

# 20729 BRINSON BLVD

## Suite 110 & 120

BEND, OREGON

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FOR LEASE



### Angie Mombert

Principal Broker, Licensed in Oregon

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**[angie.mombert@remax.net](mailto:angie.mombert@remax.net)**

**RE/MAX**  
KEY PROPERTIES  
COMMERCIAL

## Offering Summary

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- Asking Rate: \$1.32/sf/month
- NNN : estimated at \$.30/sf/month
- Approximate Completion Date: December 2024
- Building can be leased as a single tenant or seperately metered multi-tenant
- Lot Size .86 acres
- Building Square Footage: 10,560 sf
- Clear Height 20' - 26'
- Sprinklered
- Free Span Roof
- 3 Phase Electric
- 15 Parking Spaces

### **Suite 110 - 4630 sf**

- 4045 sf Warehouse
- Office
- 2 Restrooms
- One 14' Roll up door

### **Suite 120 - 5930 sf**

- 4334 sf Warehouse
- Two 14' Roll up doors
- Two-story office
  - 3 Restrooms
  - Work Areas
  - Break Room
  - Office

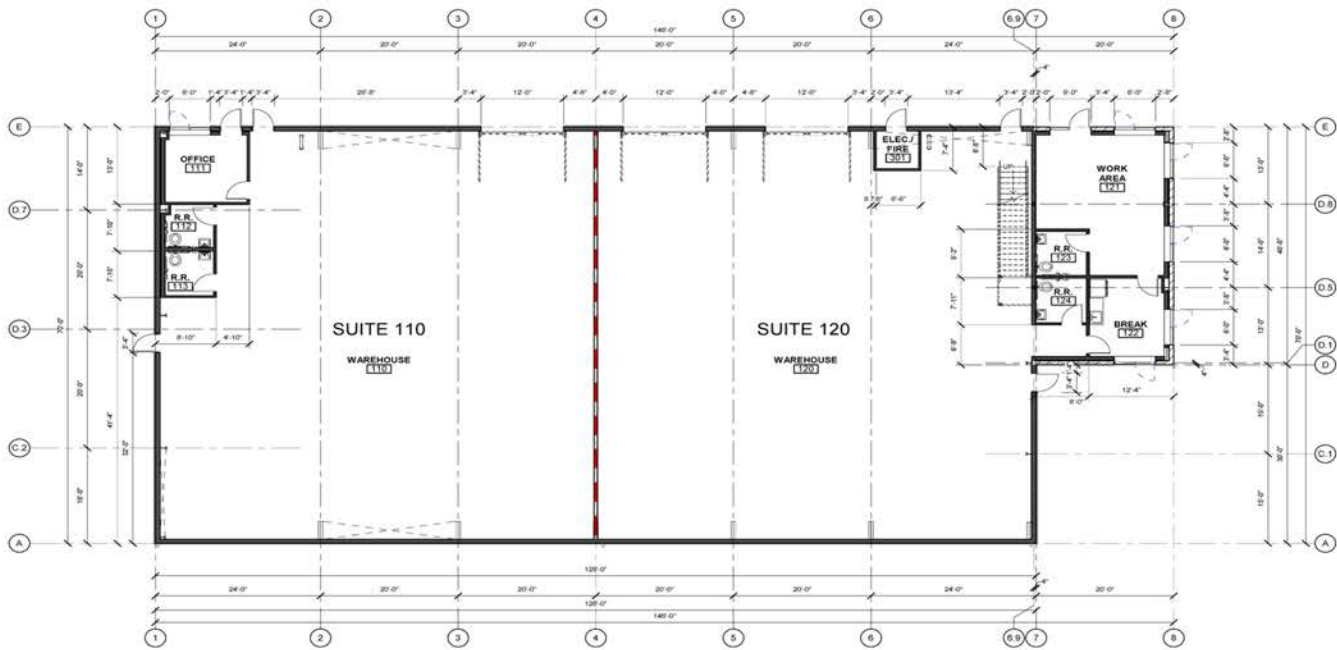
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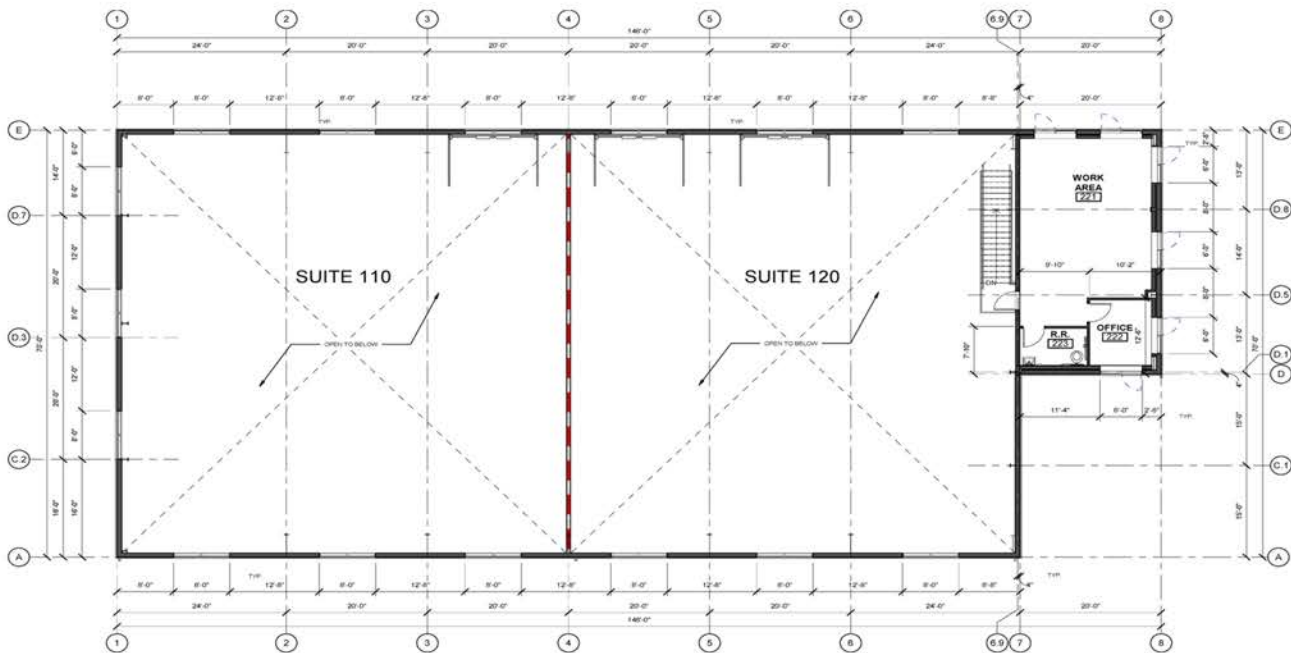
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D5 FIRST FLOOR PLAN  
1/8" = 1'-0"



