

FOR SALE
CLASS A OFFICE/CLINICAL MEDICAL



OSU CASCADES GRADUATE RESEARCH CENTER

650 SW Columbia Avenue | Bend, Oregon 97702



OSU CASCADES GRADUATE RESEARCH CENTER
27,998+/- RSF Class A Office/Medical Facility
Mill Point Business Campus Steel/Concrete Construction,
208v/2,000 amp Electrical Service

Offered at : \$8,225,000

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | C 541-480-2526

Tom Tapia, CCIM, Principal

tom@fratcommercial.com | C 541-390-2900



963 SW Simpson Ave., Suite 220 | Bend, OR 97702

541.306.4948 | www.fratzkecommercial.com

FOR SALE
650 SW Columbia St



WESTSIDE SHEVLIN HIXON OLD MILL CLASS A BUILDING FOR SALE

650 SW Columbia Street provides an owner/user opportunity to acquire a 27,998 SF class A professional office building located just above the Old Mill District on the bluffs above the Deschutes River in Bend, Oregon.

Zoned MR (Mixed-Use Riverfront), allowing for Clinical Medical, General Office, Retail, Mixed-Use, Bio-Tech, Pharma, or service-oriented business. Built in 1997, situated on 1.28/AC (55,757/SF Mixed-Use River (MR property)).

Mill Point Business Campus has beautiful views of surrounding mountains and rivers in a park-like setting, with six professional office buildings divided by SW Columbia Street: four on the west side and two on the east. Property benefits from being within the most prominent office park on the banks of the Deschutes River, Downtown Bend, and adjacent to Riverbend & Farewell Bend Park, which include recreational amenities. The property provides close access to the Old Mill District, restaurants, shopping, financing/banking, medical services, and more.

The building boasts an adaptable floor plan that can be reconfigured, a three-story office, ground-level and tuck-under parking, open work areas, private offices, a foyer entry, restrooms (one w/shower), and break areas.

208v/2000 amp electrical service to meet the user's business demands.



With You Every Square Foot of the Way.

963 SW Simpson Ave Suite 220 | Bend, OR 97702

541-306-4948 | www.fratzkecommercial.com

Brian Fratzke, CCIM, Principal Broker
brian@fratcommercial.com

Tom Tapia, CCIM, Principal Broker
tom@fratcommercial.com

Scott Harman, Broker
scott@fratcommercial.com

Emerson Fratzke, Marketing Manager
emerson@fratcommercial.com

DISCLAIMER: This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.



Property Summary

<u>PROPERTY NAME:</u>	OSU Cascades-Graduate Research Center
<u>ADDRESS:</u>	650 SW Columbia Street, Bend, OR 97702
<u>TAX MAP/LOT:</u>	181205BO Lot 1800 (Deschutes County)
<u>PROPERTY TYPE:</u>	CURRENT USE: Commercial Office/Classroom, Research
<u>OWNER OF RECORD:</u>	Oregon State University Cascades

BUILDING CHARACTERISTICS

<u>NUMBER OF BUILDINGS:</u>	One (1) (Three) 3-Level
<u>GROSS BUILDING AREA:</u>	<div> <div> <div>40,890+/- SF</div> <div> <div> <input type="checkbox"/> 13,496+/- = Tuck-under parking <input type="checkbox"/> 14,037+/- First Floor <input type="checkbox"/> 13,678+/- Second Floor </div> <div>= 41,211</div> </div> </div> </div>
<u>NET SF AREA:</u>	27,998+/- SF
<u>YEAR BUILT:</u>	1997



Property Summary

SITE CHARACTERISTICS:

LAND AREA:	55,757+/- SF (1.28/AC)
ZONING DESIGNATION:	MR (Mixed-Use Riverfront)
PARKING:	171 +/- Total spaces (41 Dedicated "Tuck-Under Spaces") (130 Shared Spaces)
INGRESS/EGRESS:	Reciprocal Ingress & Egress w/Joint Maintenance Agreement
ACCESS POINTS:	Two (2) Stairwells, Interior Stairs, Elevator services Three (3) Floors

