

BOX FACTORY

EST. 1916 **BEND OR.**

LEASING OPPORTUNITIES RETAIL, RESTAURANT & OFFICE

500 SW INDUSTRIAL WAY, BEND, OREGON 97702

COMPASS 
COMMERCIAL

**REAL ESTATE
SERVICES**



INDUSTRIAL WAY

BLDG 2

FLOOR 2

FLOOR 1

AVAILABLE SPACE

PENDING

DINE & DRINK

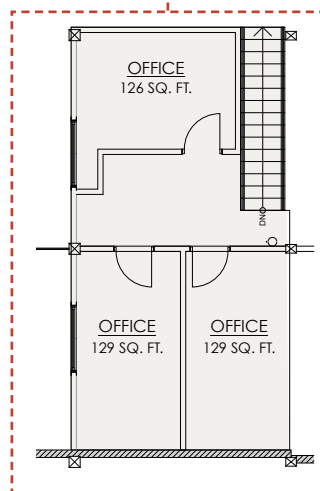
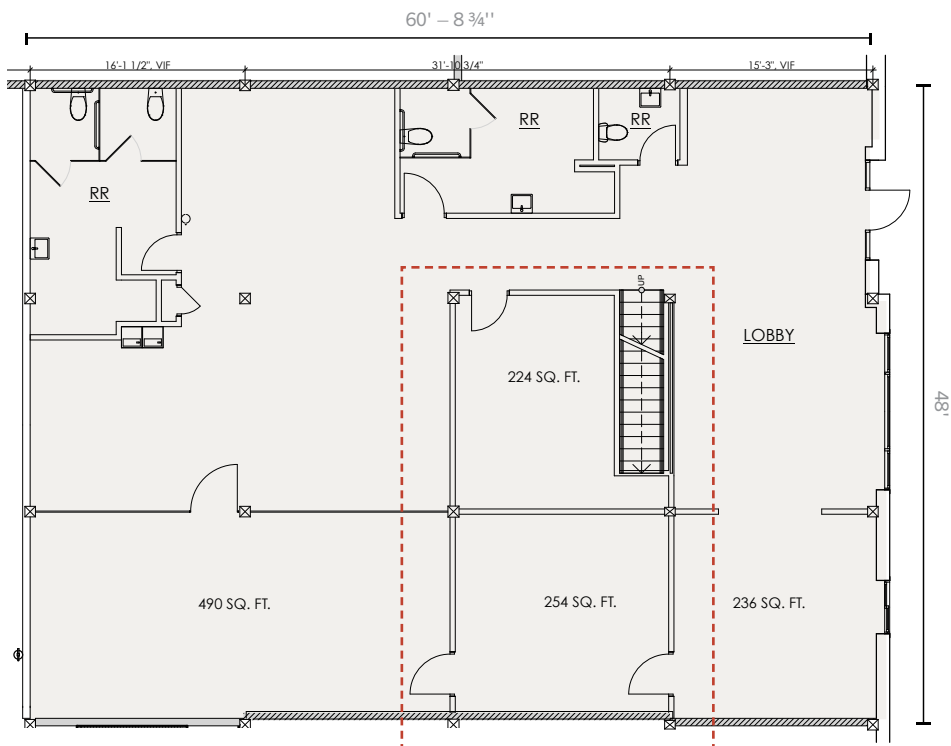
SHOP

THRIVE

SEATING

 RESTROOMS

NW LAVA ROAD – CLOSED DURING CONSTRUCTION



MEZZANINE

LEASING OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE N9130

3,594 RSF

LEASE RATE

\$2.50-\$3.00/SF/Mo.
NNN

NNNs

Est. at \$0.51/SF/Mo.
gas and electricity are
separately metered

ZONING

Mixed Riverfront (MR)

PARKING

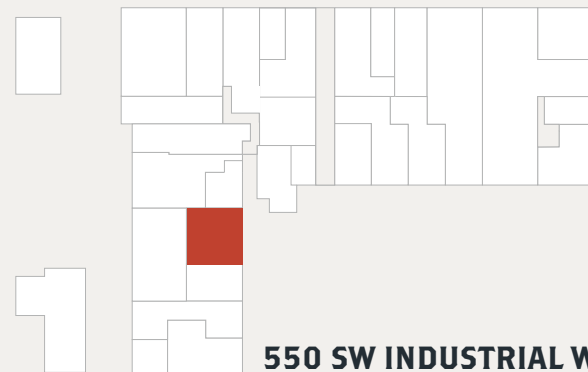
265 Spaces
2.62:1,000 SF

FEATURES & AMENITIES

- Beautiful interiors with exposed wood beams
- Open retail/office space
- Tenant improvements negotiable
- Prominent signage

LOCATION

- Excellent visibility and traffic counts
- Easy access to Highway 97
- Ideally situated between the Old Mill District to the south and downtown Bend to the north
- Surrounded by a large variety of restaurant, retail, and office tenants



