

# THE QUAD

AT SKYLINE RIDGE

11,210 – 30,802 SF AVAILABLE



RENDERING OF EAST-SIDE FAÇADE CONCEPT

***WAREHOUSE / FLEX / RECREATION OPPORTUNITY***

1777 SW Chandler Ave., Bend, OR 97702

COMPASS  
COMMERCIAL

REAL ESTATE  
SERVICES

# THE QUAD

AT SKYLINE RIDGE

The Quad at Skyline Ridge is a mixed-use building located on Bend's highly desirable west side, adjacent to the expanding OSU-Cascades campus. Suite 155 offers approximately 11,210 SF of warehouse/flex space and serves as the anchor opportunity, with the ability to expand into adjacent suites for a combined footprint of up to ±30,800 SF—creating a rare, scalable option for users seeking larger contiguous space in this supply-constrained submarket.

The property has been extensively renovated and features modern common areas, including a two-story lobby, second-floor catwalk, and high-end finishes. Tenants benefit from shared amenities such as kitchenettes, lounge areas, and elevator access within a cohesive campus-style environment.

Suite 155 is well-equipped for a variety of warehouse, flex, and experiential users, offering dock-high loading, heavy power (480Y/277V, up to 5000A), and clear-span warehouse space with ceiling heights up to 31 feet. Adjacent suites provide additional open area and built-out office space, creating an ideal configuration for fitness, recreation, showroom, light assembly, or hybrid office/warehouse users.

With flexible layouts, a 3:1,000 parking ratio, and proximity to OSU-Cascades and surrounding residential growth, The Quad offers a unique opportunity for businesses seeking scale, functionality, and visibility in Bend's premier west side submarket.



