

# BOX FACTORY BEND OR.

EST. 1916

**LEASING OPPORTUNITIES  
RETAIL, RESTAURANT & OFFICE**

500 SW INDUSTRIAL WAY, BEND, OREGON 97702



COMPASS   
COMMERCIAL

**REAL ESTATE  
SERVICES**

ARIZONA AVE

BOND STREET

NW LAVA ROAD

INDUSTRIAL WAY

**FLOOR 2**

LPL Financial

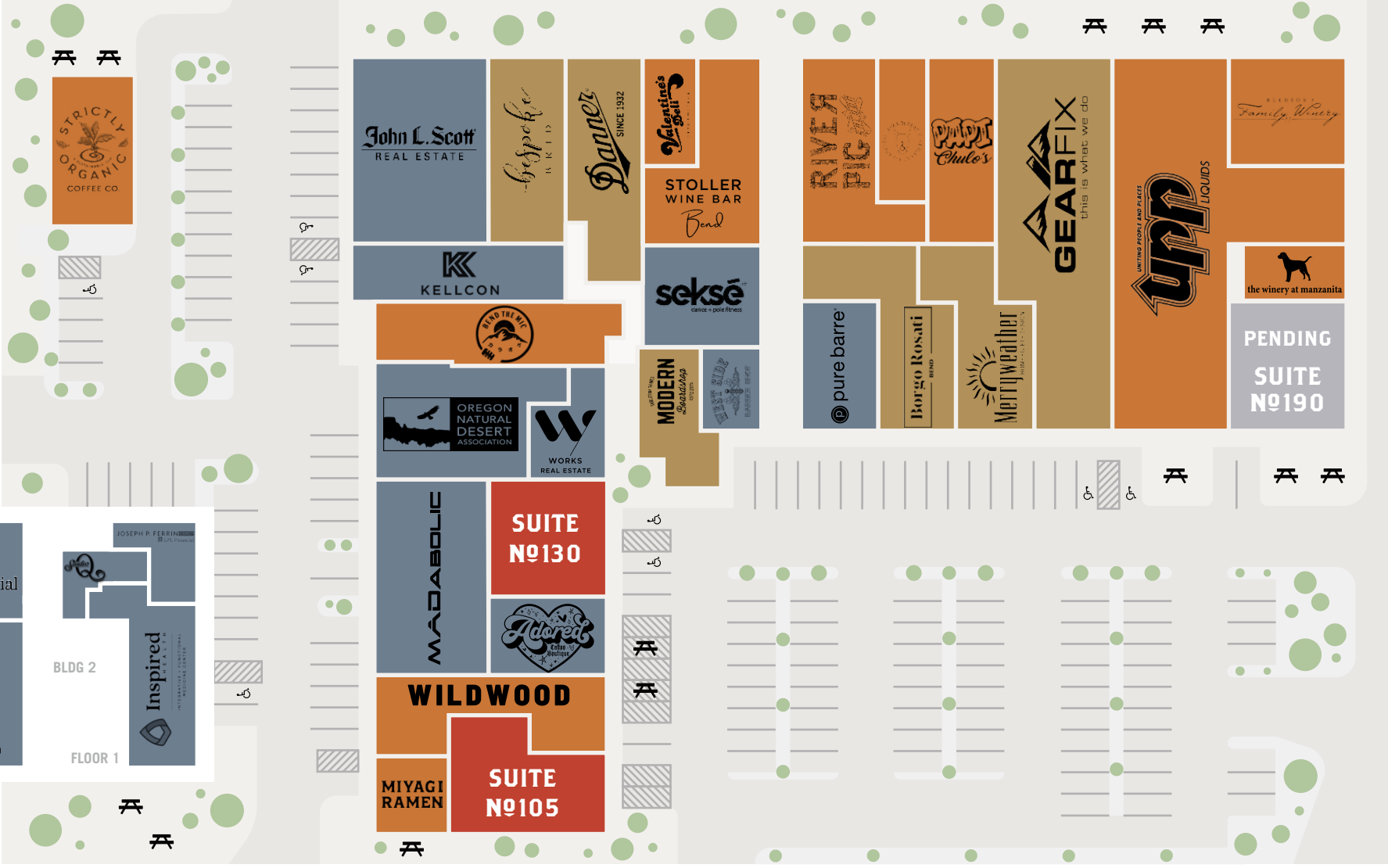
FOWLER & Co., INC.