D5 SECOND FLOOR  
1/8" = 1'-0"



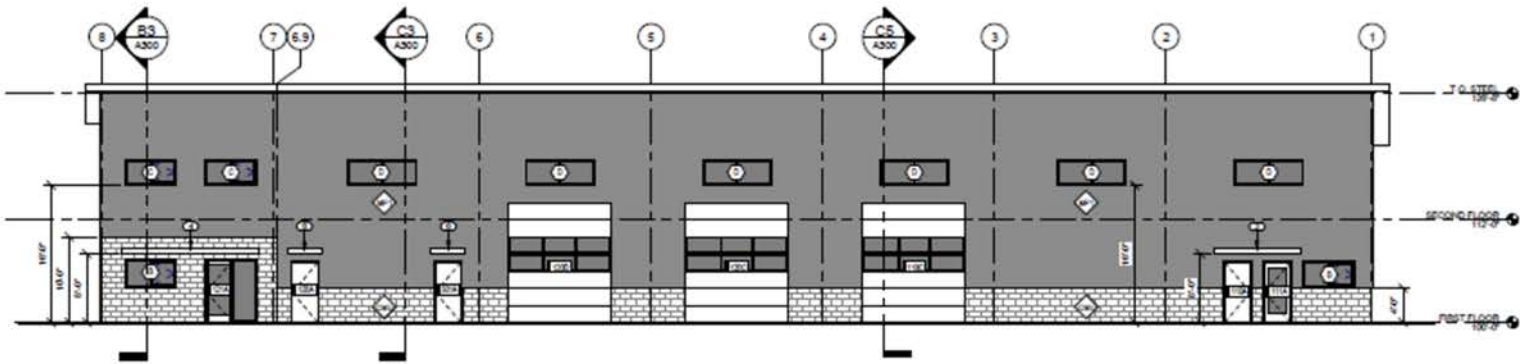
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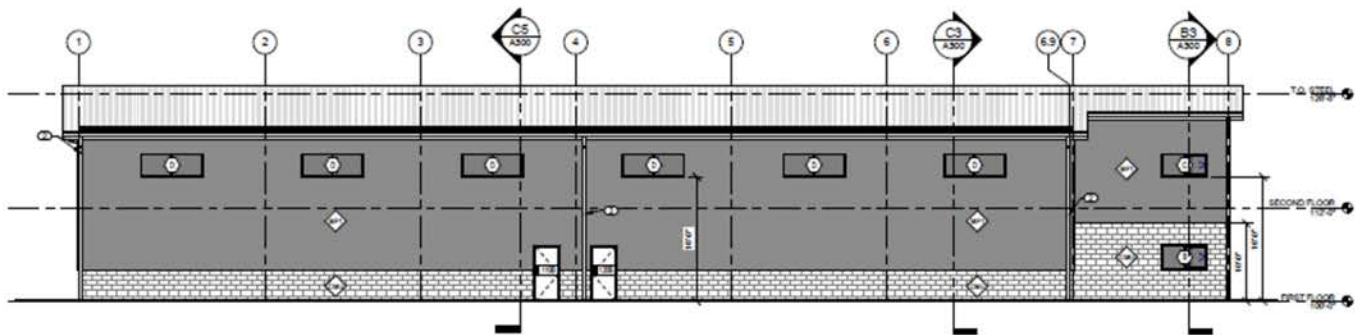
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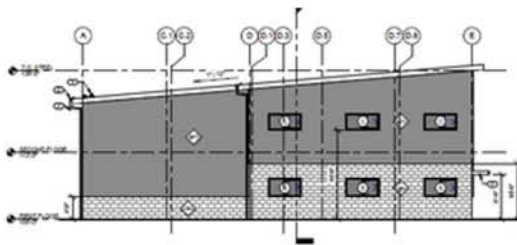
**RE/MAX**  
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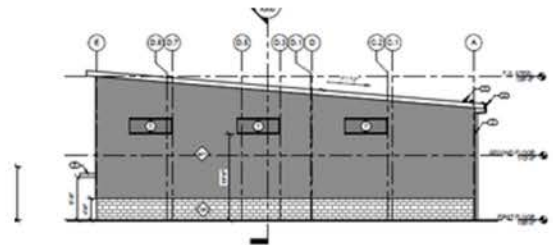
D5 WEST ELEVATION  
1/8" = 1'-0"



C5 EAST ELEVATION  
1/8" = 1'-0"



B5 NORTH ELEVATION  
1/8" = 1'-0"



B5 SOUTH ELEVATION  
1/8" = 1'-0"