CONSTRUCTION:

FOUNDATION:	Concrete
FRAME:	Steel frame (girder) construction with synthetic stucco and stone accents

ELECTRICAL SERVICE

- 2000/amps of service at the Main
Distribution Panel
- 15 additional installed submains feeding
various panels and subpanels throughout
- One (1) 225/amp spare breaker and three
(3) breaker spaces available; remarkable
electrical service in this building that would
be beneficial to medical or other high-need
users.

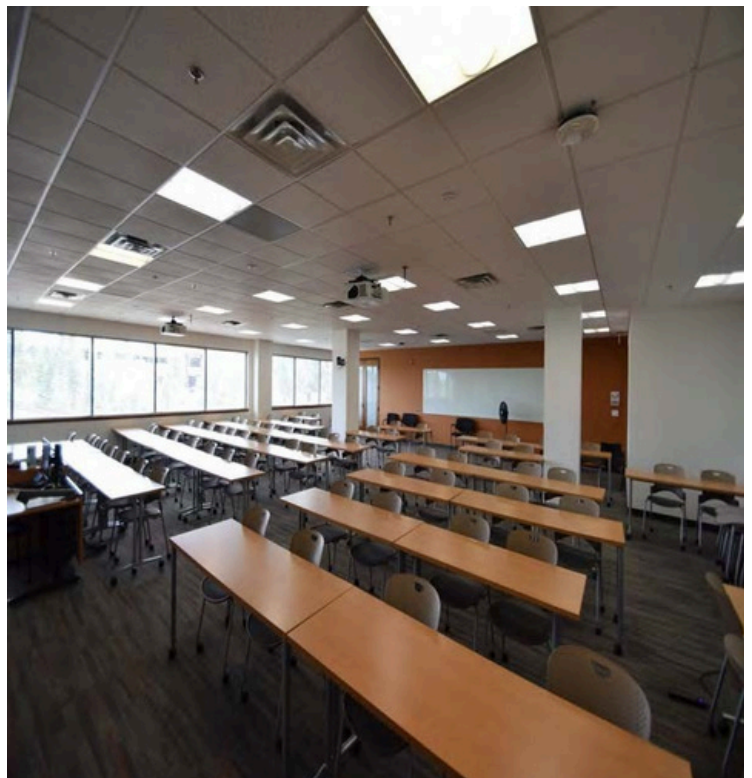


The vibrant mix of businesses and amenities creates a business hub, making it an ideal setting for companies seeking both visibility and a high-quality work environment. One of Bend's most active and connected business areas, where natural beauty meets professional energy.

A Strategic Opportunity for Biotech and Pharma Innovators

With extensive power capacity, fiber optics, and potential for lab-ready improvements, the building is uniquely positioned to meet the high demands of biotech, pharmaceutical R&D, and other precision-based operations.

