

DOCTORS PARK I

OWNER-USER OR INVESTMENT OPPORTUNITY IN BEND'S PREMIER MEDICAL CORRIDOR



FOR SALE: \$3,900,000 | 2698 NE COURTNEY DRIVE | BEND, OR 97701

COMPASS 
COMMERCIAL

REAL
ESTATE
SERVICES



DOCTORS PARK I

MEDICAL OR PROFESSIONAL OFFICE BUILDING

Doctors Park I offers an exceptional opportunity for owner-users or investors seeking a premium medical or professional office property in Bend's thriving medical district. Just 0.5 miles from St. Charles Medical Campus, this 11,178 SF single-story building is designed for maximum flexibility—it can be fully occupied by a single user or demised into multiple suites to accommodate multiple tenants.

The property features new HVAC systems and a newly installed roof (2023). Zoned RH (High-Density Residential) with medical-approved uses, this site is ideal for medical, office, or professional services. Ample parking with 57 spaces serving the building, ensuring accessibility for patients and staff. An additional 20 onsite spaces serve the adjacent VA building which are governed by an access and parking agreement.

Strategically situated in Bend's high-growth northeast corridor, the property offers excellent visibility and prominent signage along NE 27th St, ensuring strong exposure for medical or professional users. It is surrounded by leading healthcare providers, assisted living facilities, and commercial amenities. Nearby shopping centers like The Forum (anchored by Safeway & Whole Foods), restaurants, and banks enhance convenience. Whether as a flexible owner-user space or an income-generating investment, 2698 NE Courtney Drive offers an unmatched opportunity in a high-demand medical market.

PROPERTY SUMMARY

Address	2698 NE Courtney Drive, Bend, OR 97701
Building Size	11,178± SF
Lot Size	1.50 AC (65,340± SF)
Price	\$3,900,000
Price Per SF (PPSF)	\$348.89
Year Built	1996
Zoning	RH – High-Density Residential (Medical District Overlay Zone)
Parking	57 spaces (5.1/1,000 SF)
Power	5 meters, 120-200 amp/208V, Three-Phase Power
Water	1-inch copper water line with a 1-inch ultrasonic meter
Recent Upgrades	New HVAC & new roof installed in 2023
Access	Within Bend's Central Oregon Medical Hub, near St. Charles Medical Campus
Vacancy	100% vacant – ready for immediate occupancy
SDC Credits	\$241,724.83 in System Development Charge credits with the City of Bend (Buyer to verify)

BUILDING HIGHLIGHTS



PREMIER LOCATION

Situated within the heart of Bend's medical community



MODERN UPGRADES

New HVAC systems and a recently installed roof provide turnkey reliability



CLOSE TO AMENITIES

Close to Costco, Safeway, banks, dining, and shopping centers and Old Mill District



FLEXIBLE LAYOUT

Six separate entry points allow for multi-tenant or single-user configurations



HIGH VISIBILITY

Corner location with excellent signage and visibility along NE 27th Street



AMPLE PARKING

57 on-site spaces, 5.1/1,000 SF parking ratio, offering great access for patients, staff, and visitors



STRONG CONNECTIVITY

Easy access to St. Charles Medical Campus, Summit Medical Clinic, Praxis Health, and public transit



MOVE-IN READY

The property is currently 100% vacant and available for immediate occupancy

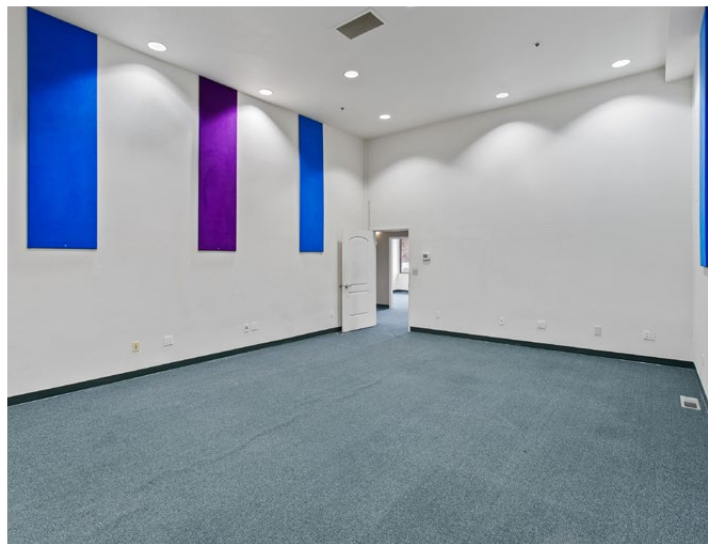


FLOOR PLAN

Floor plan is approximate



BUILDING PHOTOS



BUILDING PHOTOS



LOCATION

DOCTORS PARK I



8th St

NE 8th St

d Ave

NE 27th St

27th St

20

20

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EXCLUSIVELY LISTED BY:

DOCTORS PARK I | 2698 NE COURTNEY DRIVE | BEND, OR 97701



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