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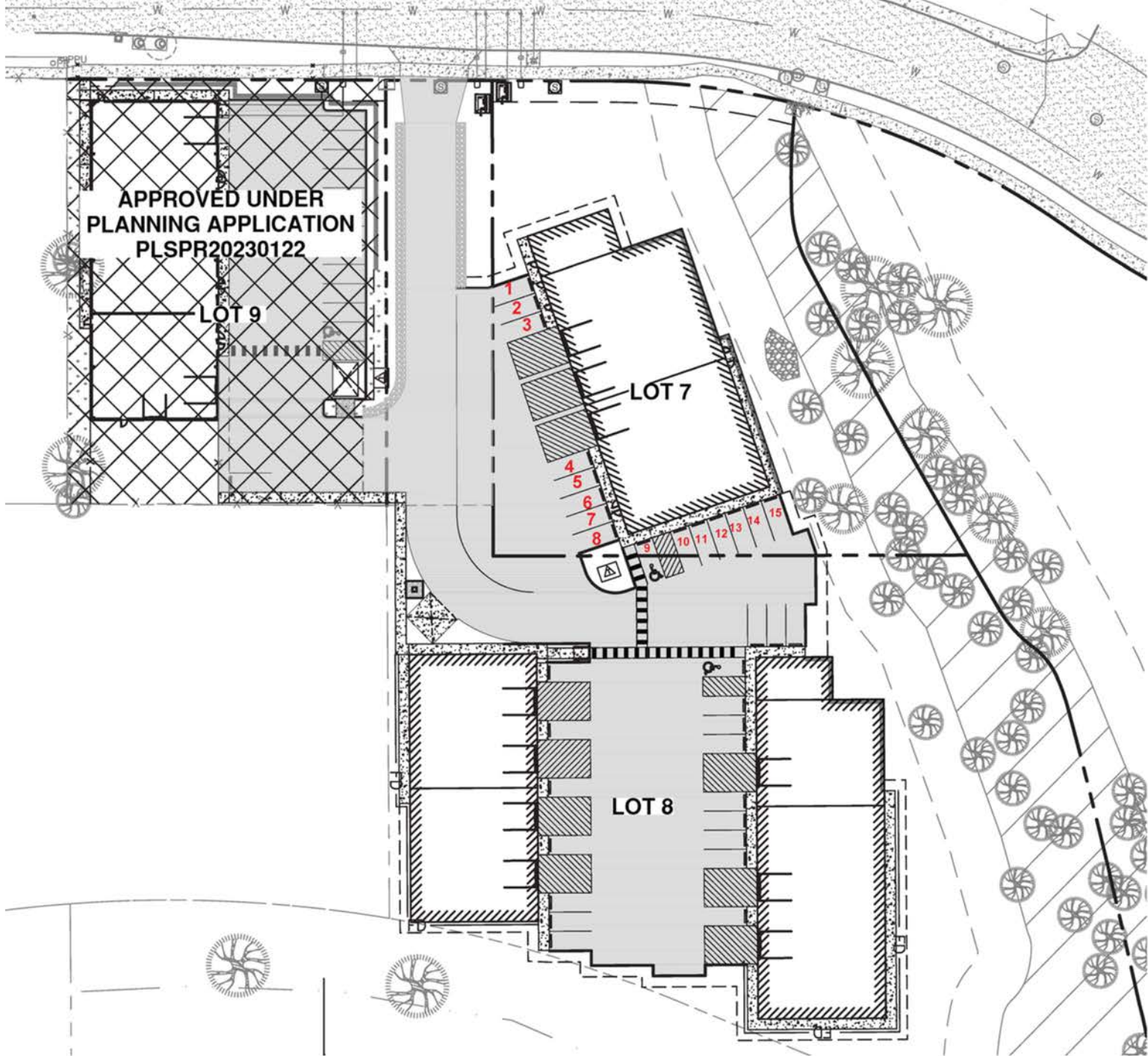
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