

NORTHWEST CROSSING OFFICE/FLEX COMPLEX

FOR SALE | 2 BUILDINGS | \$2,950,000 | 8,342 SF



593 & 595 NW YORK DRIVE & 2789 NW CLEARWATER DRIVE | BEND, OR 97703

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**



NORTHWEST CROSSING OFFICE/FLEX COMPLEX

LOCATED IN THE HEART OF NORTHWEST BEND

This unique offering presents an exceptional opportunity for owner-users or investors seeking premium office/flex space in Bend's highly desirable Northwest Crossing district. The property consists of two modern, Green Built two-story buildings totaling approximately 8,342 square feet, thoughtfully designed with quality finishes and energy-efficient systems.

Both buildings feature flexible layouts ideal for a variety of users. Each building has its own dedicated parking lot and multiple private entrances, allowing for independent operation or multi-tenant use. The existing month-to-month leases provide an attractive option for investors to maintain a revenue stream or for owner-users to occupy a space that suits their needs.

The interiors include private offices filled with natural light, conference and meeting rooms, kitchen and break areas, and custom wood cabinetry throughout. The buildings incorporate clean air filtration systems, air-to-water heat pump HVAC, and insulated construction for enhanced comfort and efficiency. Exterior highlights include low-water landscaping and high-efficiency windows that complement the Northwest contemporary design.

Strategically located near Summit High School, Central Oregon Community College, and the Grove Food Hall, this property offers excellent accessibility and strong visibility within one of Bend's most active mixed-use areas. This office/flex complex presents a rare and versatile investment or owner-user opportunity in one of Bend's premier neighborhoods.



BUILDING 1

BUILDING HIGHLIGHTS

- ADA accessible bathrooms
- Upstairs features wood floors, glass tile entry, built-in shelving, and two storage rooms (not included in SF)
- Downstairs features two sets of suites
- Clean air filtration system and humidity control
- Insulated concrete form first floor walls for sound ablation from street and below ground wall insulation
- Custom cabinetry and abundant storage
- High efficiency windows
- Separate parking lot for each building
- Short-term leases in place
- Option for new owner to issue tenants new leases