**BLDG 2**

JOSEPH P. FERRELL  
REAL ESTATE

**FLOOR 1**

Inspired  
MEDICAL CENTER



AVAILABLE SPACE

PENDING

DINE & DRINK

SHOP

THRIVE

SEATING

RESTROOMS

# SUBLEASE OPPORTUNITY

## RETAIL / OFFICE SUITE

### SUITE №105

±3,435 RSF

#### SUBLEASE RATE

\$2.82/SF/Mo. NNN

#### NNNS

Est. at \$0.54/SF/Mo.  
gas and electricity are  
separately metered

#### SUBLEASE EXPIRES

May 31, 2029

#### ZONING

Mixed Riverfront (MR)

#### PARKING

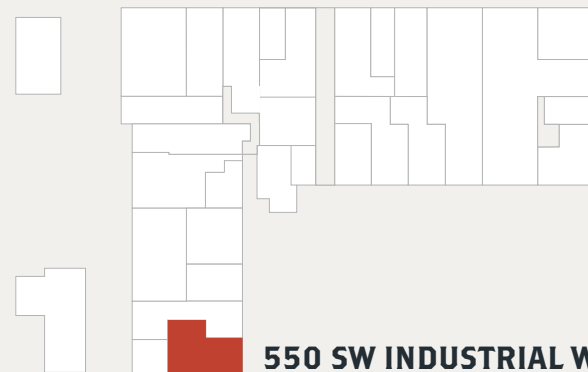
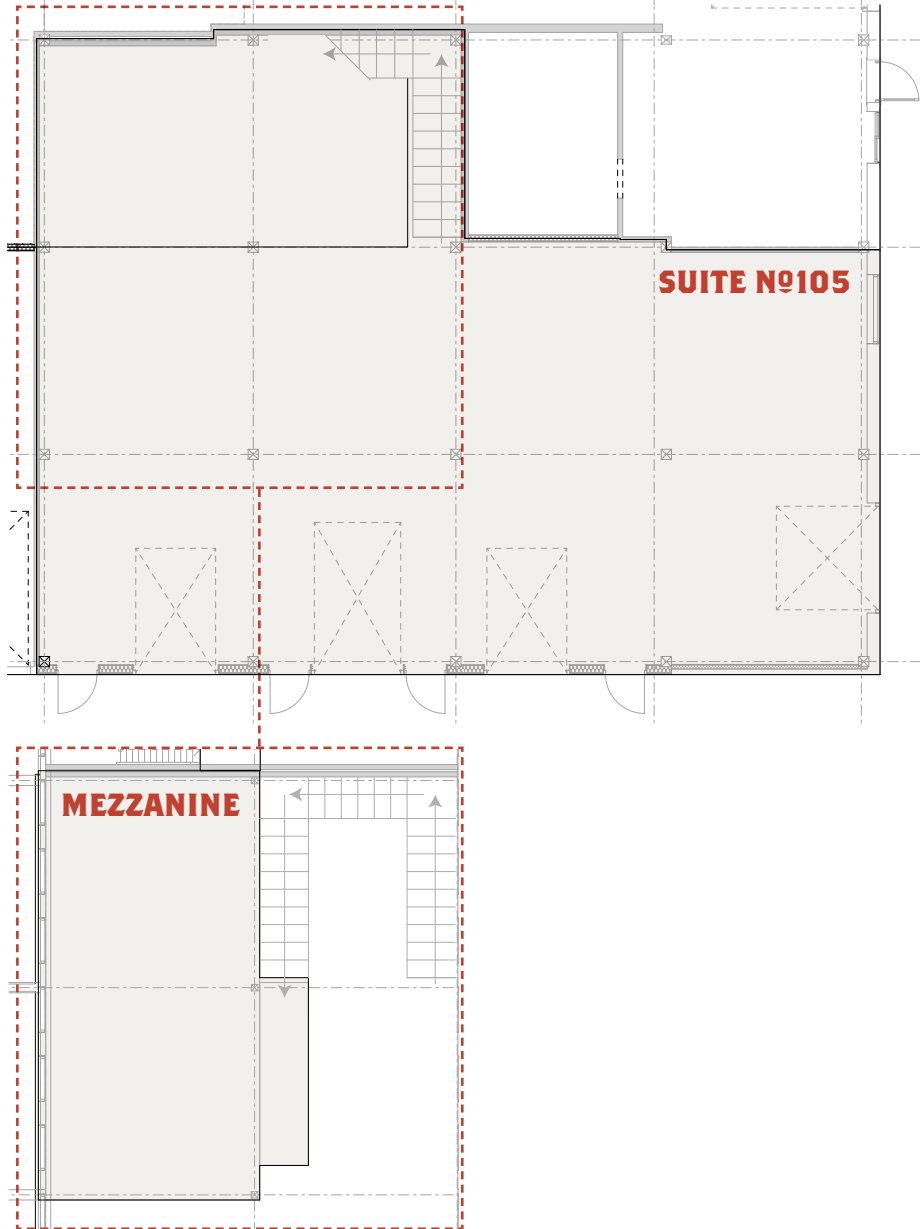
265 Spaces  
2.62:1,000 SF