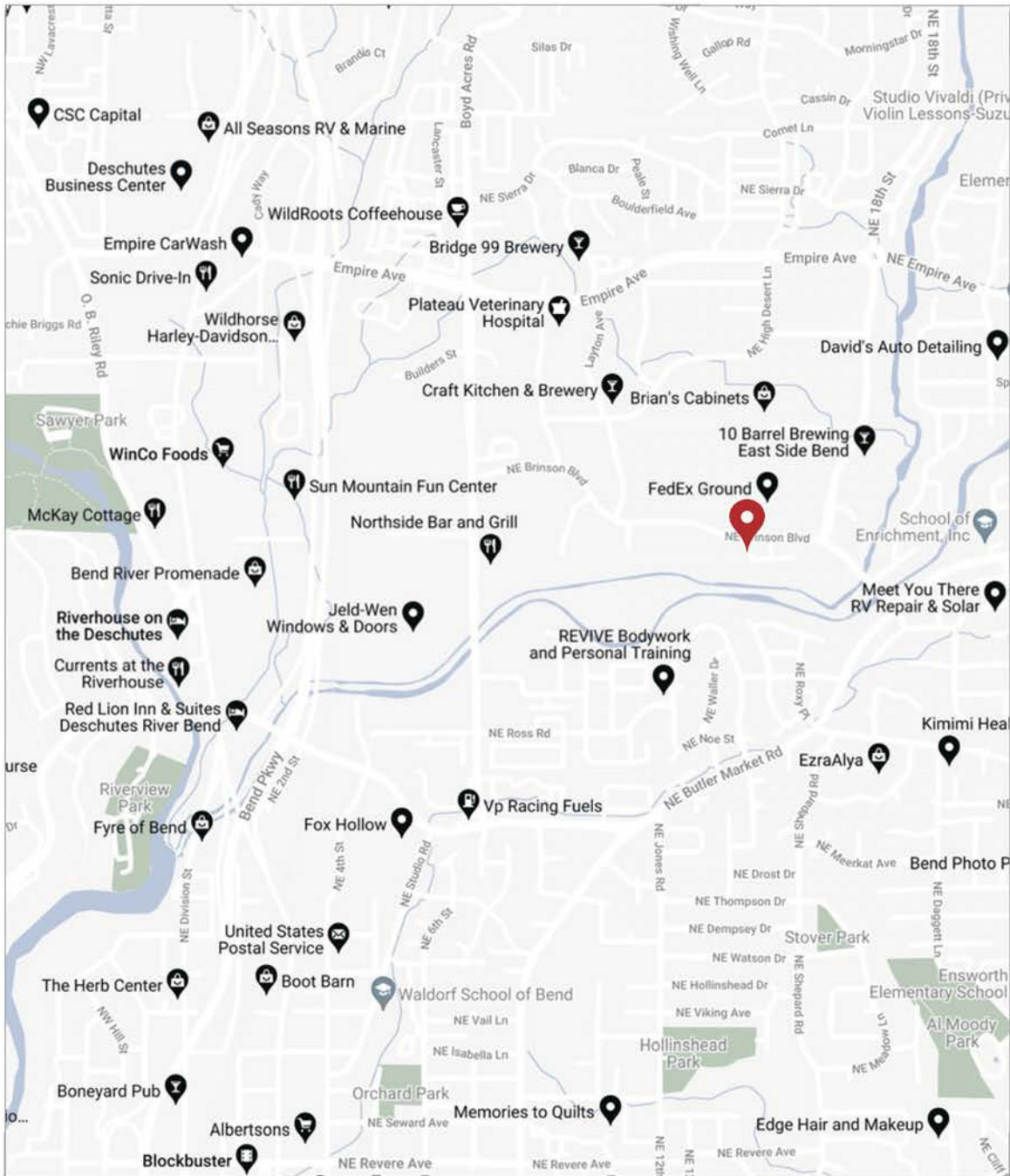
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# 2023 BEND ECONOMIC PROFILE