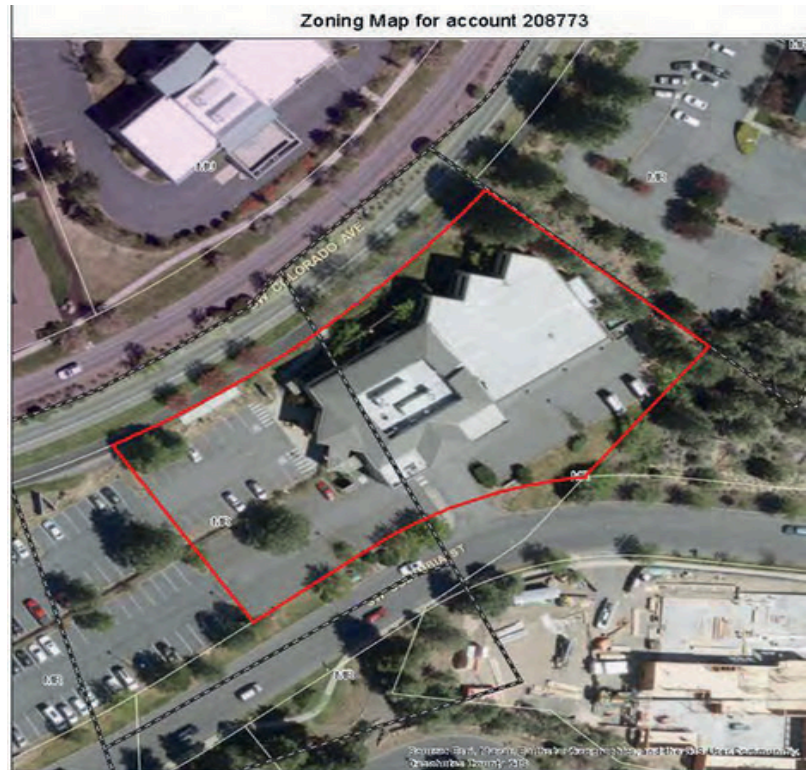
With features including high-capacity power and flexible floor plans, it adapts easily to clean rooms, controlled environments, or specialized lab facilities.



Mixed-Use Riverfront (MR)

Mix of uses that include:

- Medical Offices
- General Offices
- Retail
- Service Oriented
- Mixed-use creative projects
- Manufacturing
- Housing
- Biotech



