

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

FLOOR 2

LPL Financial

FOWLER & Co., INC.

FLOOR 1

JOSEPH P. FERRELL
REAL ESTATE

Inspired
MEDICAL CENTER

BLDG 2



INDUSTRIAL WAY

NW LAVA ROAD - CLOSED DURING CONSTRUCTION

AVAILABLE SPACE

PENDING

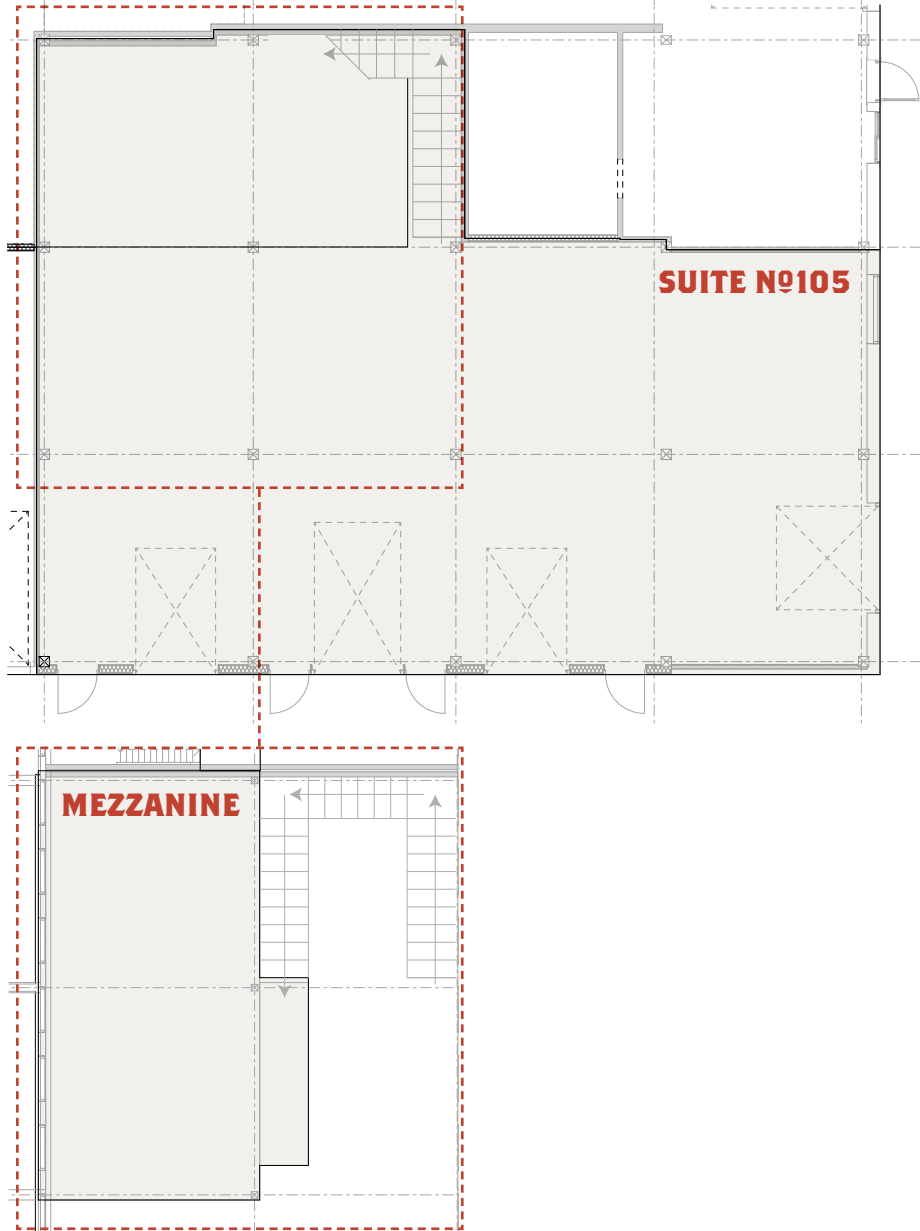
DINE & DRINK

SHOP

THRIVE

SEATING

RESTROOMS



LEASING OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE No 105

±3,435 RSF

LEASE RATE

\$2.75/SF/Mo. NNN

NNNS

Est. at \$0.49/SF/Mo.
gas and electricity are separately metered

ZONING

Mixed Riverfront (MR)

