FOR LEASE

955-3,386 SF | $1.20-$1.85/SF/MO. NNN

Deschutes Business Center
Office/Retail/Industrial Spaces

20340-20370 Empire Ave., Bend, OR 97701

MULTIPLE SUITES AVAILABLE TO FIT A VARIETY OF USERS

SUITE B4

SUITE E6-E7

SUITE C5

Robert Raimondi, CCIM | Peter May, CCIM
Emilio Tiscareno, Broker

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

541.383.2444 | www.CompassCommercial.com

COMPASS COMMERCIAL
REAL ESTATE SERVICES

FOR LEASE **$1.20-$1.85/SF/MO. NNN**

Deschutes Business Center Office/Retail/Industrial Spaces

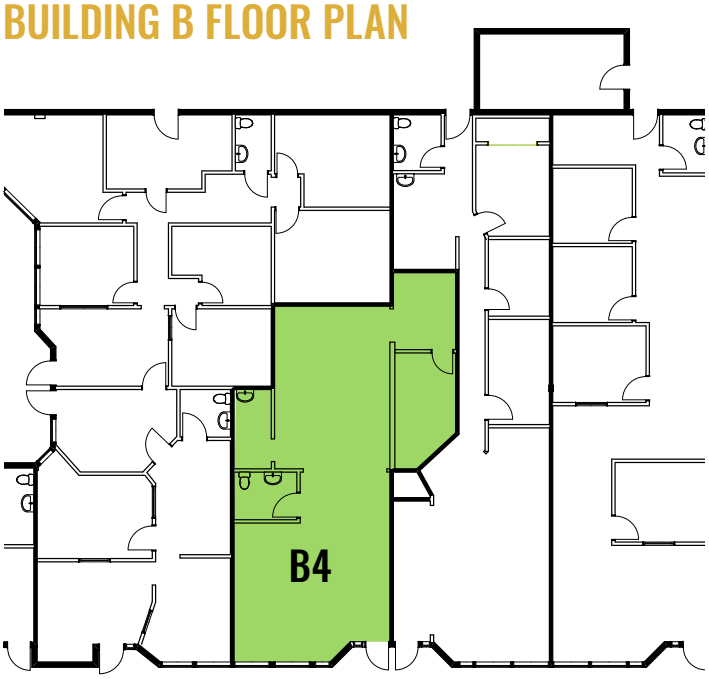
PROPERTY DETAILS

Suite B4:	985 SF | $1.85/SF/Mo. NNN *Available Now*
Suite C5:	1,370 SF | $1.85/SF/Mo. NNN *Available Now*
Suite E6-7:	955 SF | $1.65 SF/Mo. NNN *Available February 1, 2026*
Suite F6/F7:	3,386 SF | $1.20/SF/Mo. NNN *Available Now*
NNNs:	Est. at $0.73/SF/Mo.
Zoning:	Mixed Employment (ME)
Parking:	60+ onsite spaces

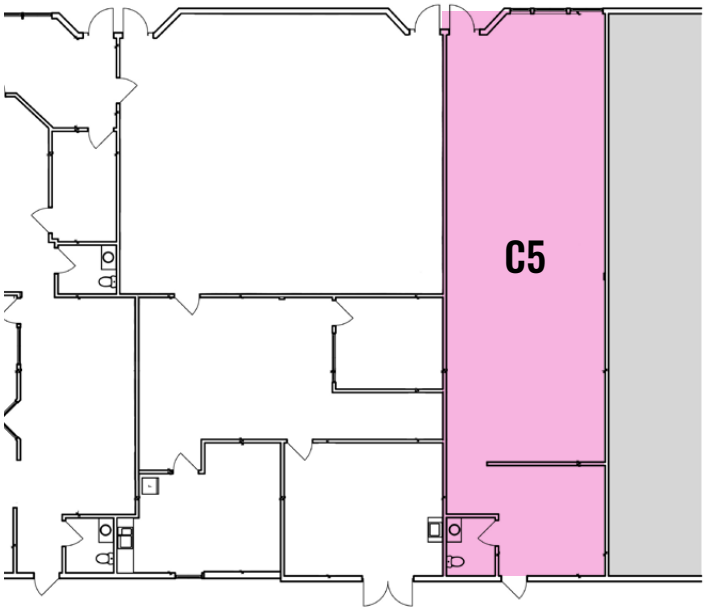
HIGHLIGHTS

- **Suite B4** is an office/retail suite with an in-suite restroom
- **Suite C5** is an open retail suite
- **Suite E6-7** is an office/retail suite with two private offices and an in-suite restroom
- **Suite F6/F7** is an office/industrial suite with reception area, office, warehouse, and a fenced-off security storage yard
- Professionally managed
- Conveniently located off the Hwy 97 Empire exit on the north end of Bend

