

# FOR LEASE

## WESTSIDE YARD Restaurant/Retail/Office Spaces

210 SW Century Dr. & 1288 SW Simpson Ave., Bend, OR 97702

2,280-5,947 SF | \$30-\$32/SF/YR. NNN



SUITE C

### HIGHLIGHTS

- Brand new mixed use development in the heart of Bend's west side
- The Hixon, 203 high-end apartments, is directly above the commercial spaces and are 100% leased with a waiting list
- 365 parking spaces, 208 bike parking stalls
- 1/3 acre urban park
- Close proximity to OSU-Cascades campus and the Old Mill District
- On the main thoroughfare to Mt. Bachelor and the Cascade Lakes Highway
- Shadow-anchored by Safeway at Century Park

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Eli Harrison, Broker

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**FOR LEASE**

**\$32/SF/YR. NNN**

# WESTSIDE YARD

## PROPERTY DESCRIPTION

Westside Yard is a 43,692 SF mixed-use development located on Bend's premier west side. The newest project in the center is a LEED Silver or equivalent Class A six-story building comprised of 19,631 SF of commercial space on the ground floor. The five stories above the commercial space are known as The Hixon which is comprised of 203 high-end apartments that are 100% leased with a waiting list. The commercial spaces provide a superior interface with the community and give the building an active and lively presence on the street. The apartment component provides a built-in clientele for the first-floor businesses. Surrounding the development are numerous quality businesses including retailers, offices, restaurants, hotels, resorts, and financial institutions, as well as several high-income residential neighborhoods.

Located at the NE corner of SW Century Drive (15,335 AADT) and SW Simpson Avenue (8,000 AADT), traffic flow comes from The Old Mill District, Shevlin Corporate Park, NorthWest Crossing, and Downtown Bend.

### 210 SW CENTURY DRIVE IN-LINE RETAIL SUITE B

**Approx. Size:** 3,498 SF

**Lease Rate:** \$30/SF/Yr. NNN

**TI Allowance:** Negotiable

**Space Details:**

- Ideal for retail, restaurant or service-retail users
- 2nd generation space



### 210 SW CENTURY DRIVE IN-LINE RETAIL SUITE C

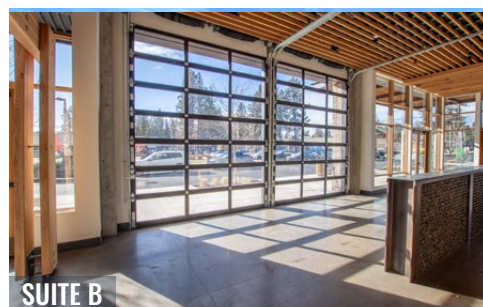
**Approx. Size:** 2,449 SF

**Lease Rate:** \$32/SF/Yr. NNN

**TI Allowance:** Negotiable

**Space Details:**

- Ideal for retail, restaurant or service-retail users
- 1st generation space



### 210 SW CENTURY DRIVE STAND-ALONE RETAIL J

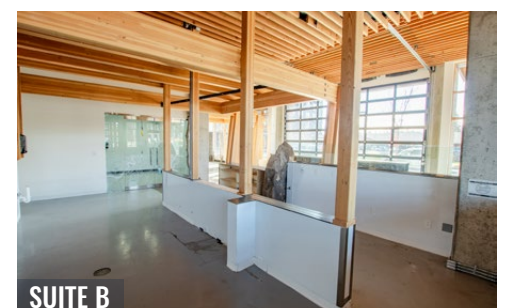
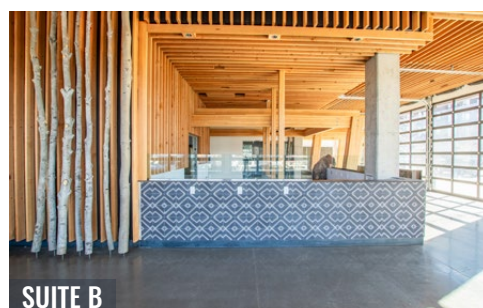
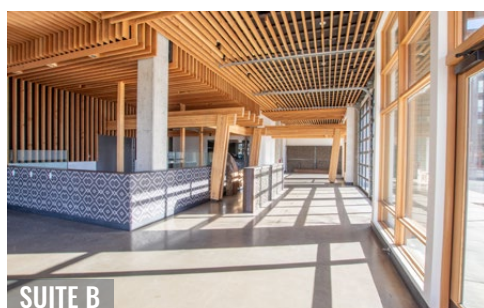
**Approx. Size:** 2,280 – 3,500 SF