**HIGH-POWER CAPABILITIES WITH 480Y/277V AND UP TO 5000A SERVICE**



**DOCK-HIGH LOADING WITH ROLL-UP DOORS**



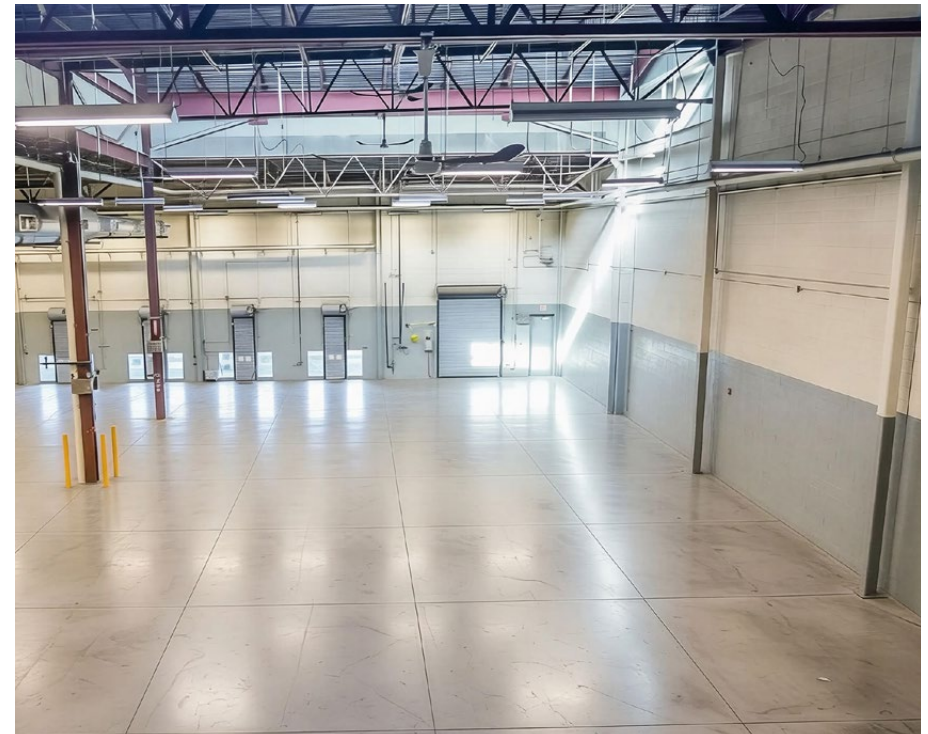
**CLEAR-SPAN WAREHOUSE SPACE WITH CEILING HEIGHTS UP TO 31 FEET**



**IDEAL FOR FITNESS, RECREATION, SHOWROOM, AND FLEX USERS**



**EXPANSION POTENTIAL UP TO ±30,800 SF WITH ADJACENT SPACE**



## AVAILABLE SPACE

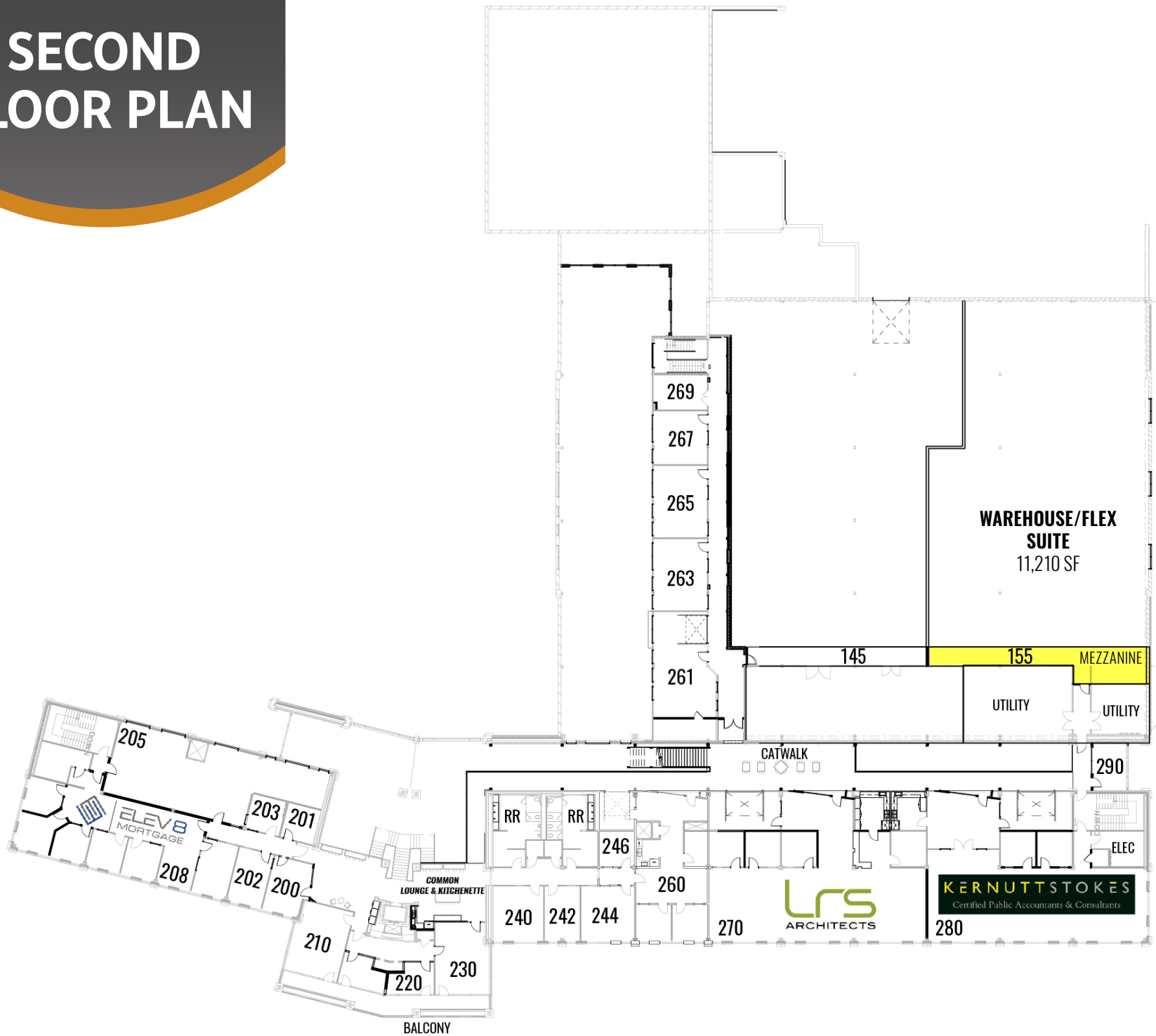
<b>SUITE 155</b>	11,210 SF*	\$1.50/SF/Mo. NNN	Warehouse/Flex
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*\*Ability to expand into adjacent suites for a combined footprint of up to ±30,800 SF*

<b>PROPERTY INFORMATION</b>	<b>Address</b>	1777 SW Chandler Ave., Bend, OR
	<b>Tax Lot</b>	181206C001800
	<b>Parcel Size</b>	9.78 AC
	<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)



