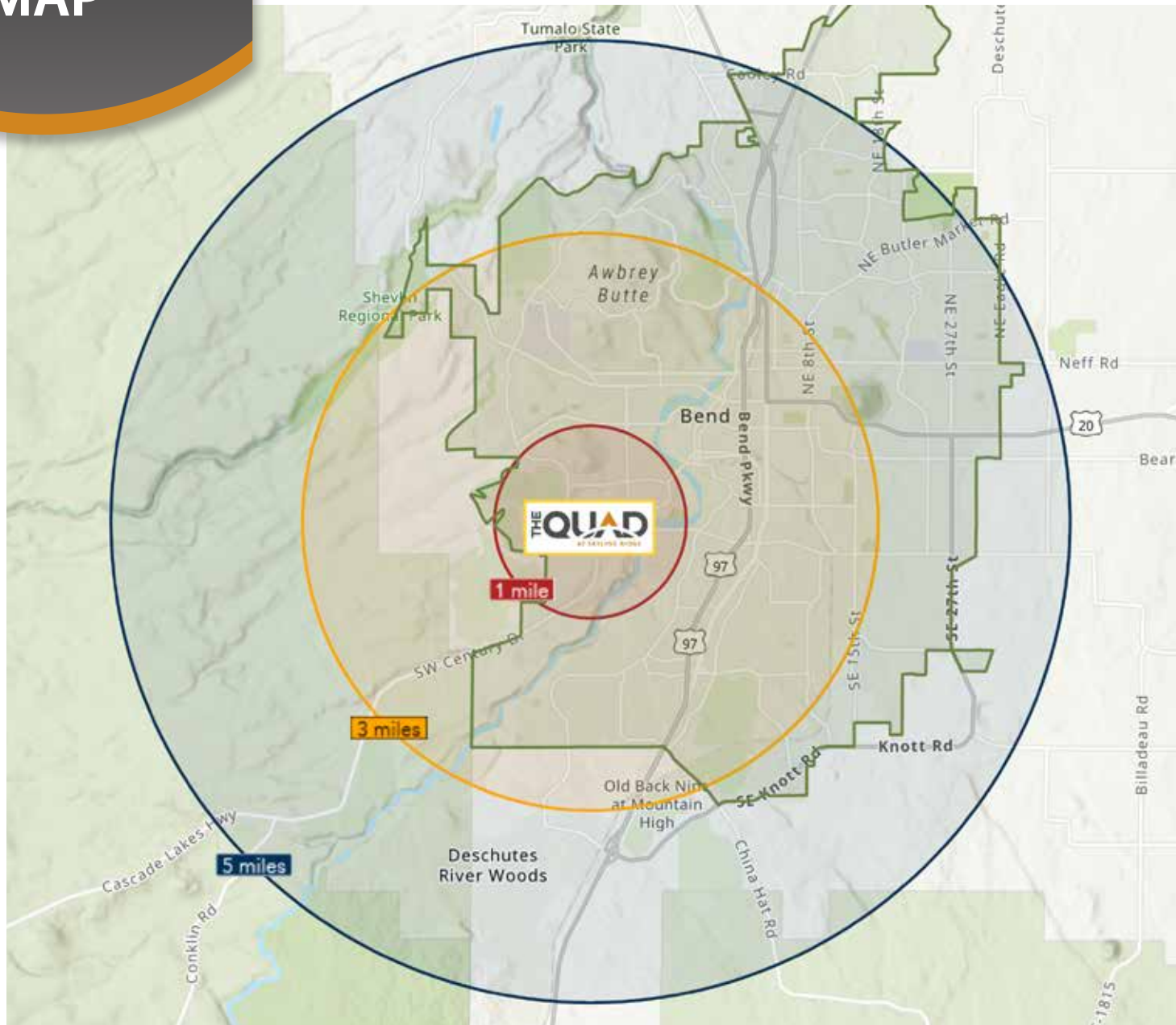
**33 BREWERIES & COUNTING**



**300 DAYS OF SUNSHINE**



# DEMOGRAPHIC MAP



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	Bend, OR	
POPULATION	2021 Total Population	5,428	54,567	104,802	94,911
	2021 Daytime Population	8,633	61,792	111,264	104,363
	2026 Population	6,296	60,317	115,349	105,886
	2010-2020 Growth Rate	2.01%	2.05%	2.13%	2.34%
	2021-2026 Growth Rate	3.01%	2.02%	1.94%	2.21%
	2021 Median Age	44.1	39.0	39.5	38.6
HOUSEHOLDS	2021 Households	2,291	22,616	42,876	38,827
	2026 Households	2,665	24,965	47,157	43,174
	2010-2020 Growth Rate	1.80%	1.95%	2.08%	2.18%
	2021-2026 Growth Rate	3.07%	2.00%	1.92%	2.15%
	2021 Avg. Household Size	2.36	2.40	2.42	2.42
INCOME	2021 Avg. Household Income	\$121,625	\$102,454	\$98,256	\$87,676
	2021 Med. Household Income	\$82,725	\$74,757	\$75,416	\$66,149
	2021 Per Capita Income	\$51,151	\$42,298	\$40,269	\$35,831
HOUSING	2021 Avg. Home Value	\$598,479	\$474,334	\$458,676	\$461,724
	2021 Housing Units	2,870	25,597	47,313	43,554
	2021 Vacant Housing Units	579	2,981	4,437	4,727
	2021 Owner Occupied Units	1,590	14,753	28,179	22,715
	2021 Renter Occupied Units	701	7,863	14,697	16,112
EDUCATION	2021 Population Age 18+	4,404	42,942	82,579	74,040
	High School Diploma	394	4,820	11,335	10,045
	Bachelor's Degree	1,271	11,396	20,108	19,016
	Graduate/Professional Degree	1,204	7,897	12,921	10,539
LABOR	2021 Businesses	587	4,223	5,921	5,584
	2021 Employees	6,495	34,442	55,569	53,636
	2021 Unemployment Rate	6.8%	4.9%	5.3%	3.3%





# THE QUAD

AT SKYLINE RIDGE

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