

BOX FACTORY BEND OR.

EST. 1916

**LEASING OPPORTUNITIES
RETAIL, RESTAURANT & OFFICE**

500 SW INDUSTRIAL WAY, BEND, OREGON 97702



COMPASS 
COMMERCIAL

**REAL ESTATE
SERVICES**

ARIZONA AVE

BOND STREET

FLOOR 2

LPL Financial

FOWLER & Co., INC.

FLOOR 1

BLDG 2

Inspired

JOSEPH P. FERRELL



INDUSTRIAL WAY

NW LAVA ROAD - CLOSED DURING CONSTRUCTION

AVAILABLE SPACE

PENDING

DINE & DRINK

SHOP

THRIVE

SEATING

RESTROOMS

LEASING OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE N^o130

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

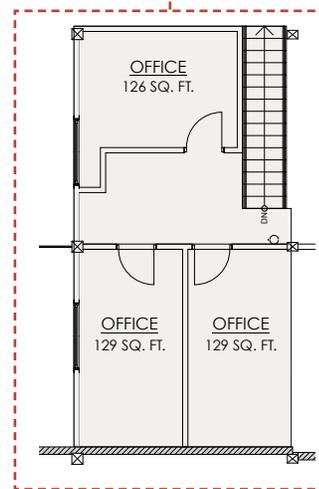
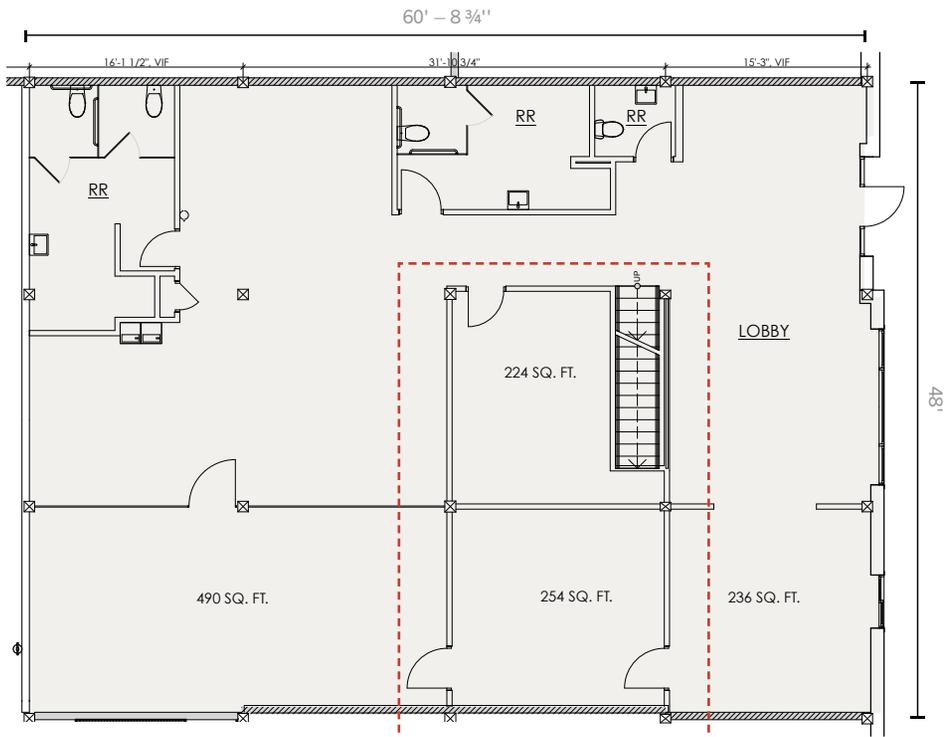
- Beautiful interiors with exposed wood beams
- Open retail/office space
- Tenant improvements negotiable
- Prominent signage