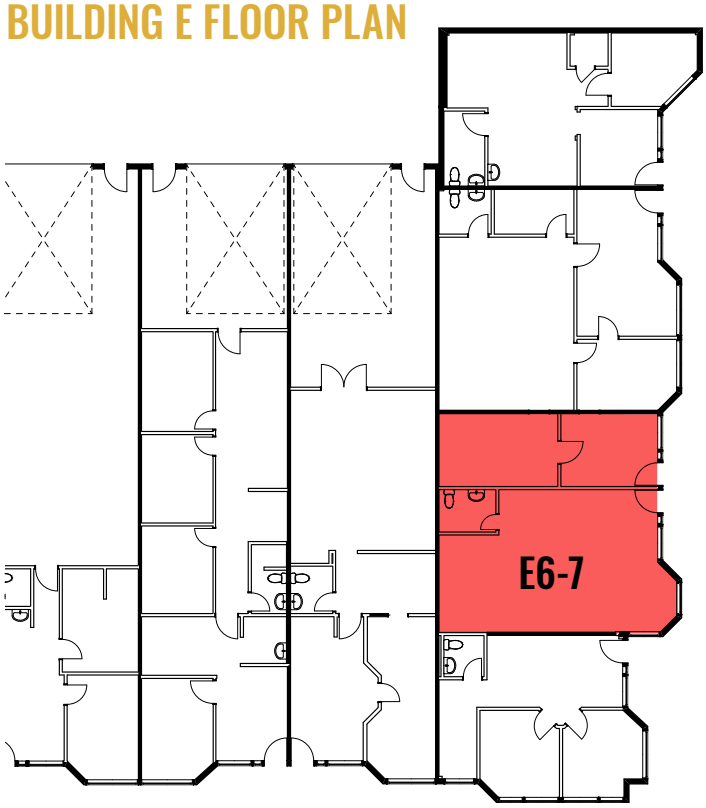
BUILDING B FLOOR PLAN



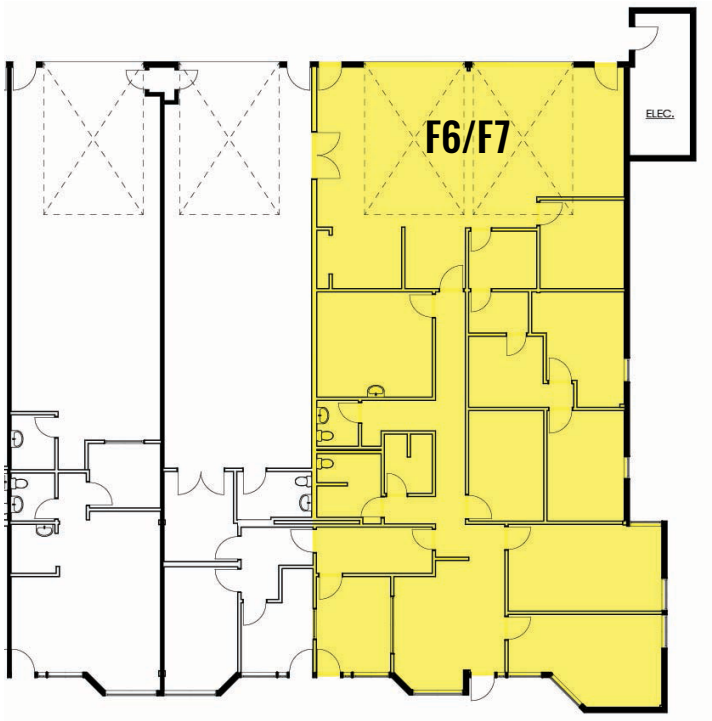
BUILDING C FLOOR PLAN



BUILDING E FLOOR PLAN



BUILDING F FLOOR PLAN



FOR LEASE

20340-20370 Empire Ave., Bend, OR 97701

DEMOGRAPHICS - 1 MILE RADIUS

POPULATION STATS

5,802	6,203	1.35%	41.5
2025 Total Population	2030 Total Population	2025-2030 Population: Annual Growth Rate	2025 Median Age

2025 HOUSING STATS

$804,524	2,250	123,476	2,434
Median Home Value	Total Households (HH)	Median HH Income	Total Housing Units

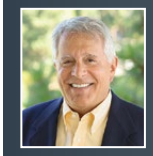
2025 BUSINESS STATS

684	6,662	2.6%	68,546
Total Businesses	Total Employees	Unemployment	Per Capita Income

2025 EDUCATION STATS

3%	14%	31%	53%
No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree

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.



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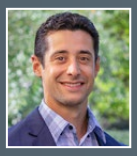

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