PARKING

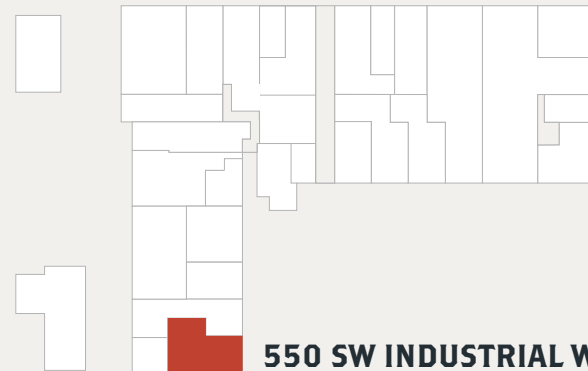
265 Spaces
2.62:1,000 SF

FEATURES & AMENITIES

- Beautiful interiors with exposed wood beams
- Open retail/office space
- Tenant improvements negotiable
- Prominent signage
- 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^o105
RETAIL / OFFICE SUITE
±3,435 RSF
\$2.75/SF/MO. NNN



High visibility end cap retail space, with excellent frontage on Industrial Way. The space features great natural light, high ceilings, and multiple roll up doors. The space also includes a mezzanine office space with ample room for storage, a private restroom and two changing rooms.



LEASING OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE N^o130

±1,500-3,938 RSF (Can be combined with Suite 135 for a total of 5,404 RSF)

LEASE RATE

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

NNNS

Est. at \$0.49/SF/Mo.
gas and electricity are separately metered

ZONING

Mixed Riverfront (MR)

PARKING

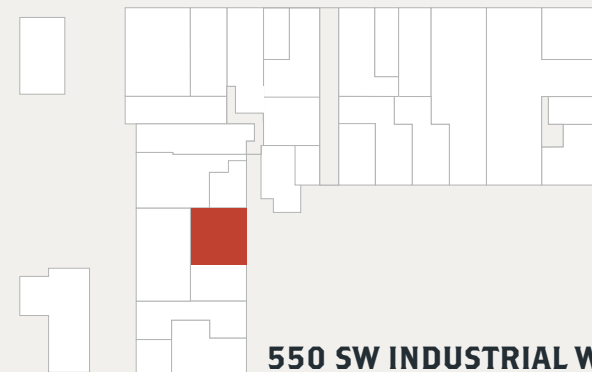
265 Spaces
2.62:1,000 SF

FEATURES & AMENITIES

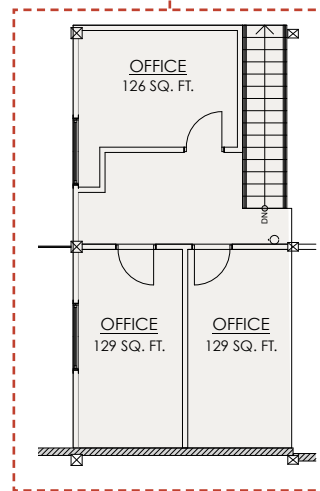
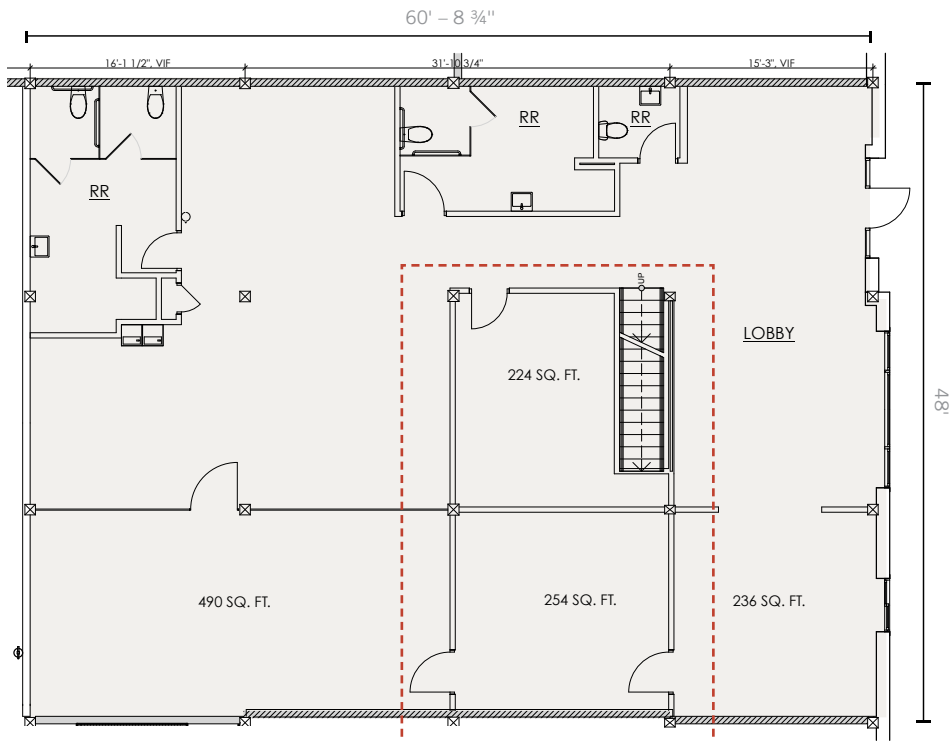
- Beautiful interiors with exposed wood beams
- Open retail/office space
- Tenant improvements negotiable
- Prominent signage