Mill Point Business Campus

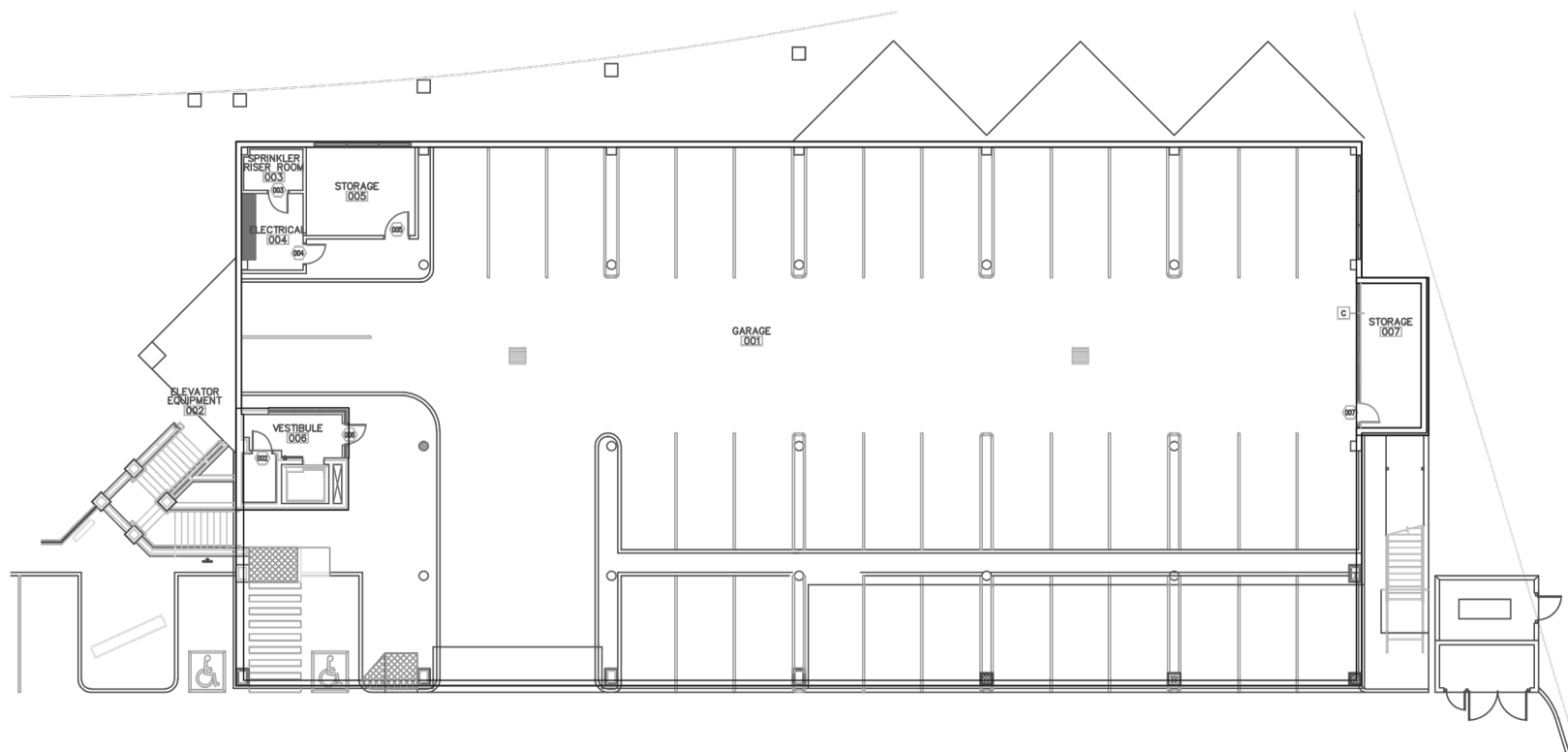
Master planned campus ideally situated along the Deschutes River on the west side of Bend, just above the Old Mill District. Park is beautifully landscaped and is steps away from the Deschutes River Trail, River Bend Park, and Farewell Bend Park. The six buildings feature elegant Northwest-style architecture and high-end interior finishes.



