

FOR SALE

2500 NE Twin Knolls Dr | Bend, OR 97701



Offering Summary

Sale Price	\$6,425,000
Building Size	25,200 SF
Price Per SF	\$254.96
Year Built	2007
Lot Size	0.82 AC
Cap Rate	6.26%

Fully-Leased NE Bend Office Investment Opportunity

Located in NE Bend just off Hwy 20/Greenwood Ave, this fully-leased office investment property offers stable cash flow in a highly accessible corridor.

The building has been meticulously maintained and professionally managed, with a strong mix of public and private sector tenants including Bend-La Pine Schools, High Desert ESD, Allstate Insurance, Woods Ortho, and more. All tenants operate on NNN leases, and current below-market rents provide clear upside for future ownership. Priced well below replacement cost.

A diverse range of suite sizes allows for efficient backfill and long-term flexibility. Positioned near Pilot Butte and just minutes from Bend's medical district and the busy east side commercial hub, this property benefits from consistent demand and excellent visibility. Listing Principal Broker is a member of the ownership entity.



Walt Ramage, Partner
Licensed Oregon Principal Broker
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wramage@naicascade.com

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243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Building Highlights

- Ample parking with 30 and 60 minute stalls for client parking
- Abundant street parking
- Building lobby and elevator
- 12-person building conference room with multimedia and kitchenette
- Men's and women's restrooms on both floors
- Single user restroom with shower, an excellent amenity for tenants
- Below-market rents offer strong upside
- Excellent mix of public and private sector tenants
- Meticulously maintained, professionally managed
- Stable, long-term tenant roster

Area Highlights

- Major east side commercial hub with national and regional retailers
- Immediate access to Hwy 20 for strong visibility and easy connectivity
- Proximity to St. Charles Medical Center and the broader medical district
- High daytime population driven by schools, offices, and healthcare
- Close to Pilot Butte State Park and surrounding residential neighborhoods
- Growing corridor with continued redevelopment and new commercial services
- Strong traffic counts at one of Bend's busiest intersections
- Convenient access to dining, groceries, fitness, and daily-needs amenities



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Annual Property Operating Data

Acres	0.82	Age	2007
Cap Rate	6.26%	Approx. SF	25,200
Price	\$6,425,000	Price Per SF	\$ 254.96

Rent Roll

Tenant	Lease Origin.	Lease Exp.	Square Feet	Rent/Mo	Rent/SF	% GRI
High Desert ESD	05/01/202	5/31/2030	5,063	\$8,057.00	\$1.59	23%
High Desert ESD	5/1/2023	5/31/2030	1,700	\$2,705.00	\$1.59	8%
Family Resource	8/1/2023	7/31/2028	1,441	\$2,291.00	\$1.59	6%
Bend La Pine Schools	1/8/2023	6/30/2029	1,764	\$2,717.00	\$1.54	8%
Vacant			1,691	\$2,706.00	\$1.60	8%
Bend La Pine Schools	1/6/2013	6/30/2029	5,551	\$8,549.00	\$1.54	24%
Woods Ortho	11/5/2018	11/30/2028	2,140	\$2,504.00	\$1.17	7%
KL Scott Inc.	12/17/2018	12/16/2028	1,018	\$1,573.00	\$1.55	4%
Michael Yunker, LLC	3/11/2024	2/28/2029	1,773	\$2,748.00	\$1.55	8%
Plasker Chiropractic	9/3/2019	10/31/2029	1,215	\$1,958.00	\$1.61	5%
			23,356	\$35,807.00		100%

Income

	Annual
Effective Operating Income	\$ 429,684
Less Historical Vacancy (5.0%)	\$ 408,200

Operating Expenses

	Annual	% GRI
Real Estate Taxes (2025)	\$ -	0.0%
Property Insurance	\$ -	0.0%
Water, Sewer	\$ -	0.0%
Electricity	\$ -	0.0%
Alarm Monitoring	\$ -	0.0%
TDS (Elevator)	\$ -	0.0%
Management	\$ -	0.0%
Elevator Maintenance	\$ -	0.0%
Garbage	\$ -	0.0%
Reserves	\$ 6,250	1.5%
Total Operating Expense	\$ (6,250)	1.5%
Net Operating Income	\$ 401,950	93.5%