# SECOND FLOOR PLAN



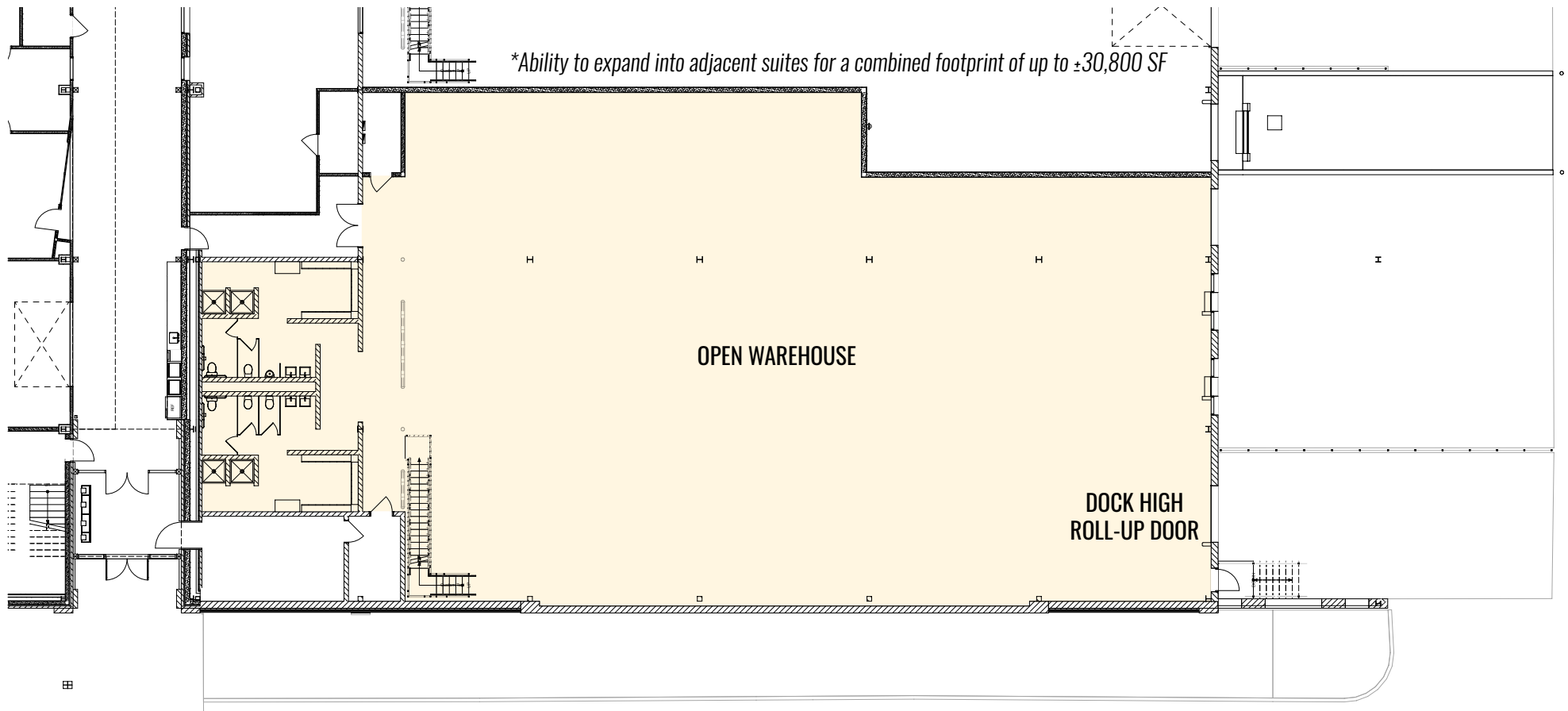
# SUITE 155

## WAREHOUSE/FLEX SUITE

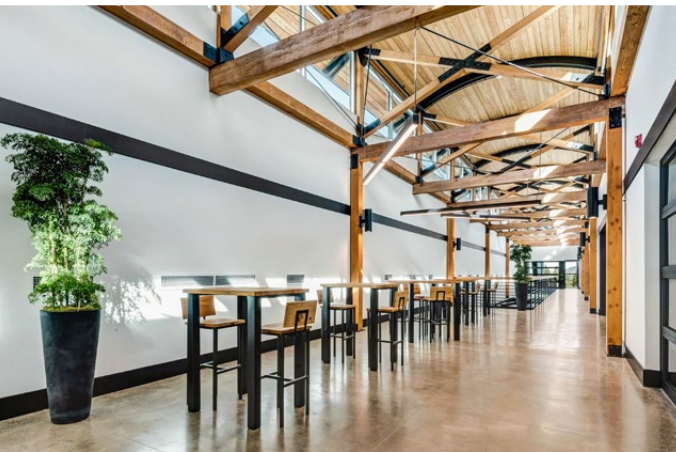
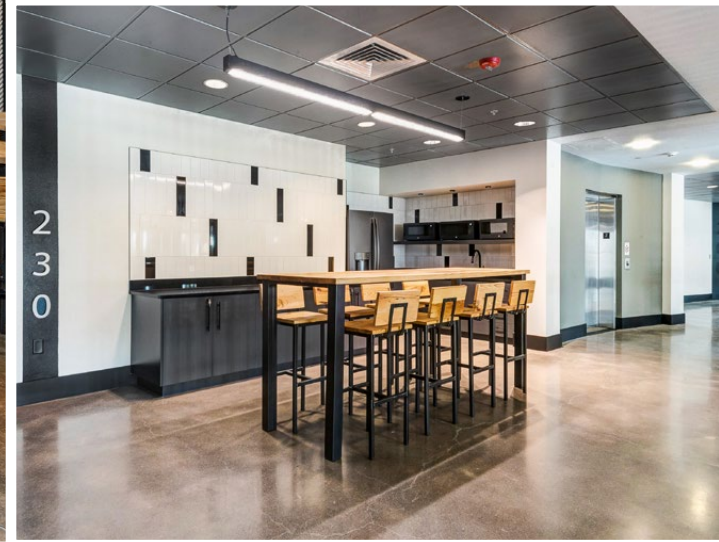
11,210 SF\* | \$1.50/SF/MO. NNN

- Clear span warehouse
- Two dock high roll-up doors
- Two restrooms with showers
- Three phase 4 wire
- 480Y/277V into the building
- 5000A maximum
- 3000A with distribution breakers
- 22' to the existing main support beams
- 18' to the ducting
- 31' to the ceiling
- NNNs est. at \$0.55/SF/Mo.
- Available June 30, 2026

### FIRST FLOOR PLAN



# COMMON AREA



# LOCATION OVERVIEW



# BEND, OR

With a population of 109,500 (2025), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic and cultural hub. Located along the Deschutes River on the eastern edge of the Cascade Range, Bend blends mountain landscapes with high desert terrain, offering exceptional scenery and year-round outdoor recreation—all within reach of major West Coast markets.

## LIFESTYLE DESTINATION

Bend attracts professionals, families, and entrepreneurs seeking a balance of outdoor adventure and modern amenities. The area is a hub for activities like mountain biking, skiing, hiking, and golf, complemented by a vibrant arts scene, craft breweries, and a strong dining culture. Its growing innovation economy continues to draw new businesses and talent.