AERIAL & TAX MAP



OSU Garage Level Floor Plan (41) Dedicated On-Site Stalls





OSU First Floor



GRADUATE AND RESEARCH CENTER
650 SW COLUMBIA STREET
FIRST FLOOR
BLDG. #0925



OSU Second Floor



Oregon State University
Cascades

GRADUATE AND RESEARCH CENTER
650 SW COLUMBIA STREET
SECOND FLOOR
BLDG. #0925



West facing Primary Entrance at Grade



Monument Signage Colorado St



EXTERIOR PROPERTY PHOTOS



Exterior from Colorado Ave



Aerial looking North w/parking





Interior Grade Level Entry

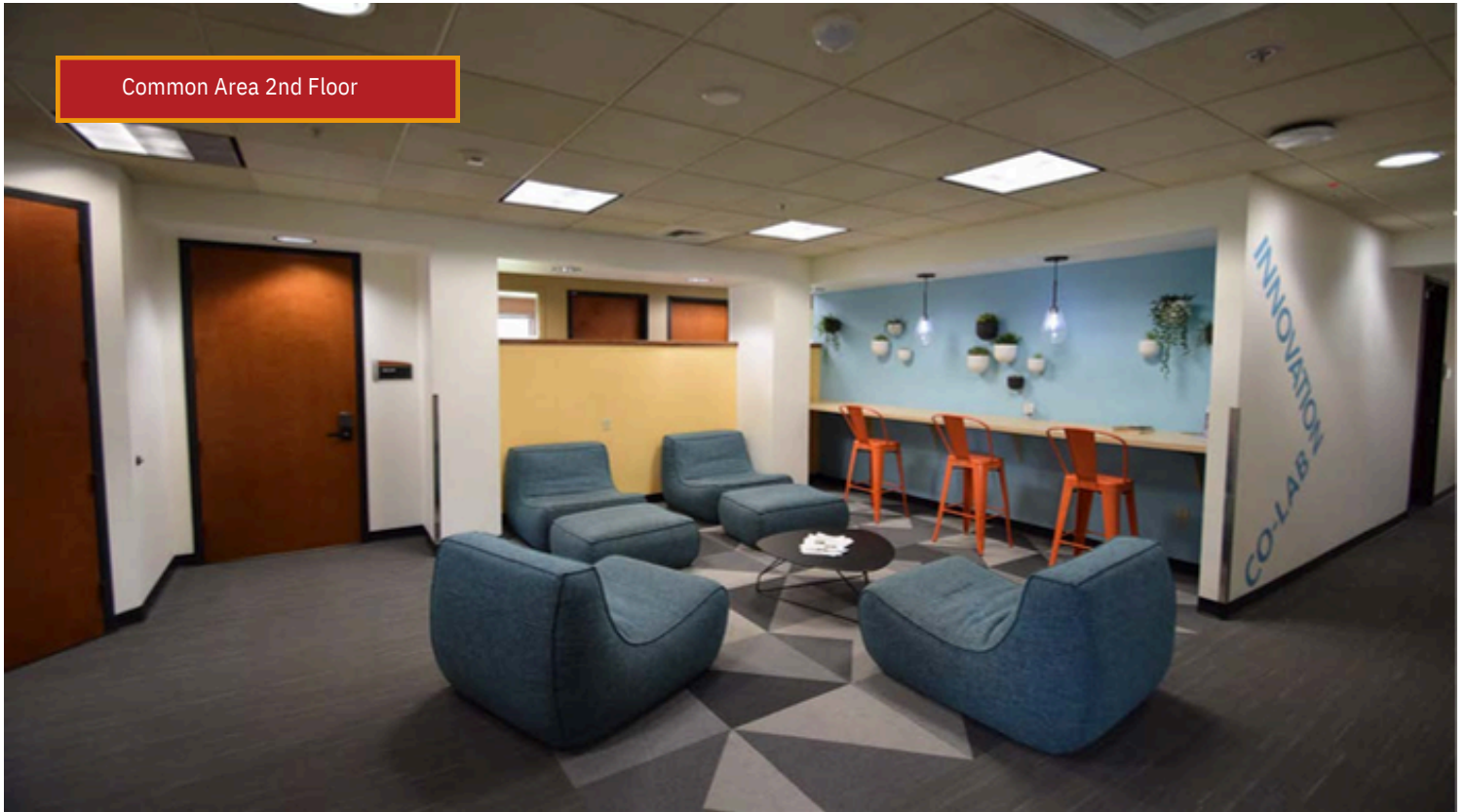


Classroom #1





Common Area 2nd Floor



Classroom #2

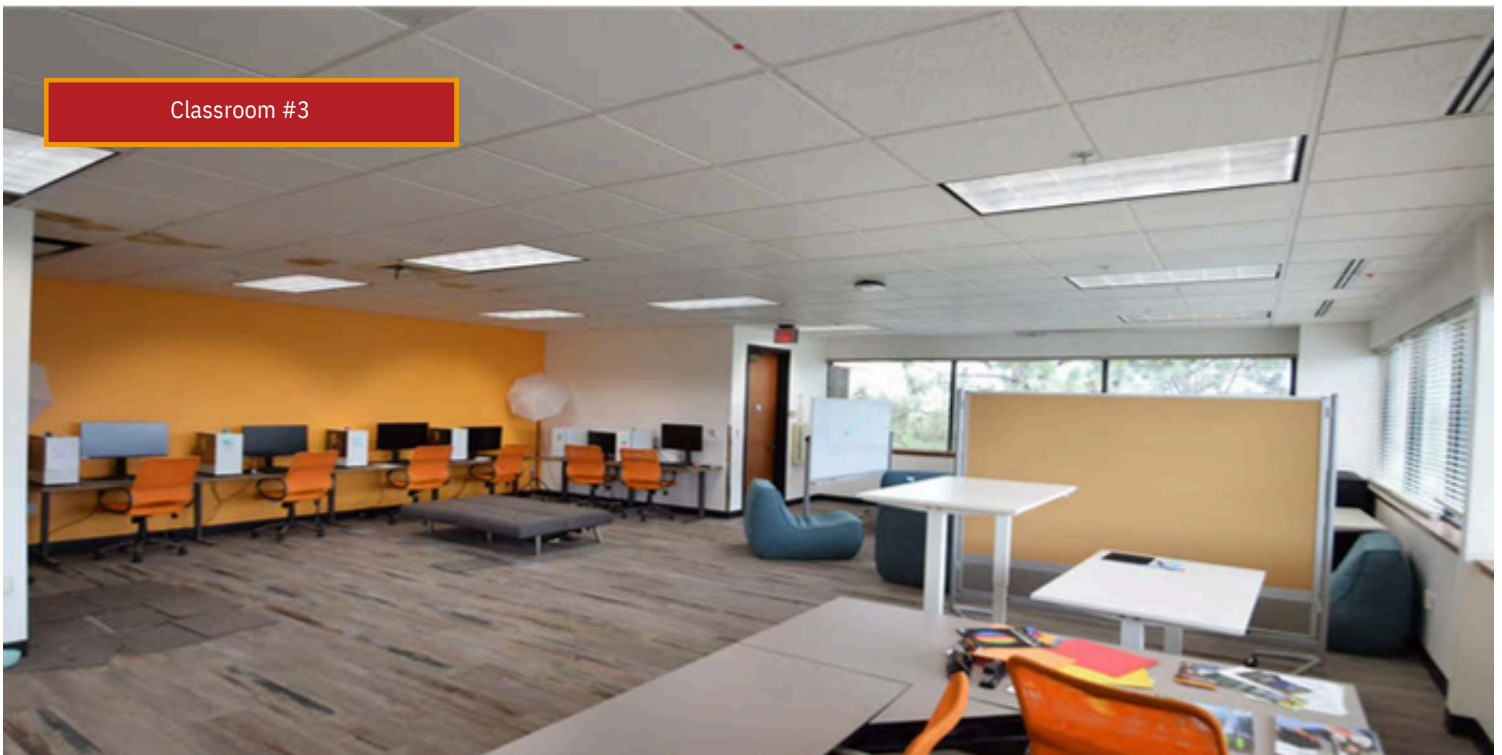




Workspace, Supply Area 2nd Floor



Classroom #3