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Building Lobby & Elevator



Suite 240



Building Conference Room



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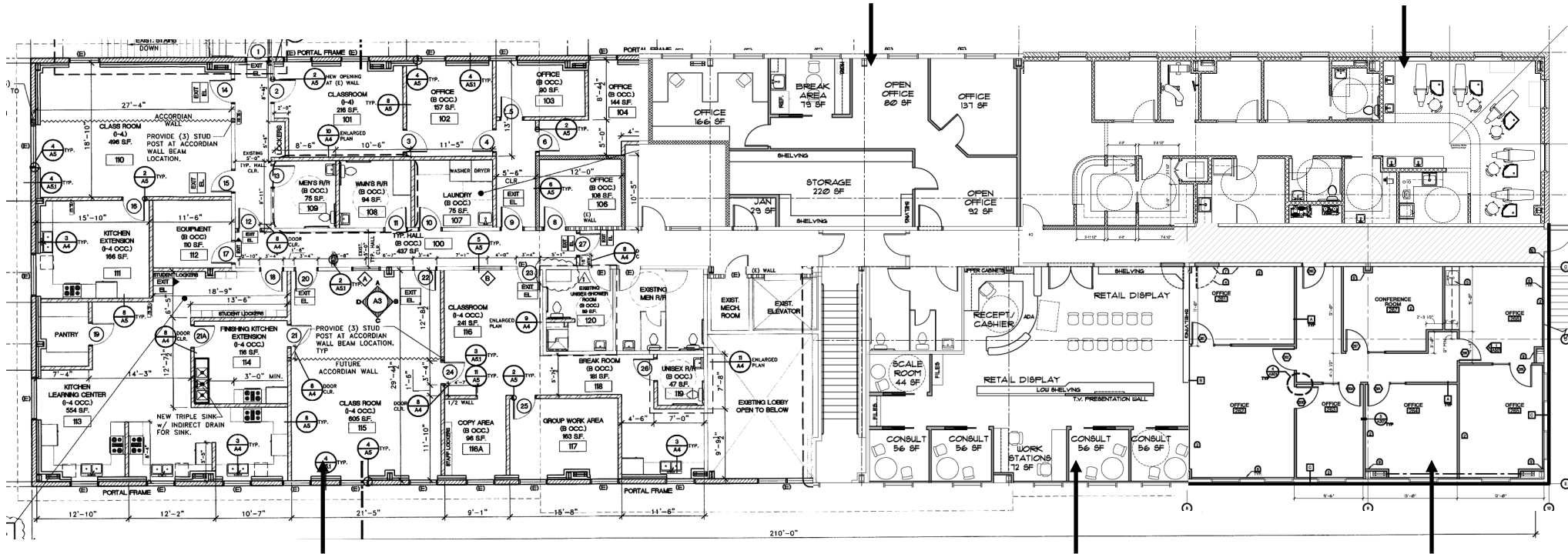
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Second Floor Plan