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**#EDCOINFO**  
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# BEND OVERVIEW



## Population:

(2022 estimates from [PSU Population Research Center](#))

**102,834**



## Regional Labor Force:

(2022 Estimates from [Oregon Prospector](#))

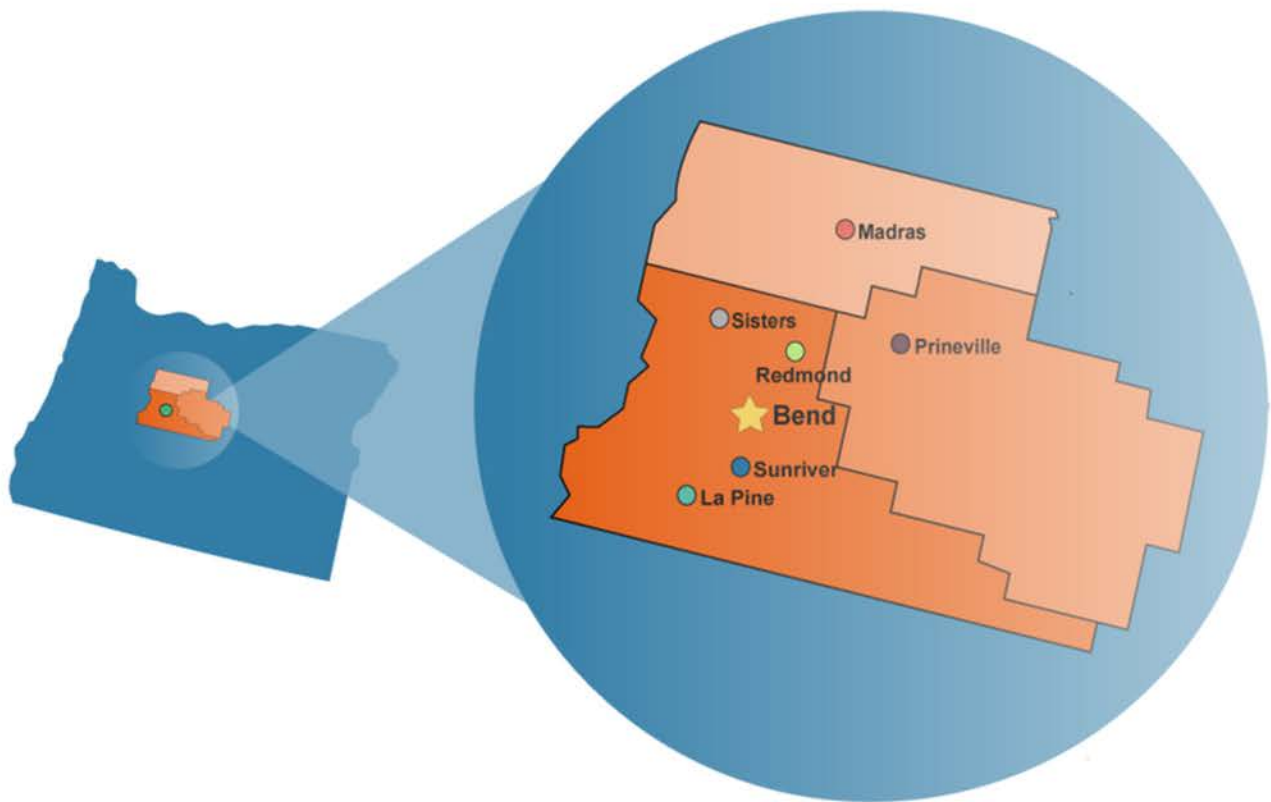
**130,459**



## Median Household Income:

(2023 estimate from [Oregon Prospector](#))

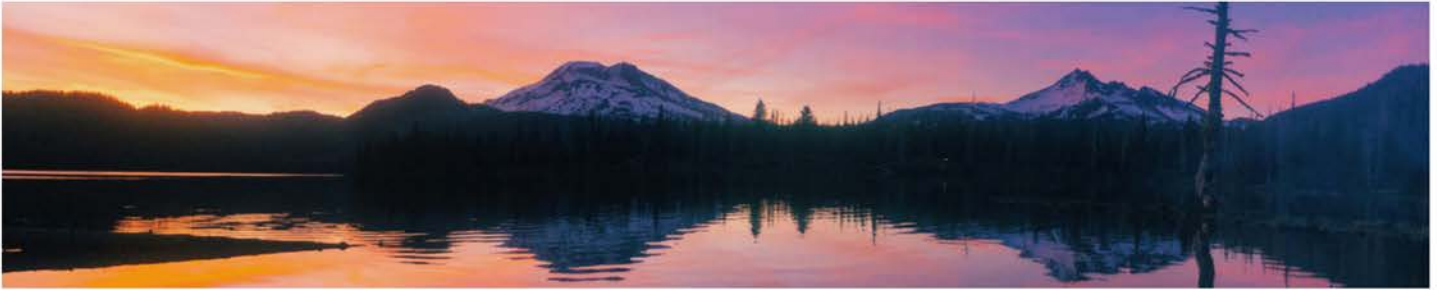
**\$82,948**



*Outside* named Bend one of “the best mountain towns to visit in America,” and much of the area’s in-migration comes from the 4.5 million annual visitors who decide they want to make Bend home. Bend offers world-famous outdoor recreation close to an innovative startup ecosystem, growing university and diverse food scene. With the Cascade mountains within close reach, little drive time is needed to enjoy hiking and mountain bike trails, hunting, fly fishing, cross-country skiing, and downhill snowboarding adventures year-round. Bend has over 3,035 acres of developed and undeveloped parkland, a thriving music scene and is home to the largest angel investment conference in the Pacific Northwest. The community offers a rare mix of family-friendly outdoor amenities, arts and culture opportunities, quality healthcare, and a growing education system.



# COMMUNITY & BUSINESS ASSETS



## ECONOMIC DIVERSITY

Bend's economic diversity allows for a healthy work/life balance. Professional satisfaction is encouraged by a wide range of industries. Bioscience, aviation, specialty food products, brewing, technology, outdoor products, and advanced manufacturing are some of the leading clusters. In addition, the rapid growth of postsecondary education driven by Oregon State University-Cascades, Central Oregon Community College, Leading Edge Aviation Flight School, and internship programs are working with businesses to prepare a robust talent pipeline. Year-over-year wage growth continues to outpace both larger and smaller Oregon metropolitan areas.



## GEOGRAPHIC ACCESSIBILITY

An expanding regional airport brings direct daily air service to twelve airports and a converging state highway system makes for enjoyable driving distances to the Willamette Valley, the Oregon Coast, Portland, and Seattle; providing accessible rural and metropolitan alternatives. The City of Bend is making transportation a priority; investing millions in capital improvement projects and connected bicycle and pedestrian routes to ensure Bend has the infrastructure for continued growth without growing commute times.