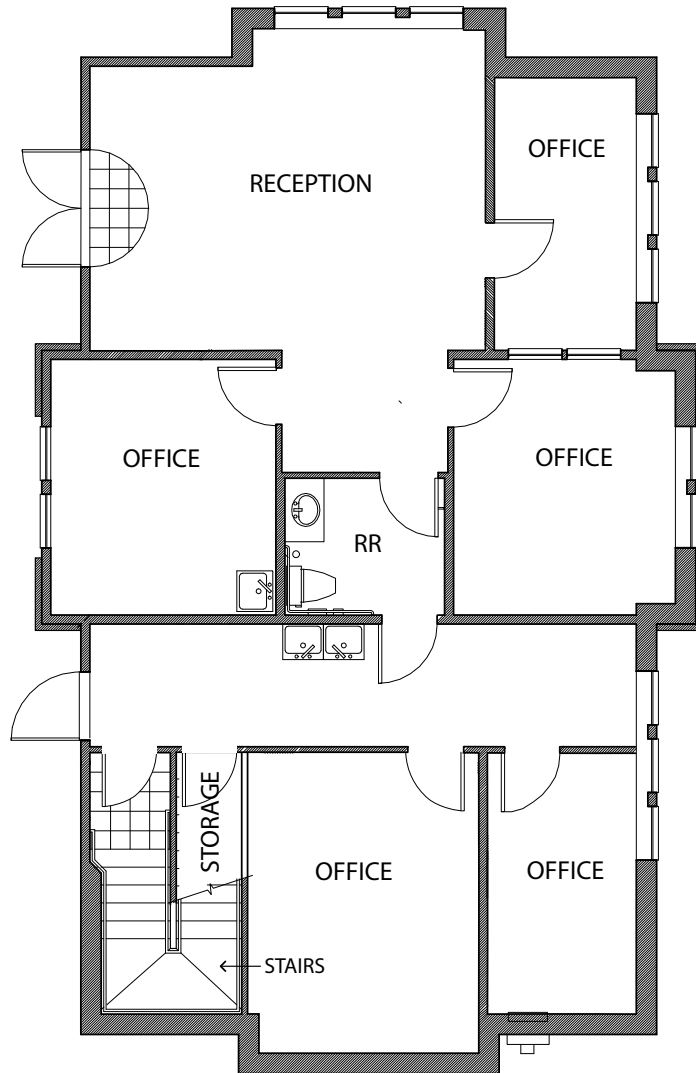


BUILDING 1

First Floor Address	2789 NW Clearwater Dr., Bend, OR 97703
Second Floor Address	595 NW York Dr., Bend, OR 97703
Building Size	3,460 SF
Price Per SF	\$353
Year Built	2005
Zoning	Northwest Crossing Industrial Employment District Overlay

