

# CLASS A OFFICE DEVELOPMENT

CREATIVE OFFICE SUITES FOR LEASE WITH MASS TIMBER CONSTRUCTION, STATE-OF-THE-ART HVAC, AND A 3.03:1,000 PARKING RATIO

PHOTO OF BUILDING A



SHEVLIN

CROSSING

BUILDING B

FOR LEASE: 2,207-4,277 RSF | \$3.05/SF/MO. NNN

COMPASS  
COMMERCIAL

REAL  
ESTATE  
SERVICES



PHOTO OF BUILDING A

# EXECUTIVE SUMMARY

**SHEVLIN CROSSING** is where history and progress meet. Bend's newest Class A office project celebrates the region's rich timber history with its cross laminated, mass timber design and environmentally friendly construction. The progressive design will feature large windows, lots of natural light and efficient and versatile floor plans. The buildings will also include secure access and some of the latest in sustainable building systems such as highly efficient ventilation.

Located in desirable NorthWest Crossing on Bend's west side, Shevlin Crossing will be constructed in two phases. Phase one is complete, featuring a two-story building with 19,050 square feet of modern, functional space. Construction of the second phase, an approximately 27,000 square foot building, is now underway.

The site, at the intersection of NW Crossing Drive and NW Shevlin Park Road, will include a large outdoor patio space and generous onsite parking boasting a parking ratio of 3.03:1,000. Twelve covered employee bike spaces and a customer bike area were built with Building A and nine covered employee bike spaces built with Building B. Electric vehicle charging stations will be available on the campus.

*\*Suite sizes are flexible. Please call listing brokers for additional details.*

PROPERTY SUMMARY	<b>Property Name</b>	Shevlin Crossing, Building B
	<b>Address</b>	2220 NW Labiche Lane, Bend, OR 97703
	<b>Lot Size</b>	2.74 Acres
	<b>Zoning</b>	Commercial Limited (CL)
	<b>Parking Spaces</b>	136 onsite spaces   3.03:1,000 ratio
	<b>Lease Rate</b>	\$3.05/SF/Mo. NNN
	<b>CAMs</b>	Est. at \$0.88/SF/Mo. <i>(electricity separately metered)</i>
	<b>TI Allowance</b>	Negotiable
2ND 1ST FLOOR	<b>Date Available</b>	Summer 2025
	<b>Suite 1C</b>	2,207 RSF
	<b>Suite 1E</b>	4,277 RSF
	<b>Suite 2B</b>	3,776 RSF

# PROPERTY HIGHLIGHTS



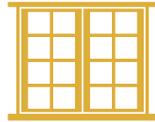
Class A office buildings on Bend's west side



Great location near NorthWest Crossing shops & restaurants



Covered employee bike spaces plus customer bike area



Large windows and glass roll up doors



136 onsite parking spaces



Outdoor patio in park-like setting



PHOTO OF BUILDING A

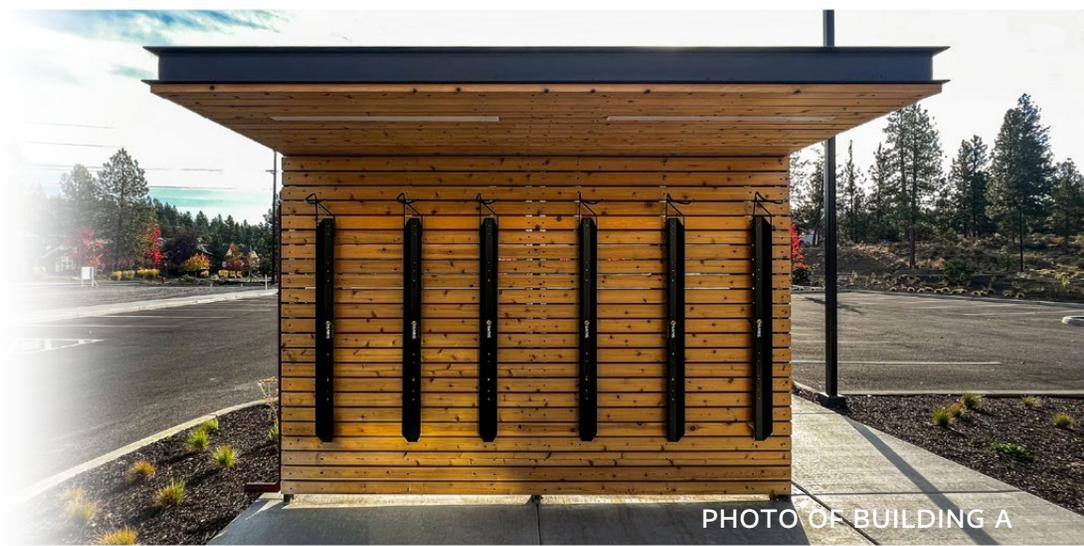


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## CROSS-LAMINATED TIMBER CONSTRUCTION

Cross-Laminated Timber Construction (CLT) construction simplifies the building design, creating a very open and light feeling and aesthetic.