#### FEATURES & AMENITIES

- Beautiful interiors with exposed wood beams
- Open retail/office space
- Tenant improvements negotiable
- Prominent signage
- Great natural light

#### LOCATION

- Excellent visibility and traffic counts
- Easy access to Highway 97
- Ideally situated between the Old Mill District to the south and downtown Bend to the north
- Surrounded by a large variety of restaurant, retail, and office tenants



550 SW INDUSTRIAL WAY, BEND, OR



**SUITE N<sup>o</sup>105**  
RETAIL / OFFICE SUITE  
±3,435 RSF  
\$2.82/SF/MO. NNN



# LEASING OPPORTUNITY

## RETAIL / OFFICE SUITE

### SUITE №130

3,594 RSF

#### LEASE RATE

\$2.50-\$3.00/SF/Mo.  
NNN

#### NNNS

Est. at \$0.54/SF/Mo.  
gas and electricity are  
separately metered

#### ZONING

Mixed Riverfront (MR)

#### PARKING

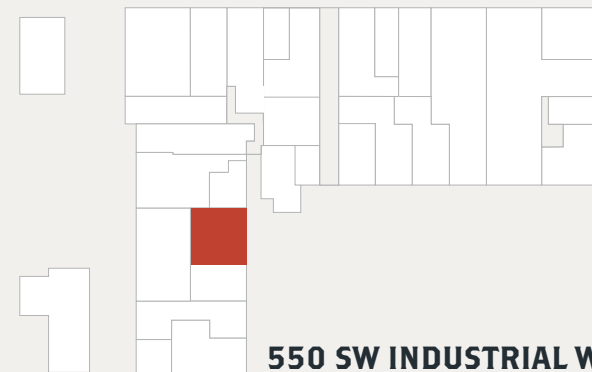
265 Spaces  
2.62:1,000 SF

#### FEATURES & AMENITIES

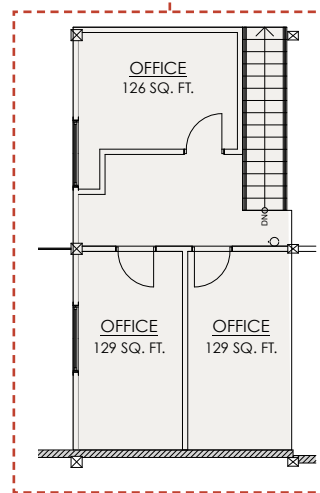
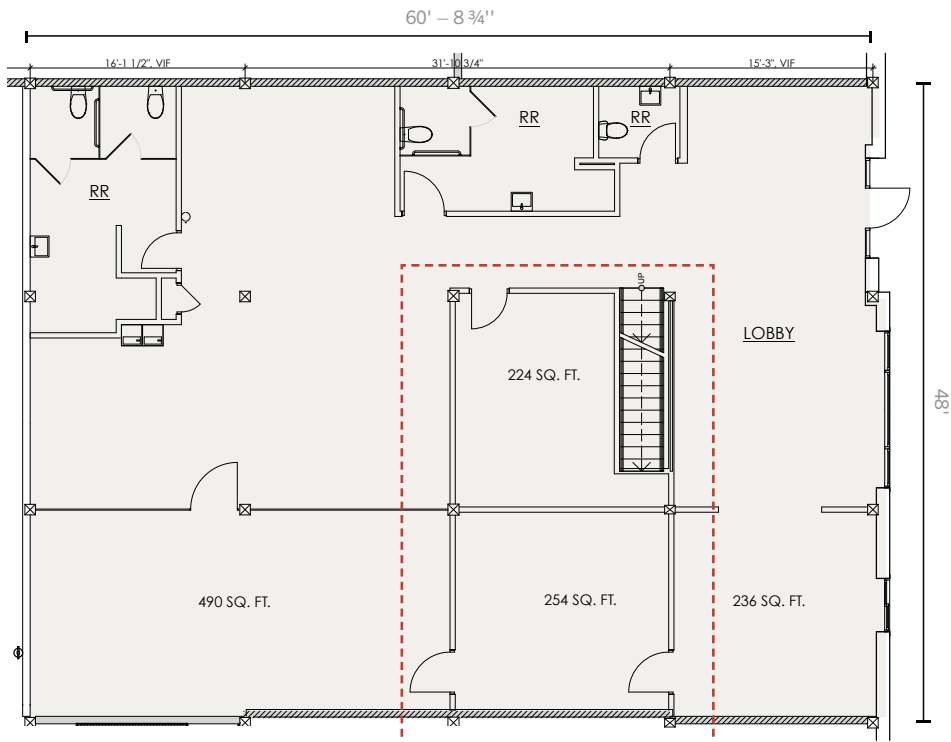
- Beautiful interiors with exposed wood beams
- Open retail/office space
- Tenant improvements negotiable
- Prominent signage

