

**FOR LEASE**

**8,455 SF + 0.52 AC YARD**

**Bend Industrial Building with  
0.52-Acre Fenced and Gated Yard**

850 NE 1st Street, Bend, OR 97701

**RATE REDUCED**  
Was \$1.85/SF/Mo. NNN



**EASY ACCESS TO 3RD STREET, BEND PARKWAY/HWY 97 AND DOWNTOWN BEND**



**Grant Schultz, CCIM | Jay Lyons, SIOR, CCIM  
Bruce Churchill, Principal Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**



**FOR LEASE**

**\$1.75/SF.MO. NNN**

## Bend Industrial Building with 0.52-Acre Fenced and Gated Yard

### PROPERTY DETAILS

**Avail. Space:** 8,455 SF (4,395 SF of office and 4,060 SF of warehouse) with a 0.52-acre yard

**Lease Rate:** ~~\$1.85/SF/Mo. NNN~~ \$1.75/SF/Mo. NNN

**NNNs:** Est. at \$0.22/SF/Mo.

**Zoning:** Mixed-Employment (ME)

**Parking:** Ample parking

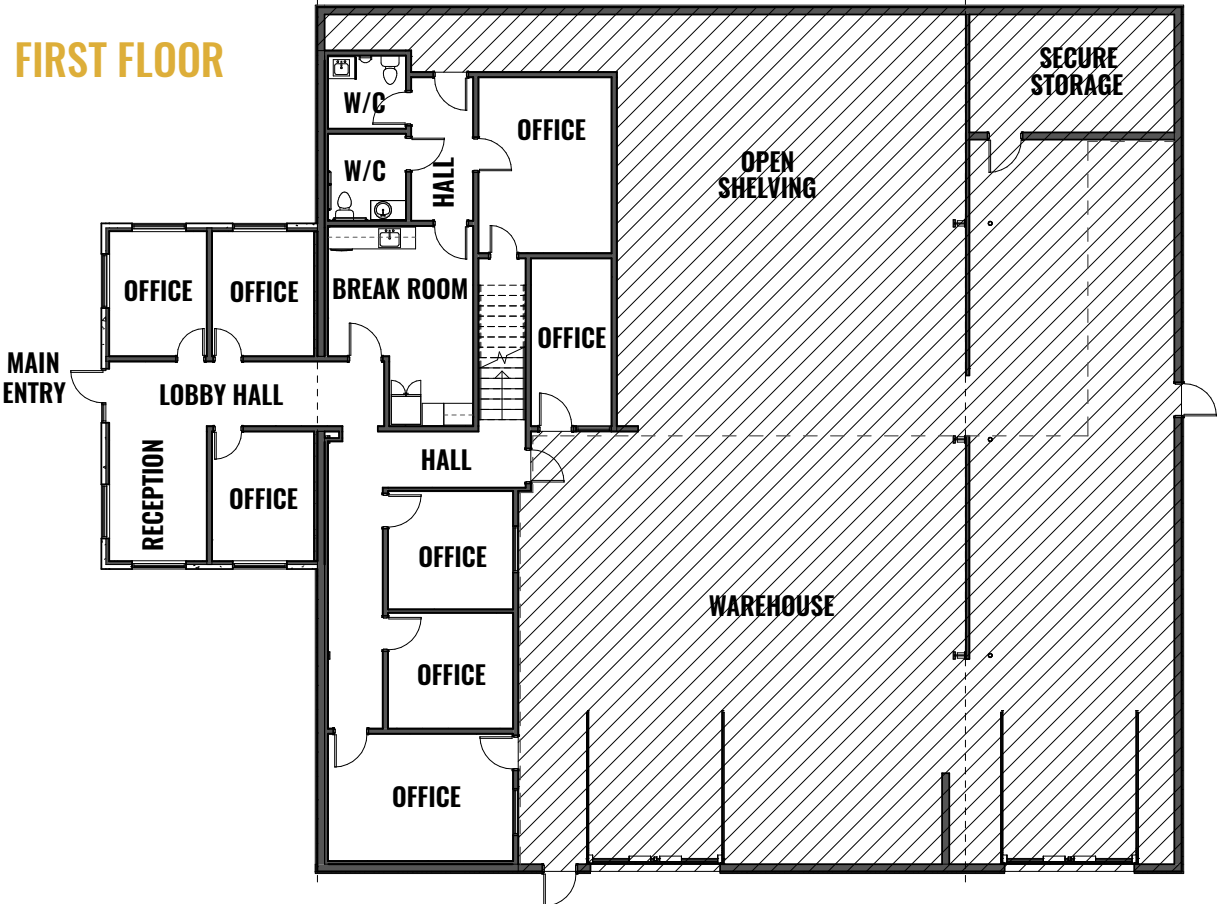