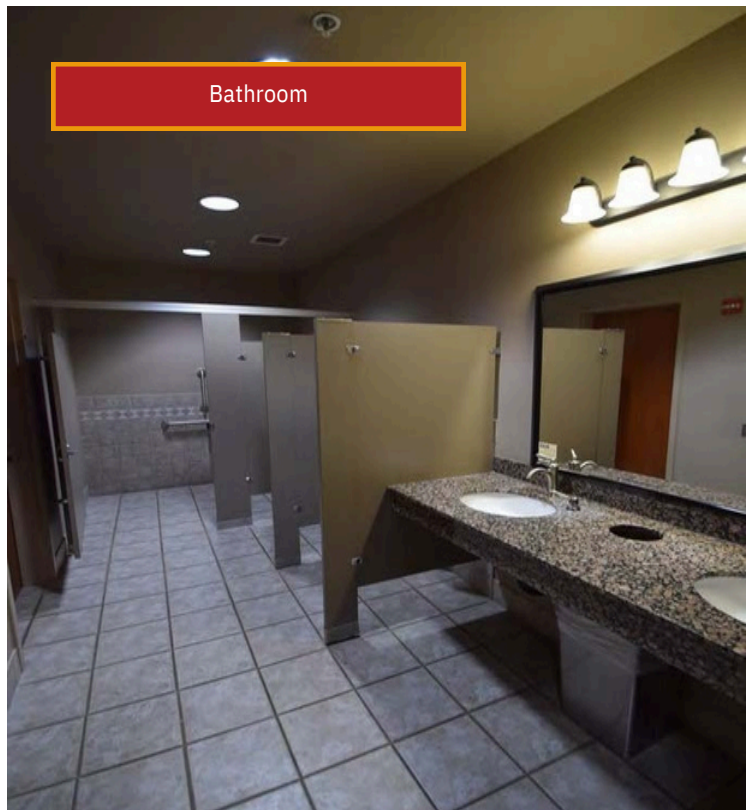
Classroom #4



Stairwell

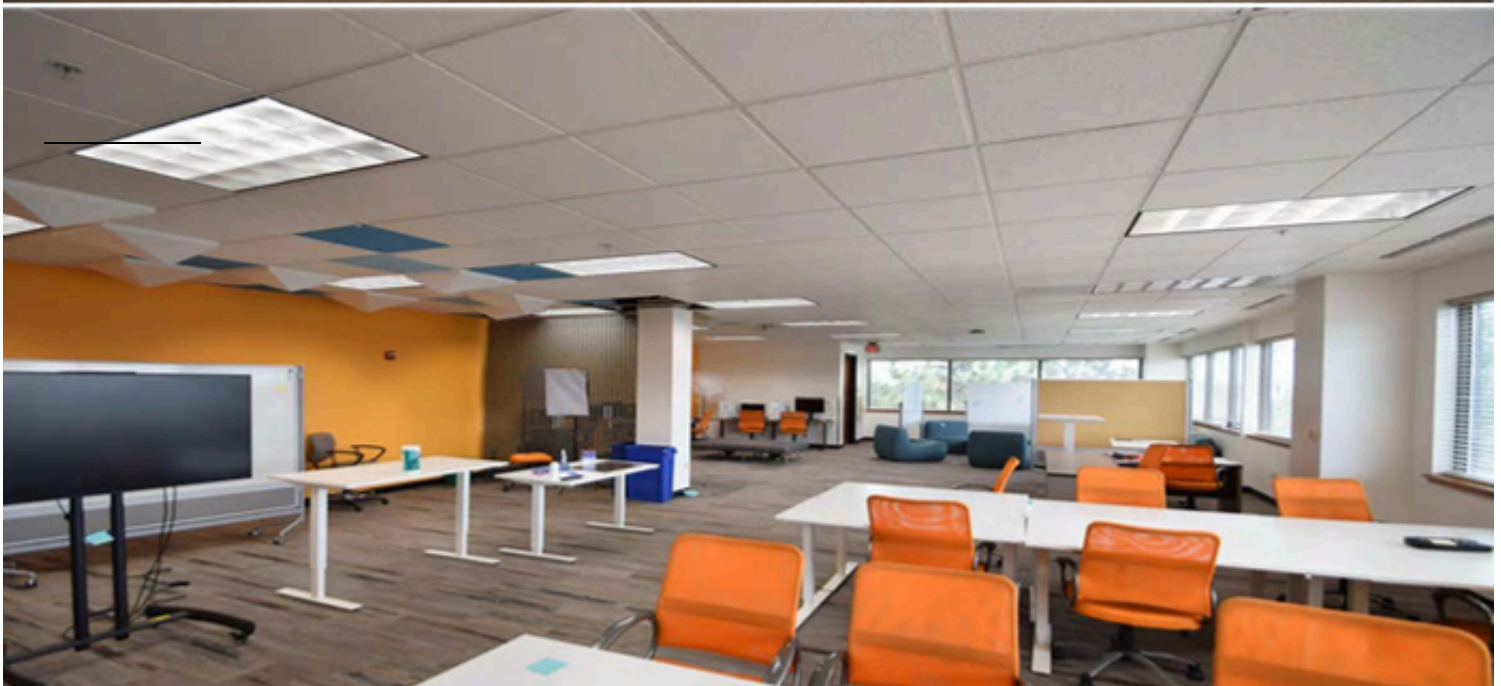


Bathroom





Classroom #5





BRIAN FRATZKE

CCIM, PRINCIPAL

541.480.2526 [C]

BRIAN@FRATCOMMERCIAL.COM



TOM TAPIA

CCIM, PRINCIPAL

541.390-2900 [C]

TOM@FRATCOMMERCIAL.COM



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com