The expansion of Oregon State University-Cascades further strengthens Bend's trajectory, bringing new academic facilities, student housing, and research investment. The campus plays an increasing role in workforce development and economic diversification, reinforcing Bend's position as a dynamic and forward-looking regional center.



**BEST PERFORMING  
SMALL CITY IN THE  
U.S.**

**#1**

Milken Institute  
2017, 2018, 2019 & 2020



**FASTEST-GROWING  
CITY IN THE U.S.**

**#4**

Checkr  
2023



**HIGHEST 5-YEAR JOB  
GROWTH IN THE U.S.**

**#9**

Milken Institute  
2023



# LOCATION OVERVIEW

## 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-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

## AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, 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



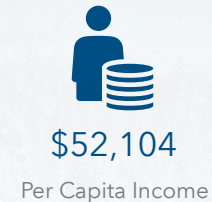
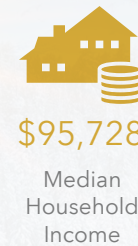
30 Golf Courses

## Demographics

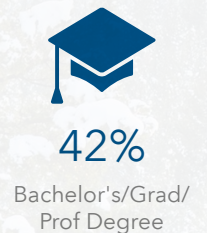
### POPULATION



### INCOME



### EDUCATION



### BUSINESS



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AT SKYLINE RIDGE



**FOR LEASE | WAREHOUSE / FLEX / RECREATION OPPORTUNITY**

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

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