**Date Avail.:** January 1st, 2026

### HIGHLIGHTS

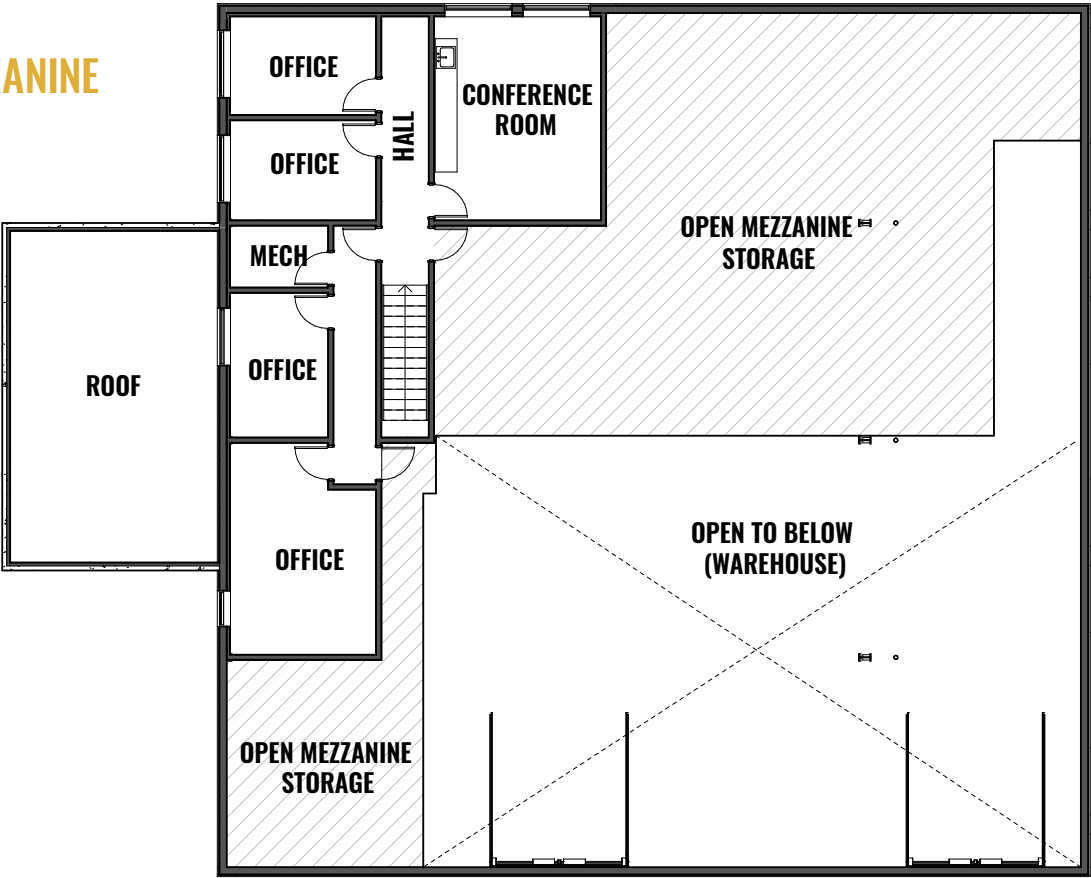
- Centrally located industrial building with 0.52-acre fenced and gated yard
- The interior layout includes a reception area, twelve private offices, a conference room, break room and open warehouse
- Perfect for an industrial user that needs a central location and yard space
- Easy access to 3rd St., Bend Parkway/Hwy 97 and Downtown Bend



FIRST FLOOR



MEZZANINE





# FOR LEASE

850 NE 1st Street, Bend, OR 97701

## DEMOGRAPHICS - WITHIN A 1-MILE RADIUS

### POPULATION STATS



8,896

2024 Total  
Population



9,498

2029 Total  
Population



1.32%

2024-2029  
Population: Annual  
Growth Rate



38.9

2024 Median  
Age



\$796,228

Median Home  
Value



4,220

Total  
Households (HH)