## TOP U.S. CITY FOR BEER DRINKERS

Central Oregon is home to breweries and cideries, both big and small, with Deschutes Brewery and Avid Cider Co. topping the list for national distribution chains. According to State of Oregon, employment in the Central Oregon Brewing Industry is expected to grow by 27.4% by 2030. Bend ranks one of the best cities in the Country for beer drinks and third in the Country for breweries per capita. Local residents and visitors from around the world participate in an array of annual beer and cider festivals highlighting local producers. Beer and cider fans can also participate in the Bend Ale Trail, where connoisseurs gather passport stamps and earn souvenirs for sipping their way across the region's finest breweries and cideries.



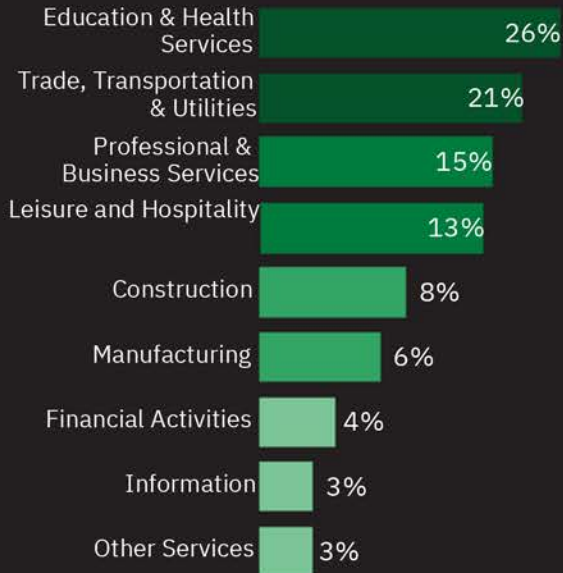
# TOP EMPLOYERS

BEND IS ONE OF SIX SMALL CITIES IN THE U.S. THAT RANKED HIGHEST OF ALL 1,334 CITIES FOR THE MOST STARTUPS PER CAPITA.

- THE STREET, 2023

## 2021 Bend Industry Composition

Private by Employment



Source: State of Oregon Employment Department, 2021

The Milken Institute ranked the Bend metro area #5 for Best Performing Small Cities in the U.S. in 2023. The report noted growth of the region's concentration of high tech industry and robust broadband access as key strengths for the ranking.

According to data from the Oregon Employment Department, average employment for Central Oregon's high tech sector has grown by 50% over the past 5-year period and 142% in the past decade. Growth in jobs and wages across the region continues to outpace those of similarly sized cities.

Rank	2022 Bend Largest 20 Employers (Private & Public)		Employees	
	2023	2022	2023	2022
1	1	St. Charles Health System	3,506	3,521
2	2	Bend-La Pine School District	7	7
3	3	Deschutes County	2,300	2,160
4	4	Mt. Bachelor	0	894
5	5	City of Bend	1,284	1,042
6	NL	U.S. Forest Service	3	1,080
7	13	Bend Park and Recreation District	717	452
8	10	OSU - Cascades	591	470
9	9	Lonza, formerly Bend Research	463	440
10	11	Central Oregon Community College	440	453
11	8	Safeway	410	380
12	10	Les Schwab HQ and Tire Centers	341	348
13	22	Epic Aircraft, LLC	297	286
14	NL	Costco	269	268
15	NL	BestCare Treatment Services		NR
16	14	PacificSource		336
17	15	Fred Meyer		305
18	NL	Central Oregon Radiology Assoc.		NO
19	17	Mosaic Medical		262
20	16	Praxis Health		276

NL = Not Listed | T = Tied

### FOUNDATIONS OF BEND'S ECONOMY

Logos include: THURENT, Kollektive, DIRECT2 AIR, IO BARREL BREWING CO, EarthCruiser, GRACE BIO-LABS, Brians Cabinets, CASCADE DIVIDE, ThermoFisher Scientific, bS Black Strap, KAMP SOLAR, DESCHUTES BREWERY, OREGON SPIRIT DISTILLERS, KDE Direct, CLS FAB, WORTHY BEND OREGON, KREFT MOTO, Lonza, RUFFWEAR, Imagine Stoneworks, SisTech, SiCAMORE SEMI, POKKET TREATS, LEADING EDGE FLIGHT ACADEMY, bms technologies, onto, seran, humm KOMBUCHA, VR ANALYTICAL.