It has a lighter environmental footprint than concrete or steel. Since CLT panels are prefabricated, there is little or no waste on the construction site.

As a sustainable material made out of renewable wood, CLT sequesters carbon, and does not require the burning of fossil fuels during the production.

CLT is made of layers of softwood glued and pressed together. From this small timber sections are formed into large structural panels that are light, stable and comparable in strength to steel and brick.



## AIR FILTRATION SYSTEM EXCEEDING CODE

Shevlin Crossing utilizes VRF fan coils with MERV-13 filtration. This far exceeds the baseline code requirements of MERV-8. The MERV-13 filters are used in most hospital spaces as a common measure for increased indoor air quality for LEED certification.

# CARBON SUMMARY:



**314 m<sup>3</sup>**

Volume of wood products used



**1 min.**

U.S. and Canadian forests grow this much wood in



**282 metric tons**

Carbon dioxide (CO<sup>2</sup>) stored in the wood



**109 metric tons**

Greenhouse gas emissions (CO<sup>2</sup>) avoided



**391 metric tons**

Total potential carbon benefit

# EQUIVALENT TO:



**83**

Cars off the road for one year

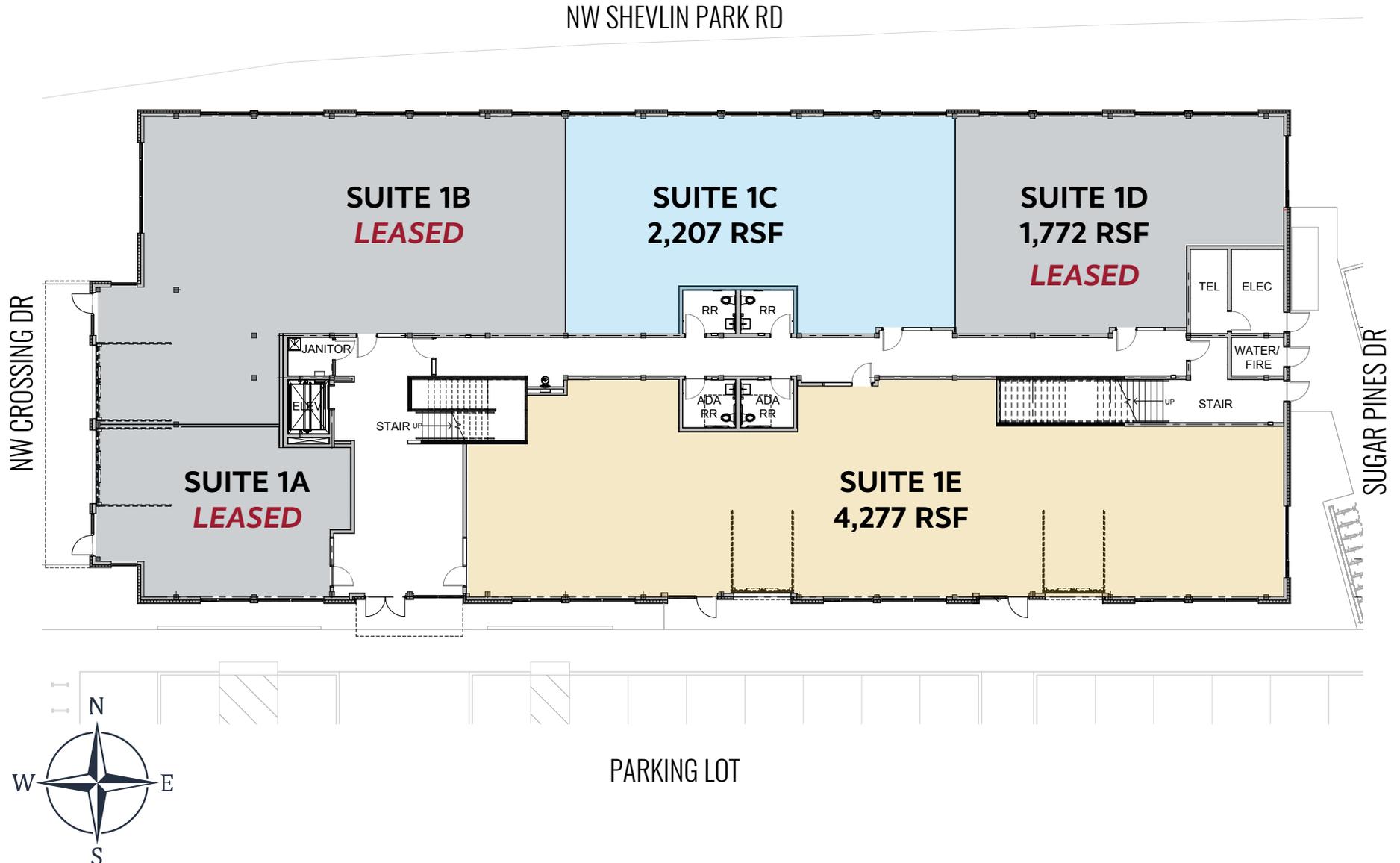