LOCATION

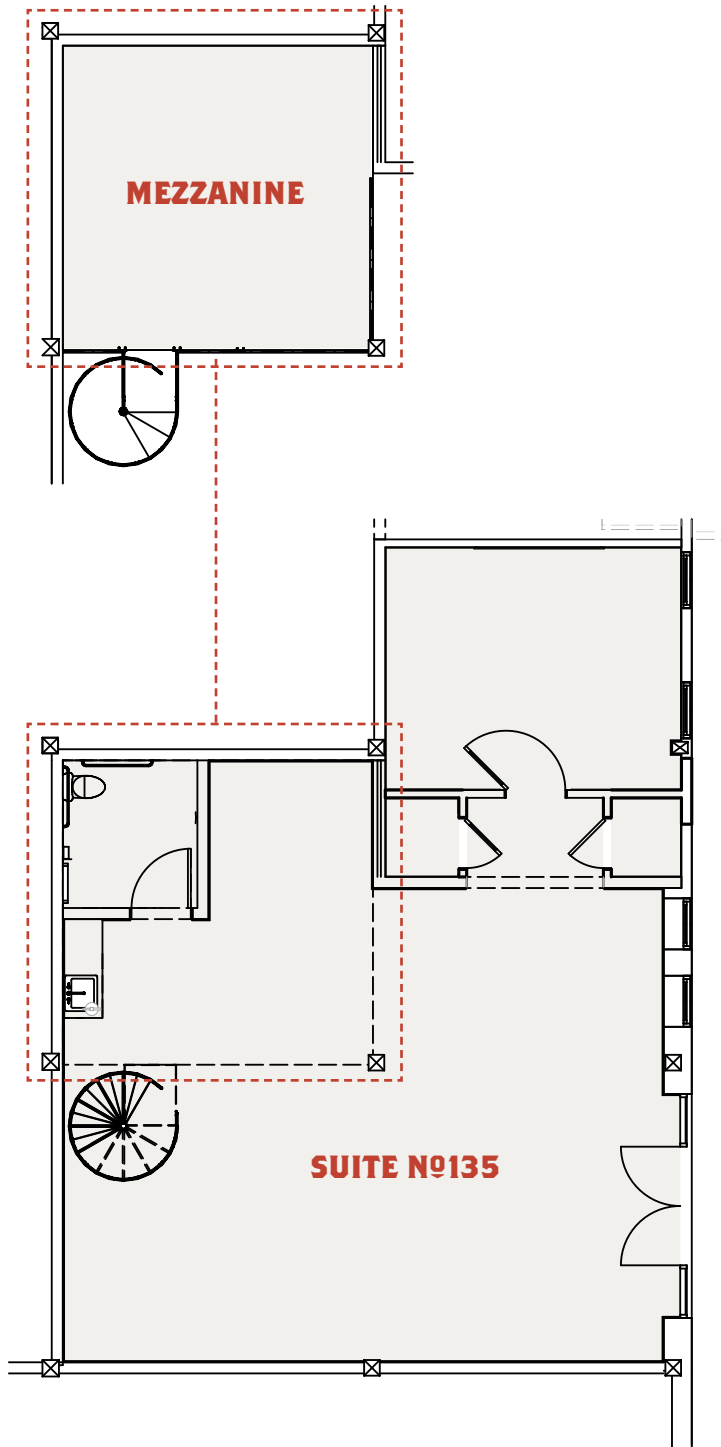
- Excellent visibility and traffic counts
- Easy access to Highway 97
- Ideally situated between the Old Mill District to the south and downtown Bend to the north
- Surrounded by a large variety of restaurant, retail, and office tenants