550 SW INDUSTRIAL WAY, BEND, OR

LEASING OPPORTUNITY

RESTAURANT / TASTING ROOM SUITE

SUITE №190

±2,448 RSF

LEASE RATE

\$3.25/SF/Mo. NNN

NNNS

Est. at \$0.51/SF/Mo.
gas and electricity are
separately metered

ZONING

Mixed Riverfront (MR)

PARKING

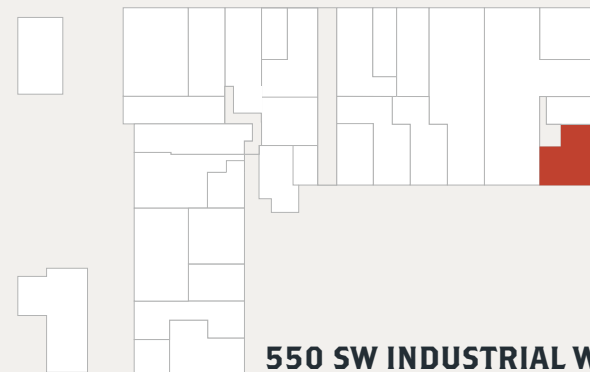
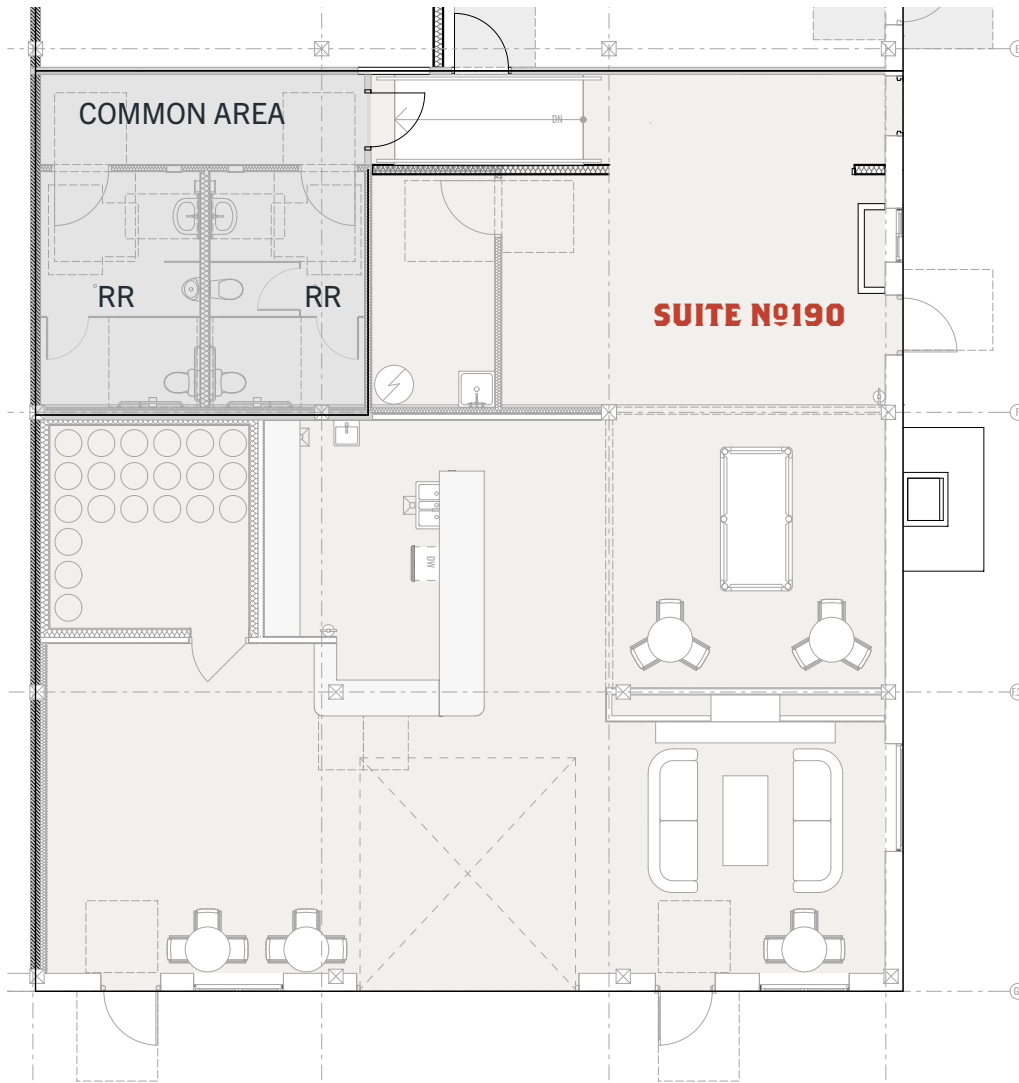
265 Spaces
2.62:1,000 SF

FEATURES & AMENITIES

- Beautiful interiors with exposed wood beams
- Restaurant/tasting room space
- Tenant improvements negotiable
- Prominent signage