**41**

Homes supplied with energy for one year

# CONCEPTUAL 1ST FLOOR PLAN

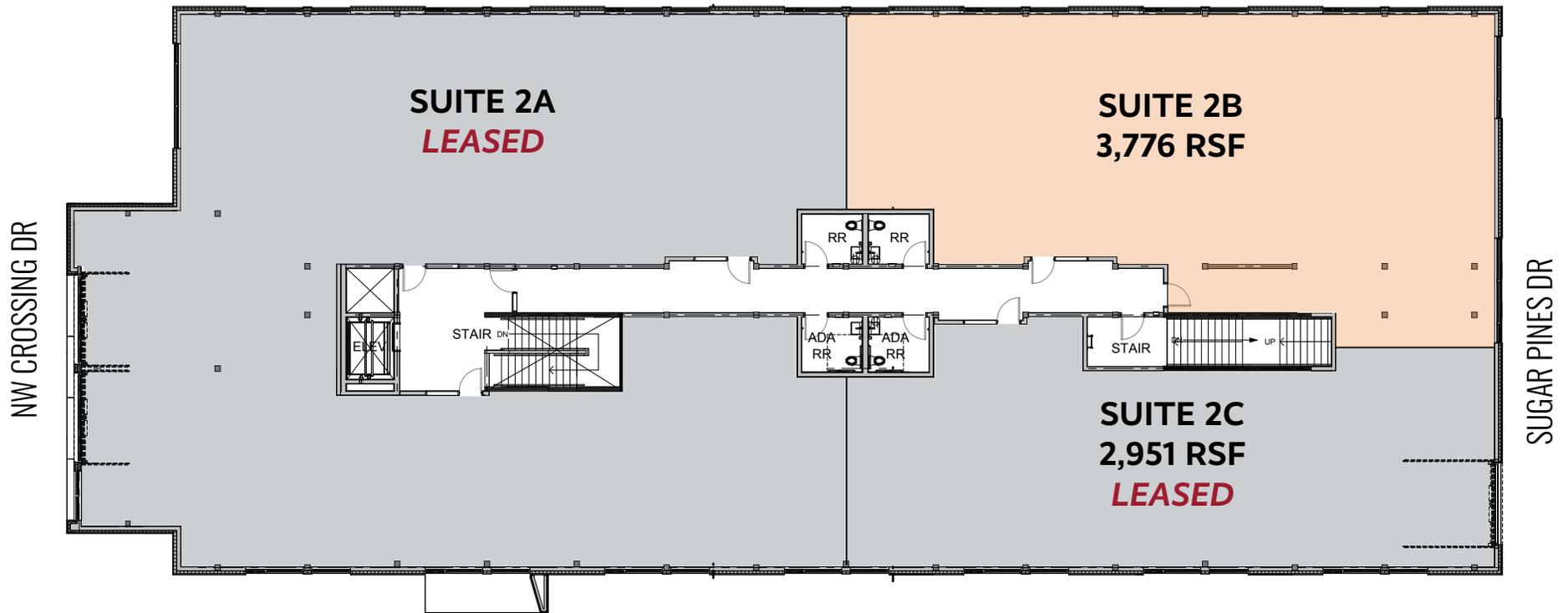
LEASE RATE: \$3.05/SF/MO. NNN



# CONCEPTUAL 2ND FLOOR PLAN

LEASE RATE: \$3.05/SF/MO. NNN

NW SHEVLIN PARK RD



PARKING LOT

# SITE PLAN



HIGH LAKES  
Health Care

STEP & SPINE  
PHYSICAL THERAPY

NW SHEVLIN PARK RD

PHASE 2  
BLDG B

PHASE 1  
BLDG A

NW LABICHE LN

NW CROSSING DR

SUGAR PINES DR

WESTSIDE CHURCH

# REGIONAL AERIAL



## BURGEONING AREA

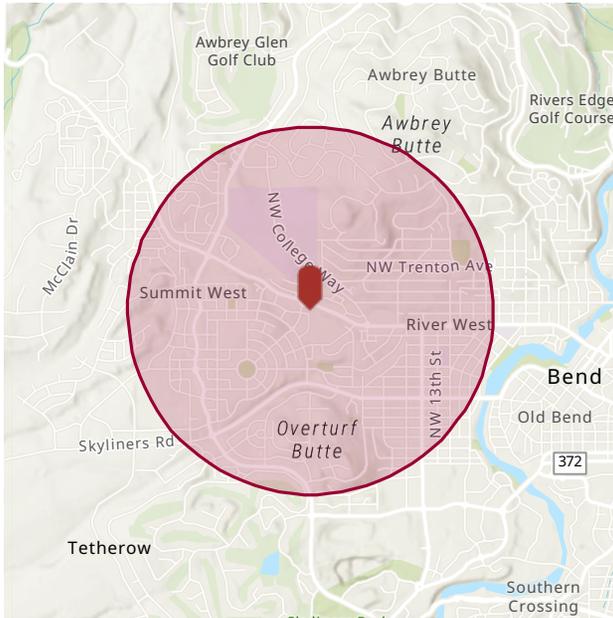
The Milken Institute ranked the Bend Metro as the Best Performing Small City in the nation four years in a row (2017-2020). The report cites unmatched five-year job and wage growth, strong high-tech performance and substantial investment in its knowledge economy with Oregon State University-Cascades and Central Oregon Community College.



**SHEVLIN CROSSING**



# DEMOGRAPHICS IN 1-MILE RADIUS



POPULATION BY GENERATION



2,727  
2025 Millennial Population (Born 1981 to 1998) (Esri)

## POPULATION TRENDS AND KEY INDICATORS

### Shevlin Crossing

#### POPULATION



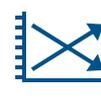
11,821

2025 Total Population



12,651

2030 Total Population



1.37%

2025-2030 Population:  