550 SW INDUSTRIAL WAY, BEND, OR



MEZZANINE



LEASING OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE N^o135

±1,466 RSF (Can be combined with Suite 130 for a total of 5,404 RSF)

LEASE RATE

\$2.75/SF/Mo. NNN

NNNS

Est. at \$0.49/SF/Mo.
gas and electricity are
separately metered

ZONING

Mixed Riverfront (MR)

PARKING

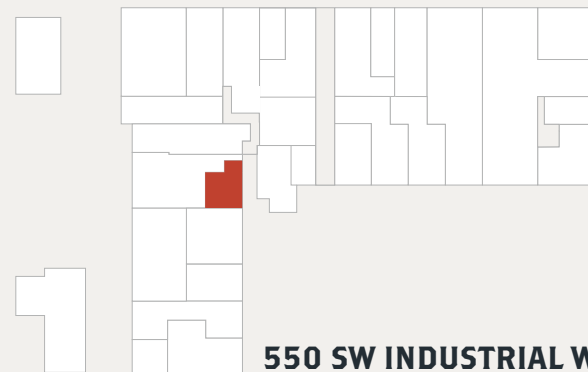
265 Spaces
2.62:1,000 SF

FEATURES & AMENITIES

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

LOCATION

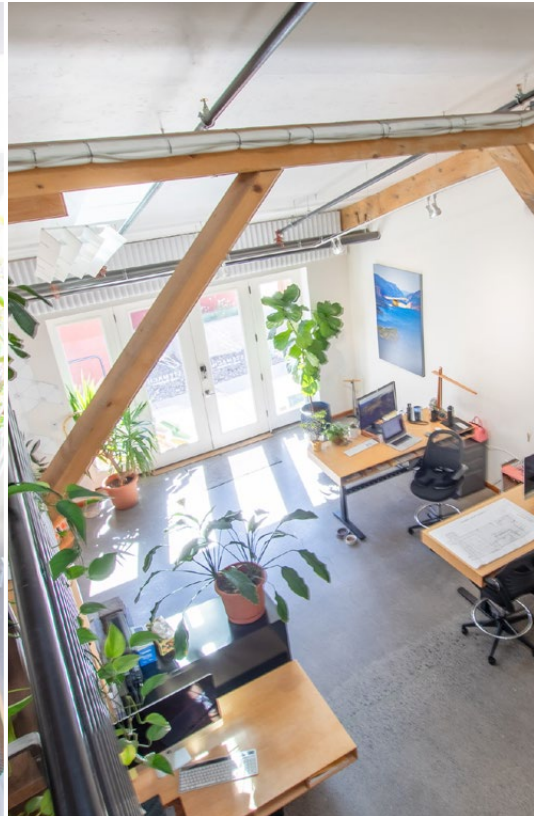
- Excellent visibility and traffic counts
- Easy access to Highway 97
- Ideally situated between the Old Mill District to the south and downtown Bend to the north
- Surrounded by a large variety of restaurant, retail, and office tenants



550 SW INDUSTRIAL WAY, BEND, OR



SUITE N^o135
RETAIL / OFFICE SUITE
±1,466 RSF
\$2.75/SF/MO. NNN



This suite features an open retail/office area, conference room, private restroom, and a small mezzanine. Beautiful interiors with exposed wood beams and an iron spiral staircase create an inviting atmosphere. Excellent exterior signage enhances visibility, making it an ideal space for a variety of uses.