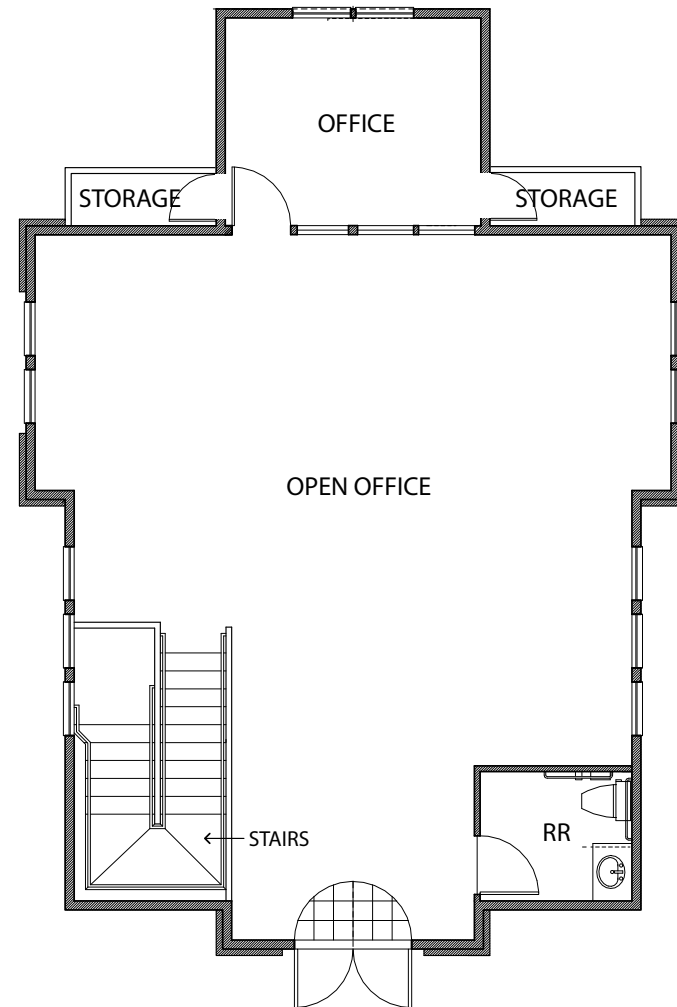


FLOOR PLAN - BUILDING 1



FIRST FLOOR | 2789 NW CLEARWATER DR

Floor plan is approximate



SECOND FLOOR | 595 NW YORK DR

Floor plan is approximate



BUILDING 2

BUILDING HIGHLIGHTS

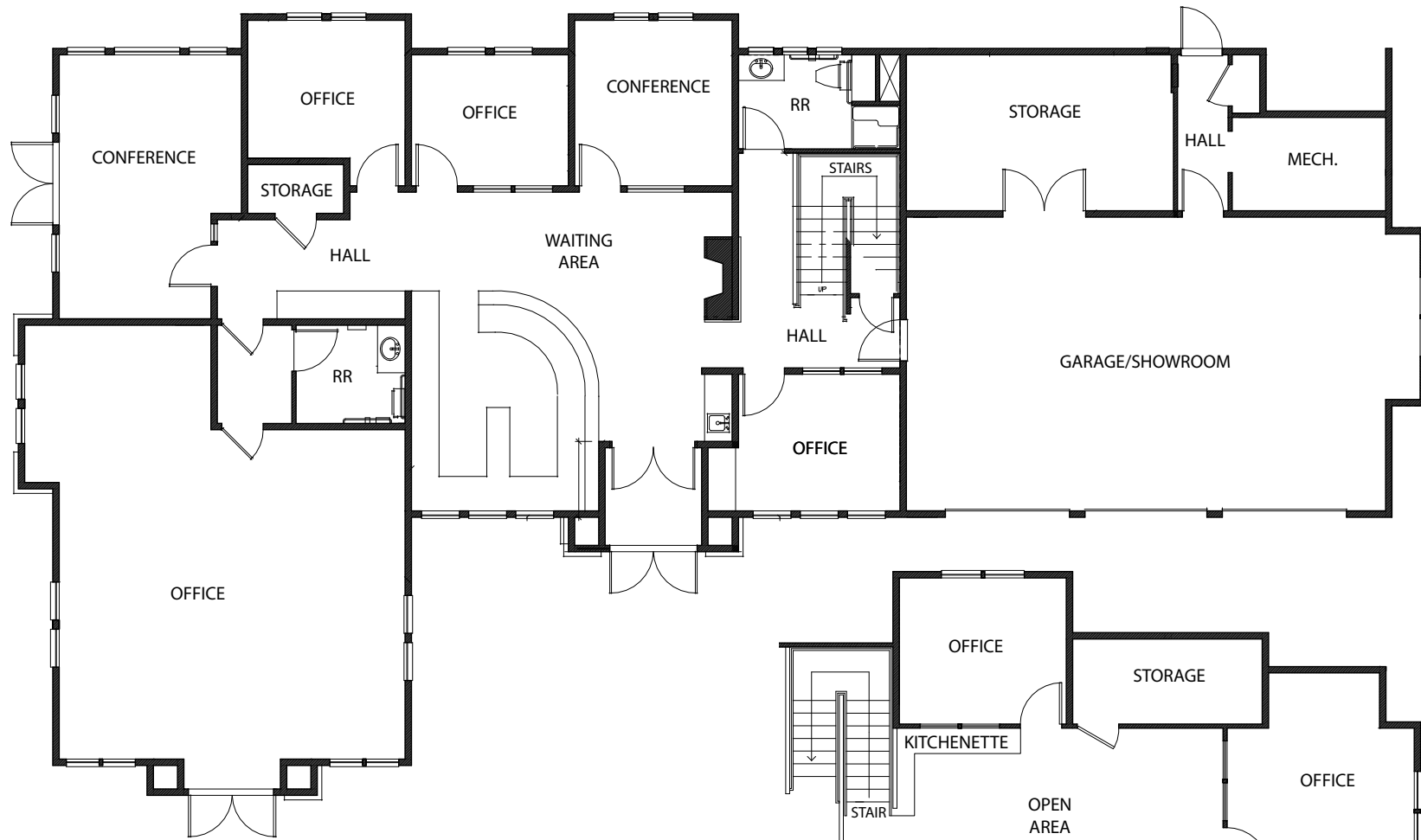
- 7 private offices with abundant natural light
- 1 private office suite with tiled bath and built-in shower
- 10-person meeting room
- Upstairs kitchen and employee sitting area
- Custom reception area cabinetry and granite counter tops with fireplace sitting area
- Low water use drip irrigation and xeriscaping with native plants
- Clean air filtration system and humidity control
- Heating and cooling system integrated with air-to-water heat pumps
- Separate parking lot for each building
- Short-term leases in place
- Option for new owner to issue tenants new leases



BUILDING 2	Address	593 NW York Dr., Bend, OR 97703
	Building Size	4,882 SF
	Price Per SF	\$353
	Year Built	2005
	Zoning	Northwest Crossing Industrial Employment District Overlay