Annual Growth Rate

#### HOUSEHOLDS



5,093

Total Households



2.30

Average Household  
Size



2.93%

2010-2020 Annual  
Growth Rate

#### INCOME



\$133,769

Median Household  
Income



\$81,950

Per Capita Income



\$557,184

Median Net Worth



\$960,308

Median Home Value



44.9%

Percent of Income for  
Mortgage



\$1,562

Median Contract Rent

#### HOUSING STATS

#### EDUCATION



1%

No High School  
Diploma



9%

High School  
Graduate



17%

Some College



73%

Bachelor's/Grad/Prof  
Degree

#### BUSINESS



511

Total Businesses



3,760

Total Employees



3.6%

Unemployment Rate

## Tapestry

Top 3 segments by household count



H4 Urban Chic > 3,416 | 67.1%

L3 Top Tier > 981 | 19.3%

K6 City Greens > 427 | 8.4%

Other 269 | 5.3%

SHEVLIN  
CROSSING



PHOTO OF BUILDING A

**EXCLUSIVELY LISTED BY:**



**JAY LYONS, SIOR, CCIM**  
Partner, Principal Broker  
Direct 541.848.4048  
Cell 541.410.6519  
jlyons@compasscommercial.com



**GRAHAM DENT, SIOR**  
Partner, Broker  
Direct 541.848.4064  
Cell 541.639.6515  
gdent@compasscommercial.com



**GRANT SCHULTZ, SIOR, CCIM**  
Broker  
Direct 541.848.4051  
Cell 541.480.9873  
gschultz@compasscommercial.com



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