

CHUKAR POINT OFFICE BUILDING

FOR SALE

267 NE 2ND ST
PRINEVILLE, OR

Now offered at \$1,090,000

Price Reduced



Ryan Amerongen, CCIM
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REMAX
COMMERCIAL

CHUKAR POINT BUILDING

Fully Leased Multi Tenant Office Building

276 NE 2nd St., Prineville, OR

Building Size: 4,595 SF

Lot Size: .21 AC

Year Built: 2005

Price: \$1,150,000

Price/SF: \$237/SF

Cap Rate: 7%

Tenancy: Fully leased through
the end of 2025 (9 suites)

- Consistent strong leasing demand - one of few nice professional office buildings in Prineville with smaller office suites for individuals or small teams
- Centrally located in downtown Prineville with easy access to local amenities.
- Located in an Opportunity Zone
- Low historic turnover within the building
- Onsite parking lot with 12 spaces, plus ample street parking in front of the property.
- Equipped with an elevator and sprinklers throughout the building.
- Well-built and meticulously maintained.



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ABOUT PRINEVILLE

Prineville represents a dynamic blend of small-town heritage and forward-thinking economic development, making it a compelling location for investment. As the oldest city in Central Oregon, Prineville has long been rooted in agriculture, forestry, and manufacturing, but recent decades have seen a remarkable transformation. With strong leadership and a pro-business climate fostered by local and regional partners like Economic Development for Central Oregon (EDCO), Prineville has become a strategic hub for innovation and industry in the Pacific Northwest.

A key highlight of Prineville’s economic trajectory is its emergence as a center for data infrastructure. Global tech giants Meta (Facebook) and Apple have chosen Prineville for large-scale data center operations, drawn by a combination of affordable land, low energy costs, renewable power availability, and efficient permitting processes. These developments have not only driven job creation and tax revenue but have also catalyzed supporting industries ranging from construction to high-tech services, creating a stable and growing ecosystem for business.

Prineville also offers a cost-effective alternative to larger metropolitan areas while retaining access to major transportation corridors, including U.S. Route 26 and proximity to Redmond Municipal Airport. The city is served by a municipally owned railway and an enterprise zone, which offers significant tax incentives for qualifying businesses. Additionally, the community actively supports workforce development through partnerships with local schools, Central Oregon Community College, and regional training initiatives, ensuring a pipeline of skilled labor for diverse industries.

26,583

POPULATION

550

PRIVATE FIRMS

\$416k

MEDIAN HOME
VALUE

+2.5%

YOY JOB GROWTH
RATE

21.9%

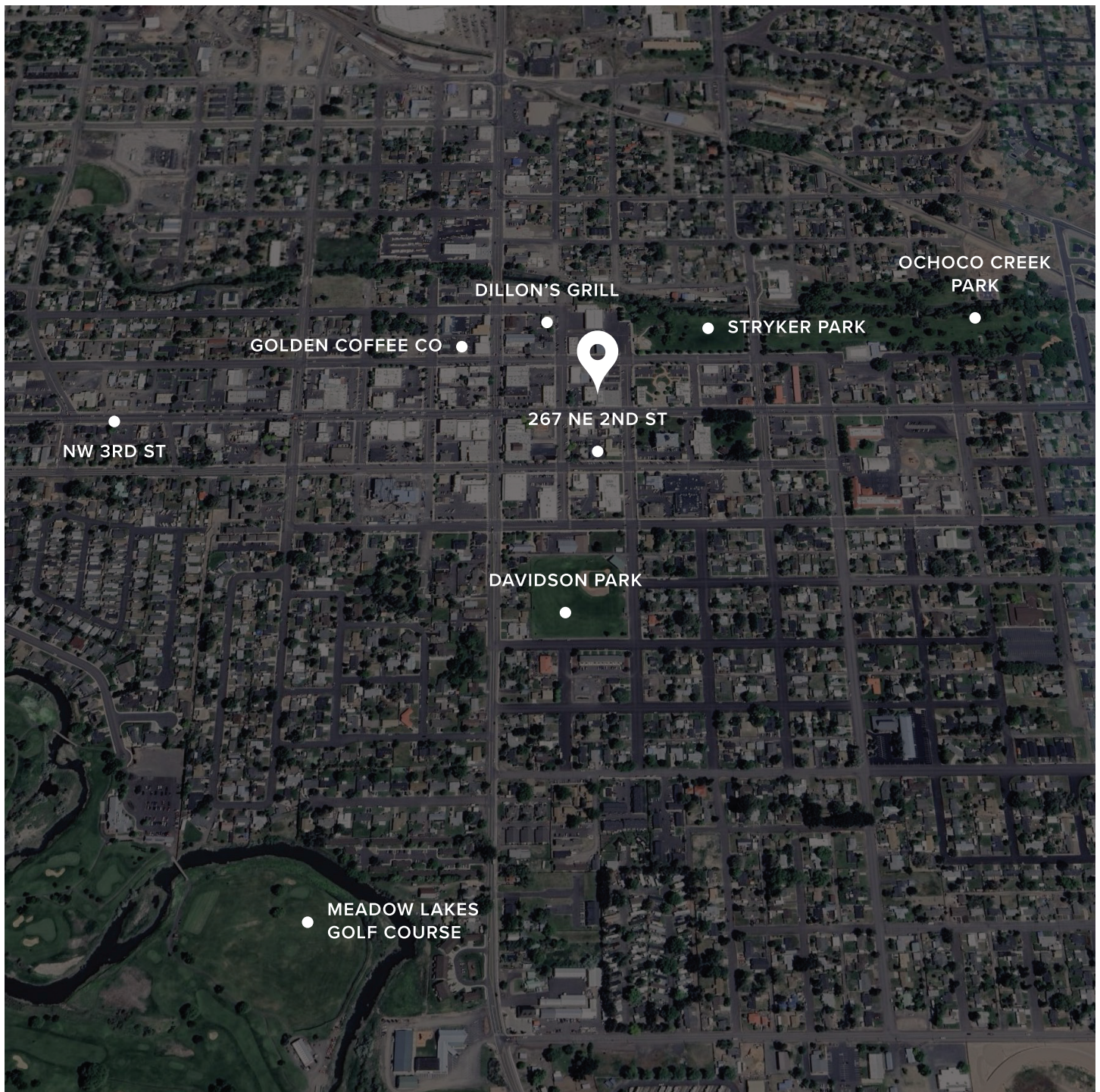
BACHELOR’S
DEGREE OR HIGHER

\$72k

MEDIAN HOUSE-
HOLD INCOME



THE LOCATION



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