KL Scott Inc.
Suite 255
1,018 SF

Woods Ortho
Suite 240
2,140 SF

Bend La Pine
School District
Suites 200-220
5,551 SF

Plasker Chiropractic
Suite 270
1,215 SF

Michael Yunker
Suite 260
1,773 SF



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DEMOGRAPHIC SUMMARY

2500 NE Twin Knolls Dr, Bend, Oregon, 97701

Drive time of 5 minutes

KEY FACTS

17,516

Population



7,662

Households

39.4

Median Age

\$60,351

Median Disposable Income

BUSINESS

676



8,519



INCOME



\$79,384

Median Household Income



\$45,707

Per Capita Income



\$118,995

Median Net Worth

EDUCATION

6%

No High School Diploma



15%

High School Graduate



38%

Some College



41%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,233

Apparel & Services



\$6,762

Groceries



\$212

Computers & Hardware



\$3,699

Dining Out



\$6,869

Health Care

EMPLOYMENT



72%

White Collar



17%

Blue Collar

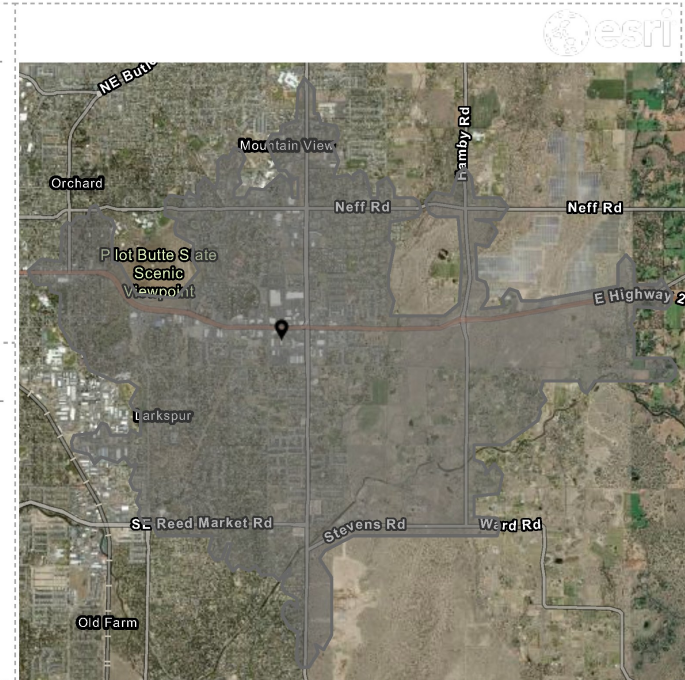


12%

Services

1.8%

Unemployment Rate



This infographic contains data provided by Esri. The vintage of the data is 2023, 2027.

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Bend, Oregon

Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend bridges forested mountain highlands with the vast high desert, creating a landscape known for its dramatic scenery and unparalleled access to outdoor recreation.

As the largest city in Central Oregon, Bend serves as the commercial, recreational, and cultural hub of the tri-county region, as well as the Deschutes County seat. The city spans more than 32 square miles, sits at an elevation of 3,625 feet, and is recognized nationally for its quality of life, thriving small-business ecosystem, and year-round activities—from skiing and mountain biking to river sports and hiking.

Bend consistently ranks among the best-performing small metropolitan areas in the country (2018–2024), reflecting sustained economic growth, strong in-migration, and a resilient business climate. Once rooted in timber, Bend began diversifying its economy in the 1980s as the lumber era phased out, paving the way for a more balanced and sustainable economic base.

Unlike destination-only resort towns such as Aspen or Jackson Hole, Bend’s appeal extends beyond tourism. Its lifestyle advantages—paired with a highly skilled workforce—attract companies in aviation, advanced manufacturing, renewable energy, outdoor recreation products, bioscience, professional services, and technology. The region is built on a foundation of small to mid-sized, owner-operated firms, typically employing 10–50 people, creating a dynamic and entrepreneurial business environment.

Notable employers include Deschutes Brewery, Hydro Flask, Lonza, Breedlove Guitars, and G5, all of which contribute vital traded-sector revenue and support continued economic diversification.

Source: Economic Development for Central Oregon (EDCO) – edcoinfo.com/communities



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Walt Ramage | Partner, Principal Broker



Broker specializing in investment sales, and development (horizontal and vertical).

Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023, 2024

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

"My background as a developer and as a state licensed assistant appraiser sets me apart. I've purchased bare dirt and gone vertical. I've been in the trenches. I've been the one personally guaranteed on a note. I've experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I've been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners." -Walt Ramage

BUILD ON THE POWER OF OUR NETWORK



5,800
REAL ESTATE
PROFESSIONALS



325
OFFICES



65
COUNTRIES



A seamless network of brokerages actively managed to work cohesively across the country, sharing their best ideas with a singular purpose:

exceeding clients' expectations to grow relationships.



We are Here



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