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



MEZZANINE

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

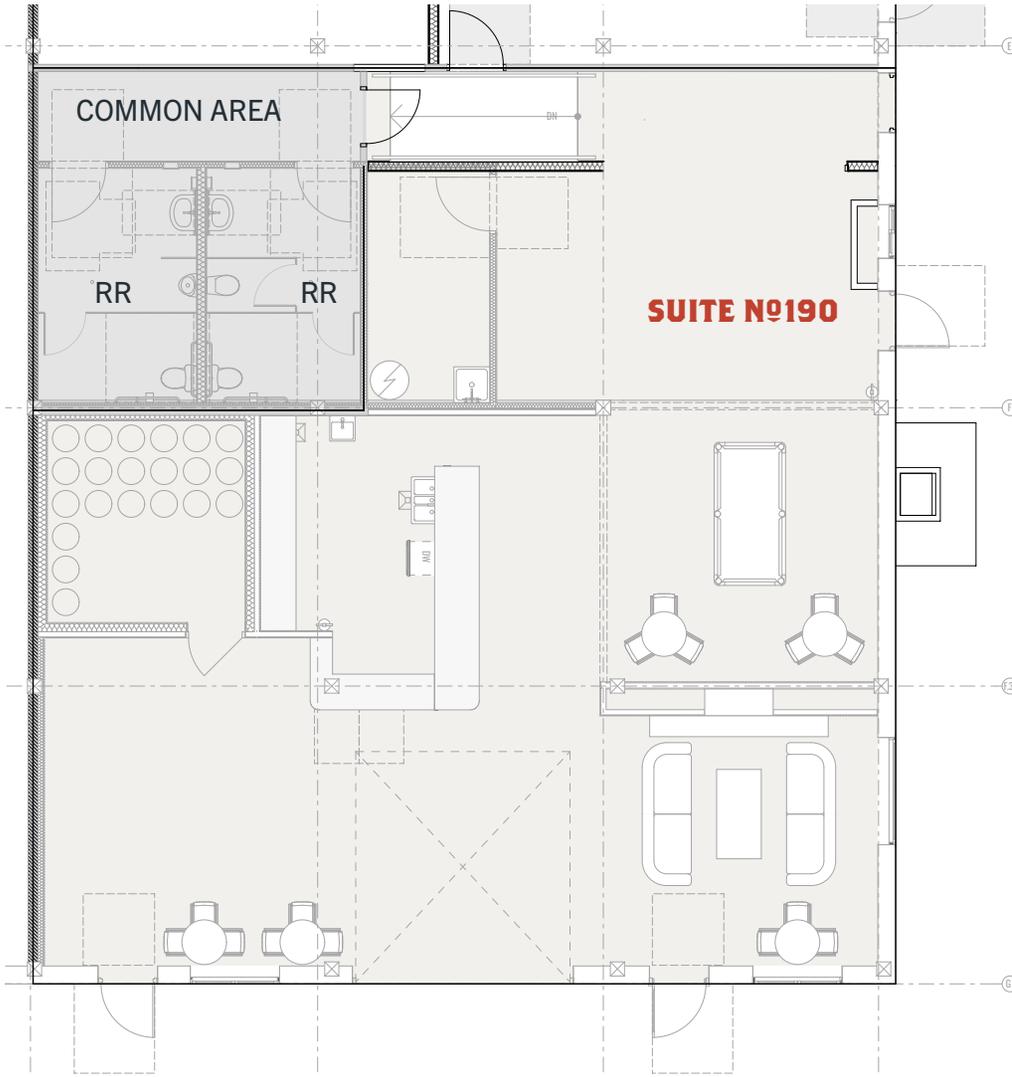
265 Spaces
2.62:1,000 SF

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.





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:

COMPASS
COMMERCIAL

**REAL ESTATE
SERVICES**

Russell Huntamer, CCIM

rhuntamer@compasscommercial.com

541.419.2634

Jay Lyons, SIOR, CCIM

jlyons@compasscommercial.com

541.410.6519

Eli Harrison, Broker

eharrison@compasscommercial.com

541.977.2890

A PROJECT BY

KILLIAN PACIFIC