LEASING OPPORTUNITY

RESTAURANT / TASTING ROOM SUITE

SUITE №190

±2,448 RSF

LEASE RATE

\$3.25/SF/Mo. NNN

NNNS

Est. at \$0.49/SF/Mo.
gas and electricity are separately metered

ZONING

Mixed Riverfront (MR)

PARKING

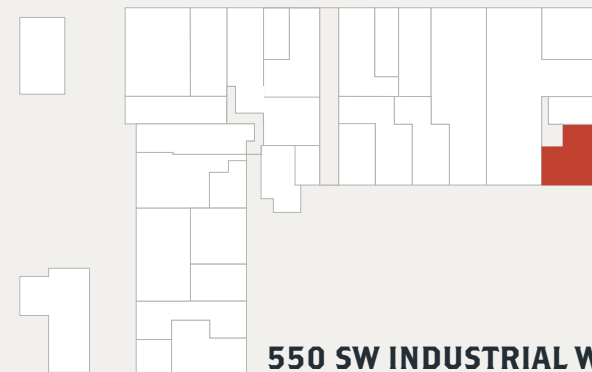
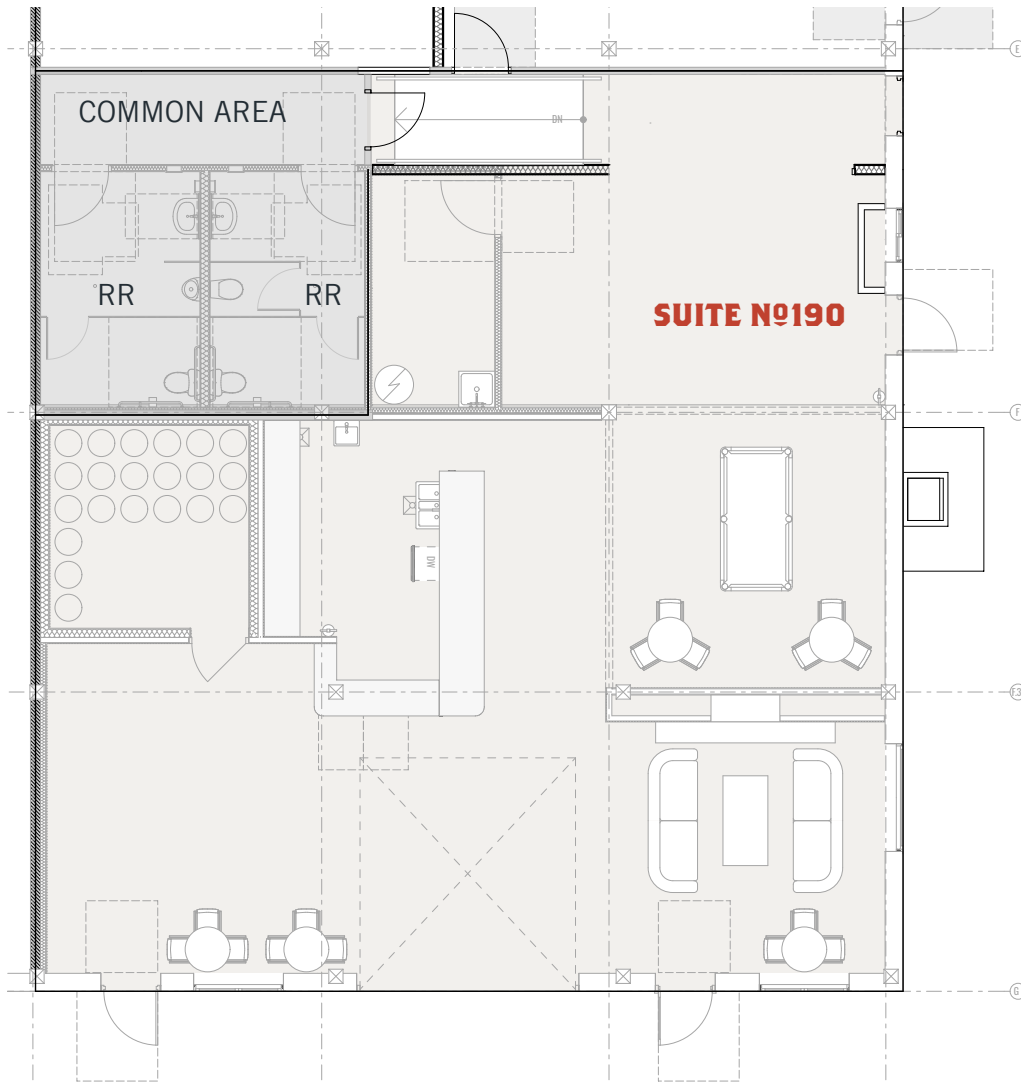
265 Spaces
2.62:1,000 SF