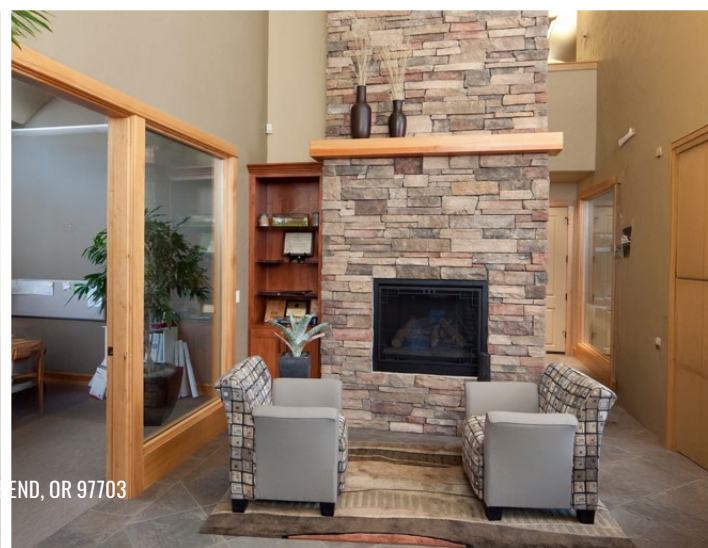
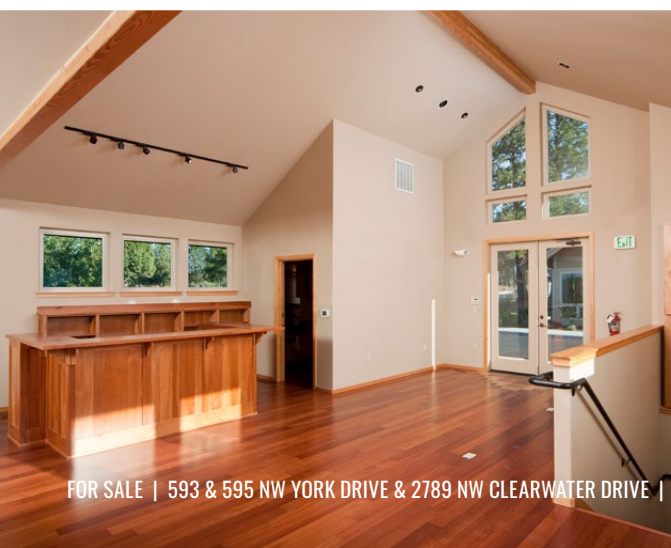
FLOOR PLAN - BUILDING 2



FIRST FLOOR | 593 NW YORK DR
Floor plan is approximate

SECOND FLOOR | 593 NW YORK DR
Floor plan is approximate

BUILDING PHOTOS



FOR SALE | 593 & 595 NW YORK DRIVE & 2789 NW CLEARWATER DRIVE | TEND, OR 97703

LOCATION



Discovery Park

Range Apartments

Community Garden



High Lakes Elementary School



GROVE FOOD HALL

Compass Park

Summit High School

DISTRICT 2



YORK & CLEARWATER



Pacific Crest Middle School

DISTRICT 2 WEST



New Coworking Space

DISTRICT 2 EAST



3.5 MILES
DOWNTOWN BEND

2 MILES

BEND, OREGON

With a population of 103,254 (2022), Bend is the sixth-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.



**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 level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to 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



30 Breweries
& Counting



Thriving Arts
& Culture



30 Golf Courses

Demographics

POPULATION



265,406

2024 Total
Population (Esri)



284,916

2029 Total
Population (Esri)



1.43%

2023-2028 Growth
Rate (Esri)

INCOME



\$82,417

Median
Household
Income



\$49,792

Per Capita Income



\$321,836

Median Net Worth

EDUCATION



6%

No High School
Diploma



22%

High School
Graduate



32%

Some College



39%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,695

Total Businesses



106,200

Total Employees



3.8%

Unemployment Rate



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