**Lease Rate:** TBD

**TI Allowance:** Negotiable

**Space Details:**

- Ideal for restaurant, brew pub or food hall
- Stand-alone restaurant building facing the central plaza
- Roll up doors and ample outdoor seating
- Potential rooftop deck

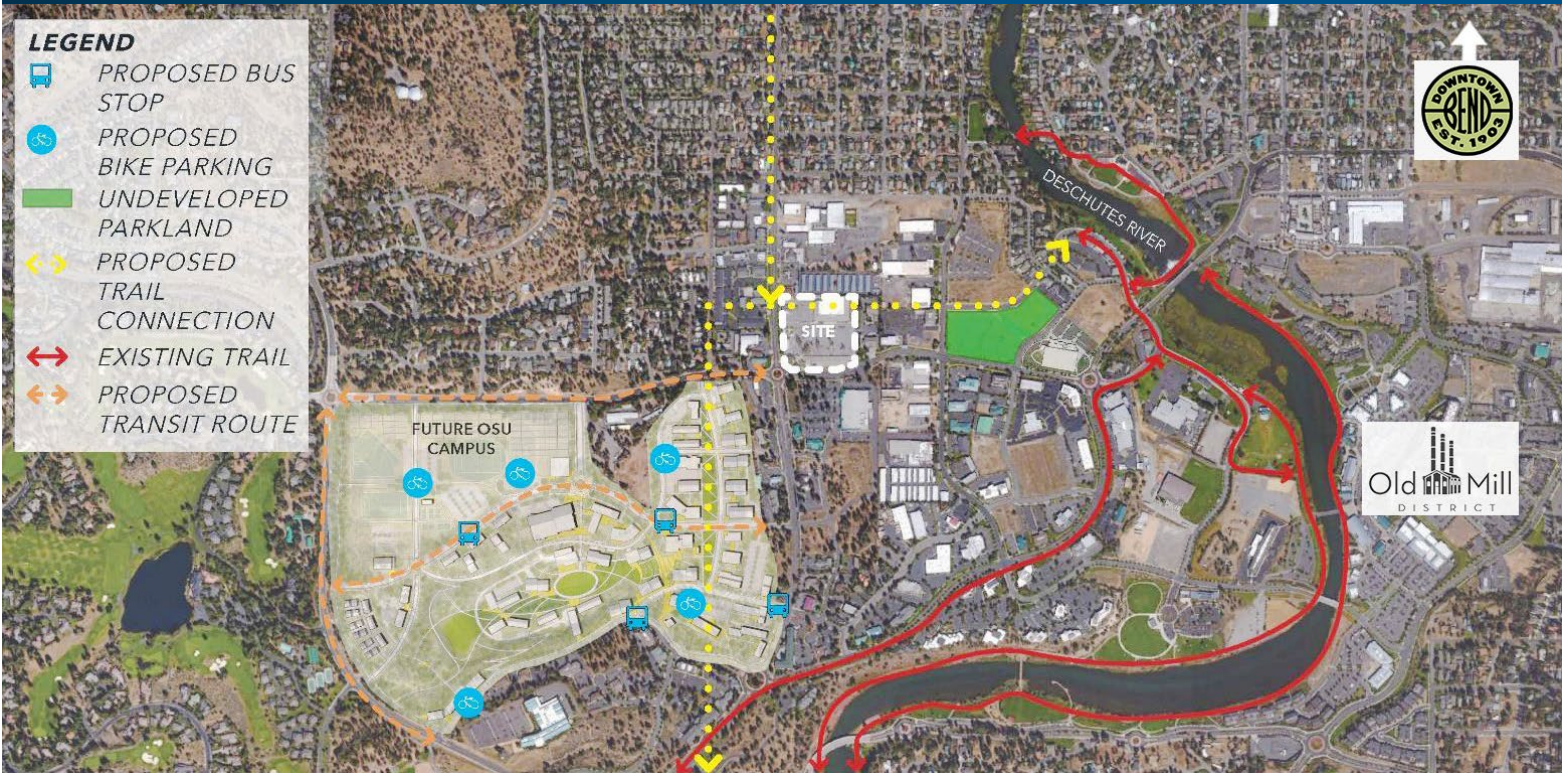


SITE PLAN & PRELIMINARY RENDERINGS



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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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