LOCATION

- Excellent visibility and traffic counts
- Easy access to Highway 97
- Ideally situated between the Old Mill District to the south and downtown Bend to the north
- Surrounded by a large variety of restaurant, retail, and office tenants



550 SW INDUSTRIAL WAY, BEND, OR



SUITE N^o190

RESTAURANT / TASTING
ROOM SUITE

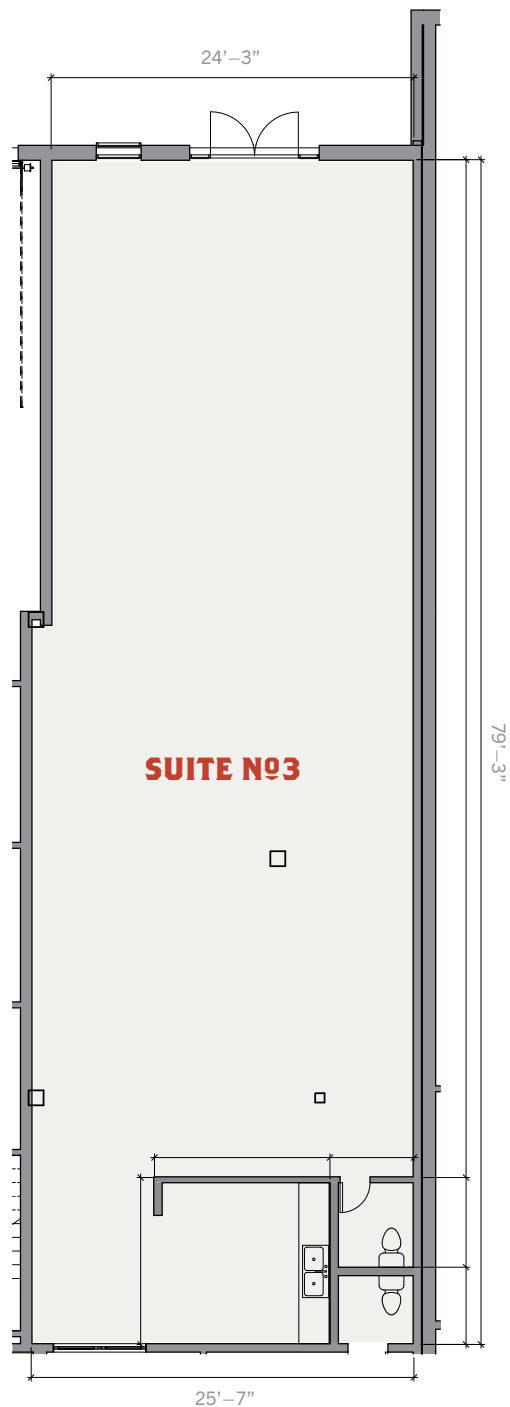
±2,448 RSF

\$3.25/SF/MO. NNN



Ideal for a tasting room or restaurant, this suite features a stunning reclaimed barnwood accent wall with a matching bar, offering a rustic industrial vibe. The mostly open space includes a walk-in cooler and access to common restrooms, perfect for creating a unique guest experience.





LEASING OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE No 3

±2,681 RSF

LEASE RATE

\$2.50/SF/Mo. NNN

NNNS

Est. at \$0.51/SF/Mo.
gas and electricity are
separately metered

ZONING

Mixed Riverfront (MR)

PARKING

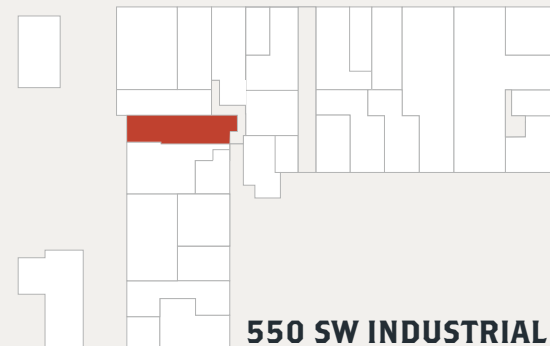
265 Spaces
2.62:1,000 SF

FEATURES & AMENITIES

- Beautiful interiors with exposed wood beams
- Open retail/office space in shell condition
- Tenant improvements negotiable
- Lots of natural light
- Facade signage

LOCATION

- Excellent visibility and traffic counts
- Easy access to Highway 97
- Ideally situated between the Old Mill District to the south and downtown Bend to the north
- Surrounded by a large variety of restaurant, retail, and office tenants



550 SW INDUSTRIAL WAY, BEND, OR

BOX FACTORY

**500 SW INDUSTRIAL WAY
BEND, OREGON 97702**

Ideally situated between
The Old Mill District to the
south and downtown Bend to the
north, making it a bridge between
two quintessential
shopping districts.

- 0.6 MILES
TO DOWNTOWN BEND
- 0.3 MILES
TO OLD MILL DISTRICT



FOR LEASING INFORMATION, CONTACT:

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