



WEST SIDE RETAIL OPPORTUNITY

SMALL GROUND FLOOR RETAIL SPACE IN
LUXURY WEST SIDE MULTIFAMILY PROJECT

NEW LEASE SIGNED WITH:

cōpow

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES

FOR LEASE: 585-1,155 SF | 954 SW EMKAY DRIVE | BEND, OR 97702



THE CURRENT

WHERE LUXURY MEETS SUSTAINABILITY

The Current sets a new standard for luxury, sustainable living in Bend, Oregon, featuring 210 sophisticated 1-2 bedroom apartments. With cutting-edge technology and LEED Gold certification, this community offers a living experience that is both comfortable and eco-conscious. Thoughtfully designed to merge nature with modern convenience, The Current provides stunning views and easy access to outdoor activities, while preserving the environment.

Positioned on Bend’s desirable west side, The Current is just minutes from the scenic Deschutes River and the vibrant Old Mill District, placing it at the heart of Bend’s outdoor recreation and entertainment scene. **Suite 111, located next to the main entry, is for lease and perfectly situated for a small retail user.** The corner retail space (Suite 117) was recently leased to Cōpow Foods, who will offer organic, seasonal prepared meals and grab-and-go market items.

With sustainability and forward-thinking design at its core, The Current is not just a place to live—it’s a hub for the active, eco-conscious Bend lifestyle, making it an ideal location for businesses looking to thrive while attracting both residents and visitors in this unique community.

PROPERTY SUMMARY	Address	954 SW Emkay Drive, Bend, OR 97702
	Building Size	166,371 SF
	Lot Size	2.52 Acres
	NNN Exp.	Est at \$0.70/SF/Mo. <i>(gas and electricity are separately metered)</i>
	Year Built	2022
	Zoning	Mixed Use Urban (MU)
	Parking	On-site and street parking
SUITE 111	Size	585 SF
	Lease Rate	\$2.50/SF/Mo. NNN
	TI Allowance	\$50/SF
	Space Use	Retail

BUILDING HIGHLIGHTS



SUSTAINABLE DESIGN

LEED Gold Certified building with eco-friendly, cutting-edge technology



BUILT-IN CLIENTELE

Access to 210 luxury apartments and nearby high-density business



GROWING COMMUNITY

New residents moving in regularly, expanding the dynamic customer base



MODERN AMENITIES

Residents enjoy a lounge, fitness center, electric bike charging stations, and gas fire pits



NEW LEASE SIGNED

Corner suite leased to Cōpow Foods, offering grab-and-go prepared meals



\$50/SF TI ALLOWANCE

Ideal for building out and customizing your space



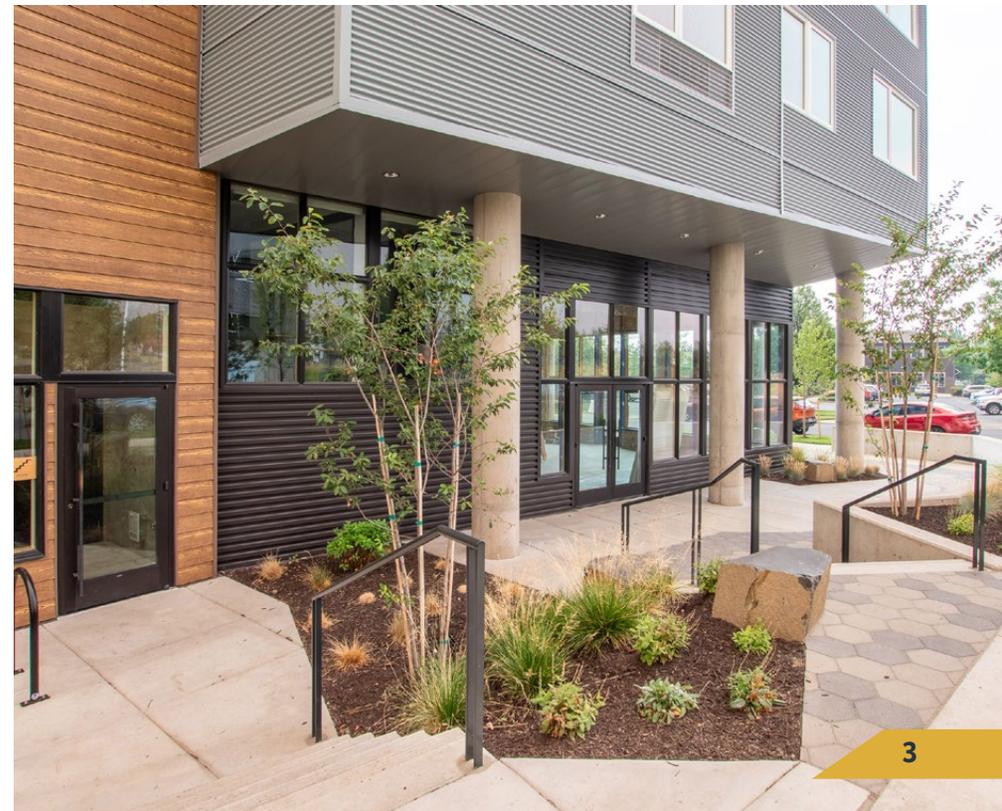
PRIME LOCATION

On Bend's west side, near the Deschutes River and Old Mill District



ELEGANT LOBBY

Features a sophisticated lobby with a fireplace and seating



LEASING OPPORTUNITY

SUITE 111 RETAIL SPACE

SUITE SIZE

585 SF

LEASE RATE

\$2.50/SF/Mo. NNN

NNNS

Est. at \$0.70/SF/Mo.
(gas and electricity are separately metered)