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^o190

RESTAURANT / TASTING
ROOM SUITE

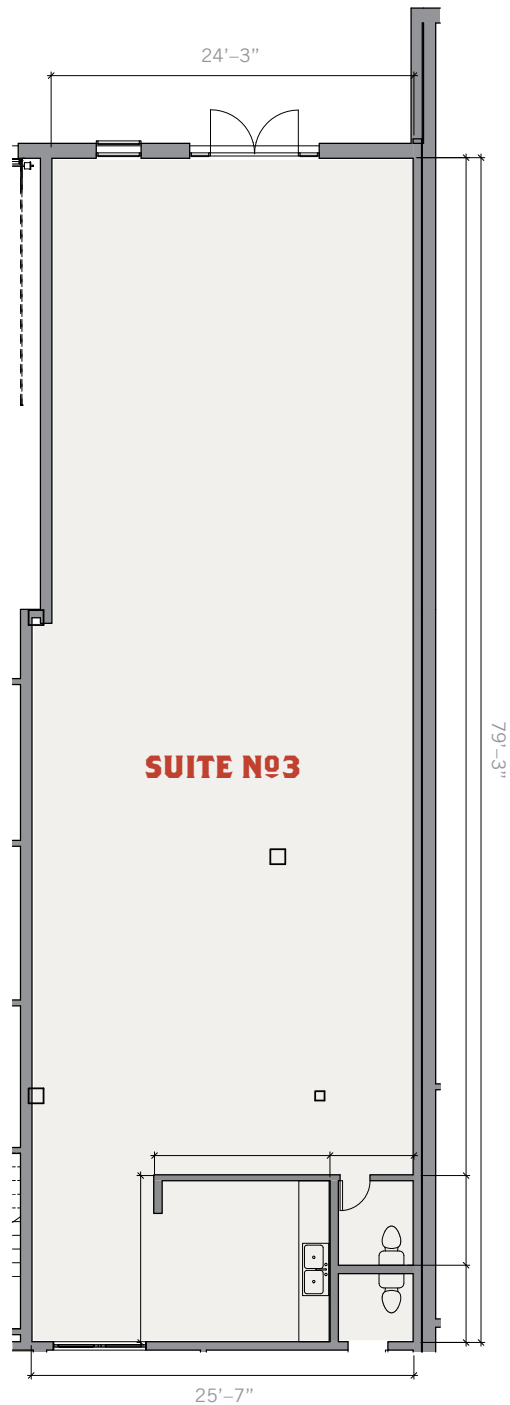
±2,448 RSF

\$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.





LEASING OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE N03

±2,681 RSF

LEASE RATE

\$2.50/SF/Mo. NNN

NNNS

Est. at \$0.49/SF/Mo.
gas and electricity are separately metered

ZONING

Mixed Riverfront (MR)

PARKING

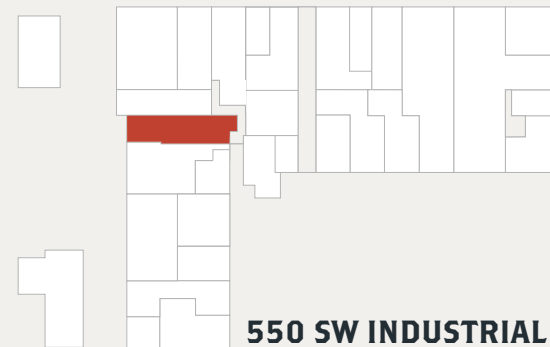
265 Spaces
2.62:1,000 SF

FEATURES & AMENITIES

- Beautiful interiors with exposed wood beams
- Open retail/office space in shell condition
- Tenant improvements negotiable
- Lots of natural light
- Facade 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

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
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