82,858

Median HH  
Income



4,685

Total Housing  
Units

### 2024 HOUSING STATS

### 2024 BUSINESS STATS



2,359

Total  
Businesses



19,167

Total  
Employees



3.1%

Unemployment



58,370

Per Capita  
Income



2%

No High School  
Diploma



11%

High School  
Graduate



32%

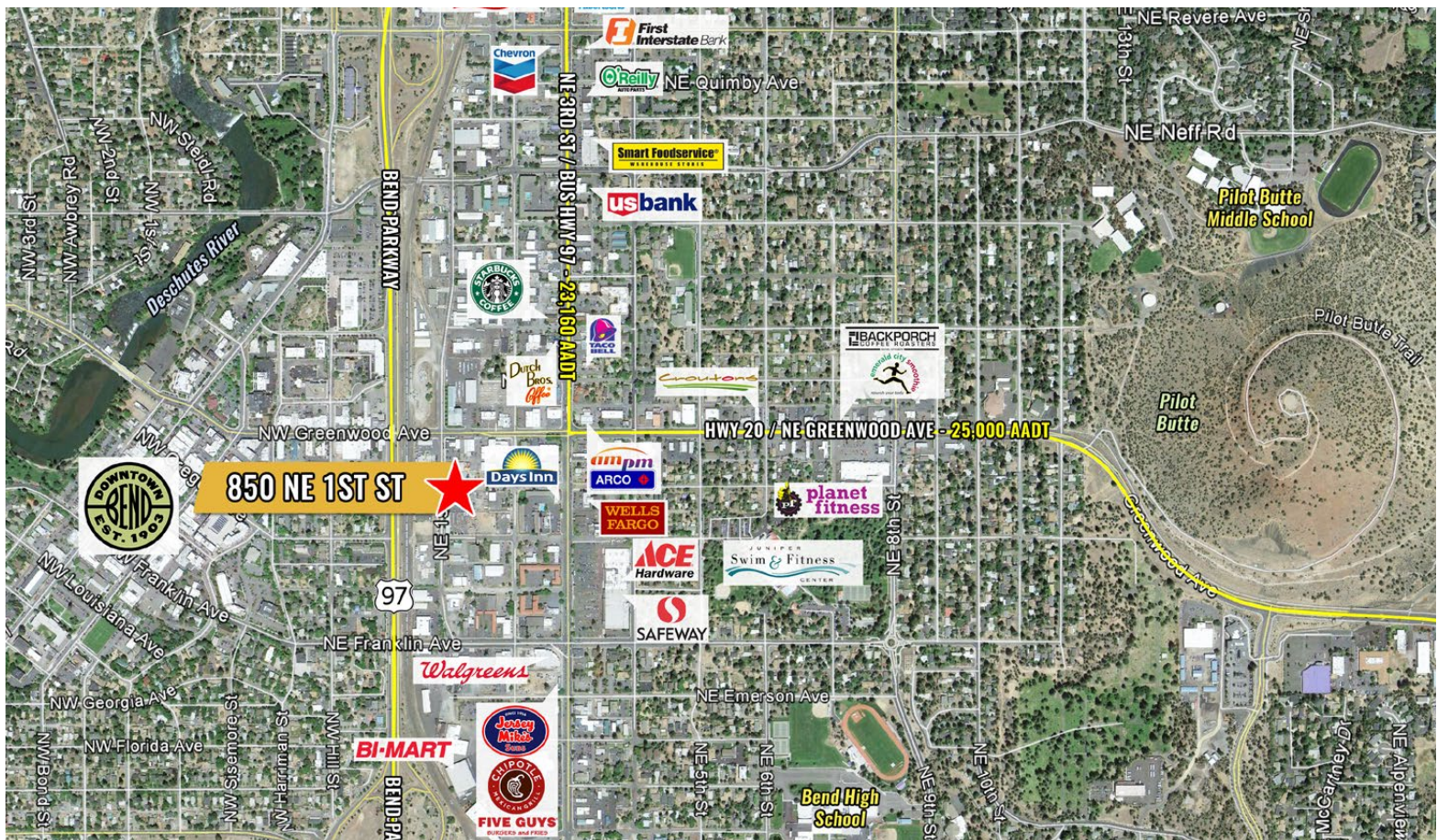
Some College



55%

Bachelor's/Grad  
/Prof Degree

### 2024 EDUCATION STATS



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



**Grant Schultz, CCIM**

Broker

Cell 541.480.9873

gschultz@compasscommercial.com



**Jay Lyons, SIOR, CCIM**

Partner, Principal Broker

Cell 541.410.6519

jlyons@compasscommercial.com



**Bruce Churchill**

Principal Broker

Cell 541.280.7560

bchurchill@compasscommercial.com

**COMPASS**  
COMMERCIAL

**REAL ESTATE**  
SERVICES