#### LOCATION

- Excellent visibility and traffic counts
- Easy access to Highway 97
- Ideally situated between the Old Mill District to the south and downtown Bend to the north
- Surrounded by a large variety of restaurant, retail, and office tenants

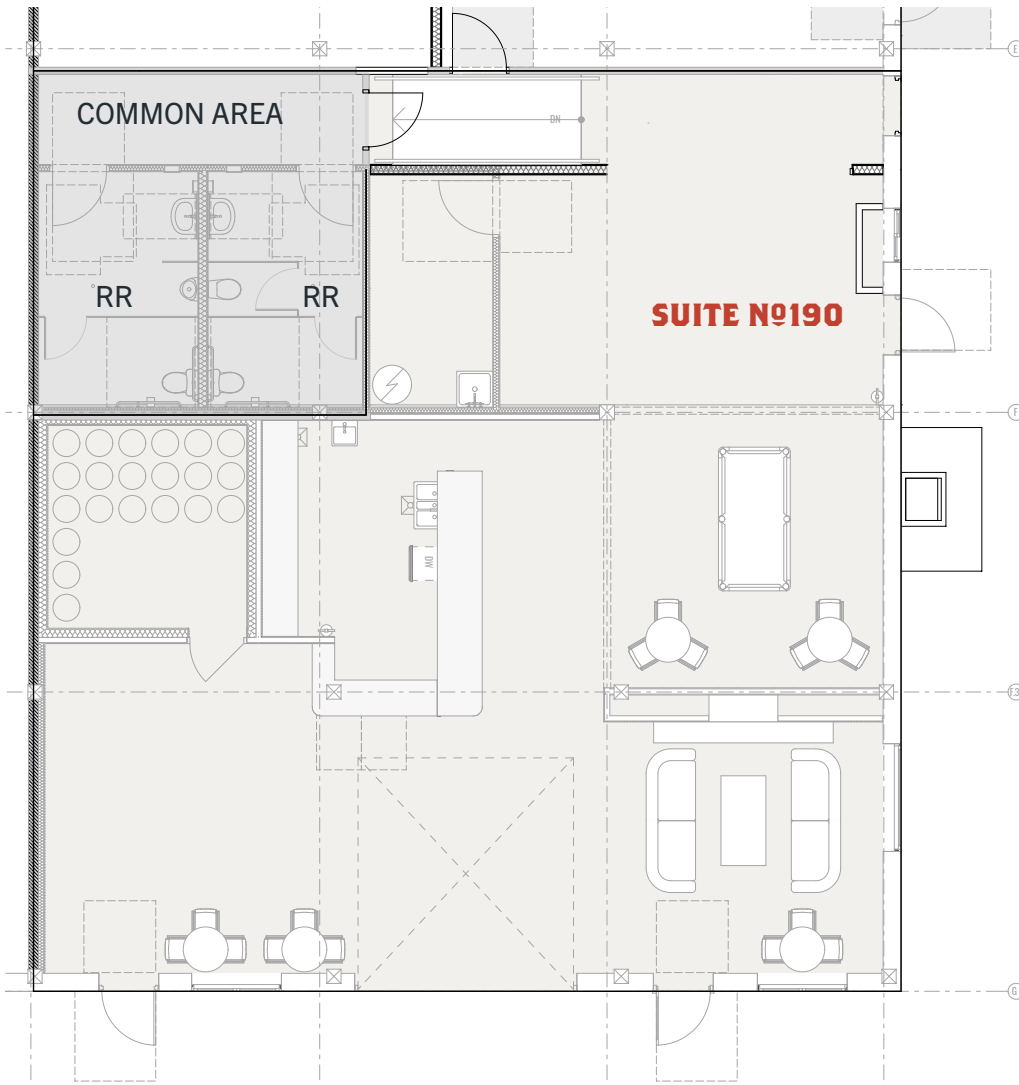


550 SW INDUSTRIAL WAY, BEND, OR



#### MEZZANINE

**P E N D I N G**



# LEASING OPPORTUNITY

## RESTAURANT / TASTING ROOM SUITE

### SUITE No 190

±2,448 RSF

#### LEASE RATE

\$3.25/SF/Mo. NNN

#### NNNS

Est. at \$0.54/SF/Mo.  
gas and electricity are  
separately metered

#### ZONING

Mixed Riverfront (MR)

#### PARKING

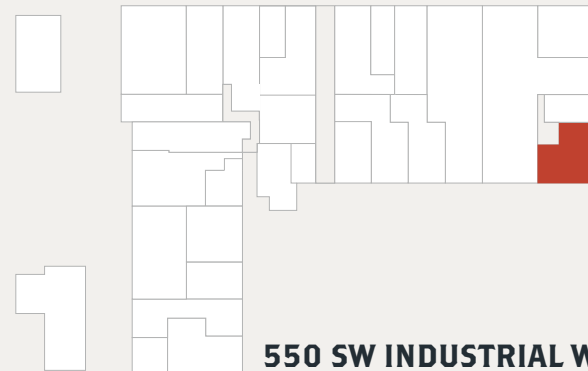
265 Spaces  
2.62:1,000 SF

#### FEATURES & AMENITIES

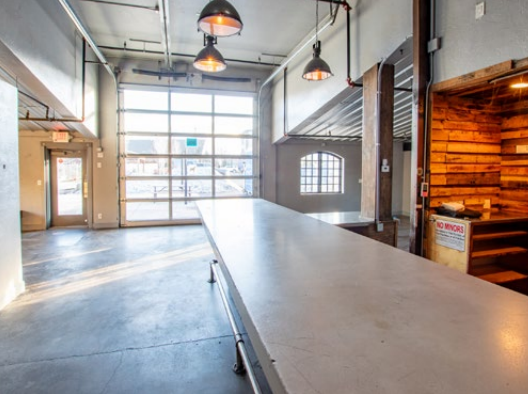
- Beautiful interiors with exposed wood beams
- Restaurant/tasting room space
- Tenant improvements negotiable
- Prominent signage

#### LOCATION

- Excellent visibility and traffic counts
- Easy access to Highway 97
- Ideally situated between the Old Mill District to the south and downtown Bend to the north
- Surrounded by a large variety of restaurant, retail, and office tenants