TI ALLOWANCE

\$50/SF

ZONING

Mixed Use Urban
(MU)

PARKING

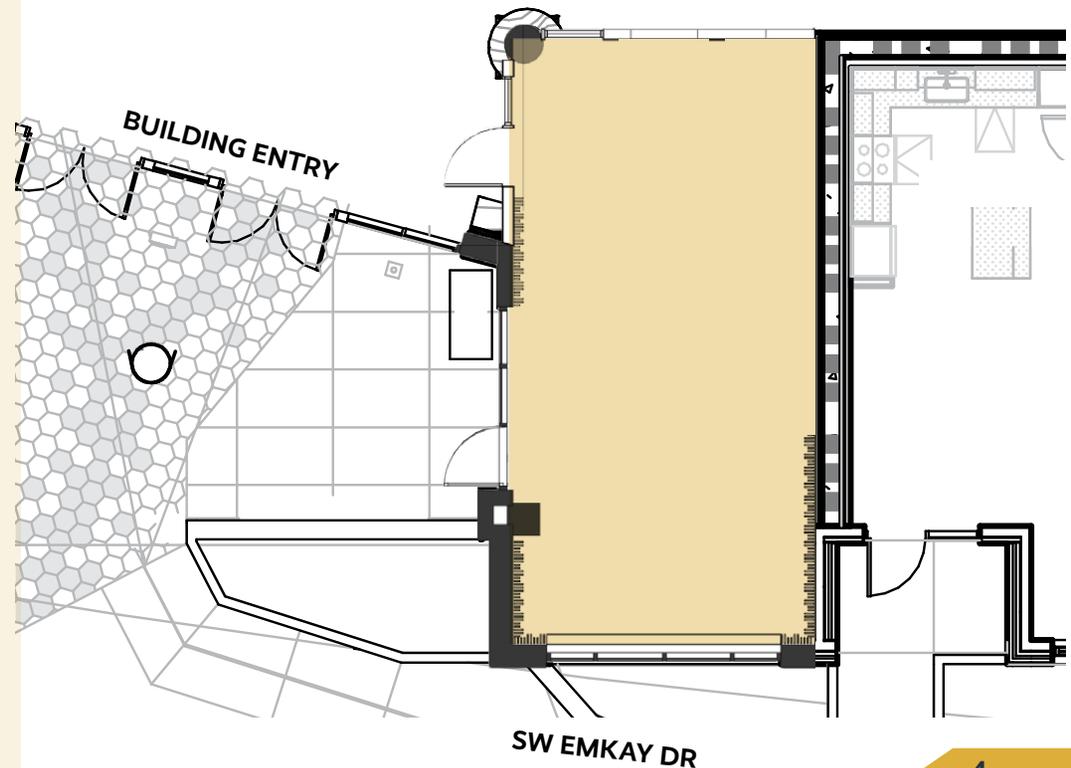
On-site & street

FEATURES & AMENITIES

- Potential roll-up door access from suite to residential lobby area or main entry
- Ideal for small retail user
- Abundant natural light

LOCATION

- Excellent west side neighborhood
- Easy access to Highway 97
- Ideally situated near the Old Mill District, Deschutes River and Century Drive
- Part of a dense residential development
- Surrounded by a vibrant business community



THE CURRENT BUILDING PHOTOS



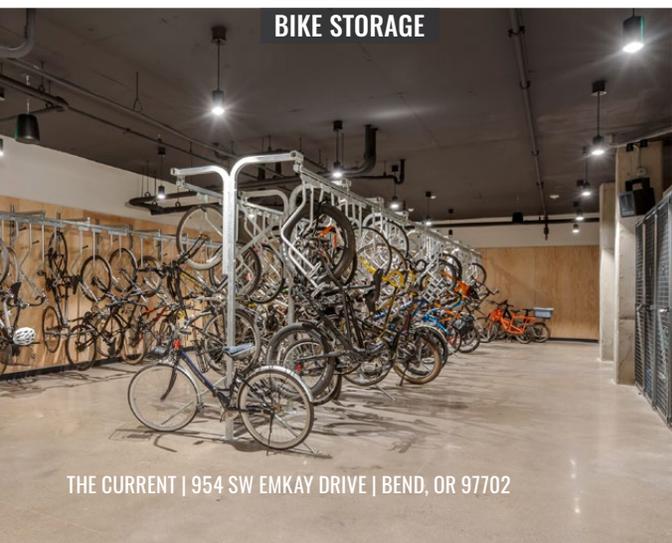
BUILDING MAIN ENTRY



LOBBY



LOBBY



BIKE STORAGE



WORKOUT ROOM



MAIL ROOM

ROOFTOP CLUBHOUSE



LOCATION



CENTURY CENTER
The Flamingo
GOODLIFE

MARKET CHOICE

CENTURY VILLAGE
SELCO
Children's Zone
bend pilates

BOX FACTORY

HAWKEYE
HUCKLEBERRY LOUNGE

SPRINGHILL SUITES
Marriott

PINE MTN SPORTS

CENTURY PARK
SAFeway
Life & Time
PACIFIC
Starbucks
UPS

DESCHUTES BREWERY

HAYDEN HOMES AMPHITHEATER

Old Mill DISTRICT

THE CURRENT

Hampton

THE NEST APARTMENTS

Mixed-Use Development

Public Parking Lot

Oregon State University Cascades

TownePlace SUITES
Marriott

REGAL CINEMAS

THE QUAD
AT SKYLINE RIDGE

McBachelor
20 miles

BWP PREMIER
BEST WESTERN

SW EMKAY DRIVE | BEND, OR 97702



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