**550 SW INDUSTRIAL WAY, BEND, OR**



**SUITE N<sup>o</sup>190**  
RESTAURANT / TASTING  
ROOM SUITE  
±2,448 RSF  
\$3.25/SF/MO. NNN



Ideal for a tasting room or restaurant, this suite features a stunning reclaimed barnwood accent wall with a matching bar, offering a rustic industrial vibe. The mostly open space includes a walk-in cooler and access to common restrooms, perfect for creating a unique guest experience.



# BOX FACTORY

**500 SW INDUSTRIAL WAY  
BEND, OREGON 97702**

Ideally situated between The Old Mill District to the south and downtown Bend to the north, making it a bridge between two quintessential shopping districts.

- 0.6 MILES TO DOWNTOWN BEND
- 0.3 MILES TO OLD MILL DISTRICT



## FOR LEASING INFORMATION, CONTACT:

**COMPASS  
COMMERCIAL**

**REAL ESTATE  
SERVICES**

**Russell Huntamer, CCIM**

[rhuntamer@compasscommercial.com](mailto:rhuntamer@compasscommercial.com)

541.419.2634

**Jay Lyons, SIOR, CCIM**

[jlyons@compasscommercial.com](mailto:jlyons@compasscommercial.com)

541.410.6519

**Eli Harrison, Broker**

[eharrison@compasscommercial.com](mailto:eharrison@compasscommercial.com)

541.977.2890

A PROJECT BY

**KILLIAN PACIFIC**

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.