

THE QUAD

AT SKYLINE RIDGE



CLASS A OFFICE SPACE

1777 SW CHANDLER AVE., BEND, OR 97702

COMPASS
COMMERCIAL

**REAL ESTATE
SERVICES**

THE QUAD

AT SKYLINE RIDGE

The Quad at Skyline Ridge is a Class A office and clean industrial building in scenic Bend, OR. It is located on Bend's west side adjacent to the new OSU-Cascades college campus. The entire building has been completely remodeled and features glass entries to most suites, a catwalk on the second floor, Ben Hull custom artwork and furniture, and Class A modern finishes throughout.

The Quad is comprised of Class A office and high-quality industrial suites. The building features a mix of executive offices and full-size office suites between 157 - 8,824 SF with an architecturally pleasing common area hallway and entrance, kitchen, lunch room and elevator. The building NNN fees will be in alignment with other similar Class A office buildings in the area.

The building is well parked and has plenty of power making it an ideal choice for modern day tech companies who need office space for their headquarters.

These suites have a sublease through June 20, 2029. If you are interested in office space, contact us today!



AVAILABLE OFFICE SUITES

SUITE	LOCATION	RSF	LEASE RATE	DESCRIPTION
115	1 ST FLOOR	8,422	\$1.75/SF/Mo. NNN	1 ST FLOOR OFFICE
261	2 ND FLOOR	987	\$3.50/SF/Mo. MG	2 ND FLOOR EXECUTIVE OFFICE
269	2 ND FLOOR	264	\$3.50/SF/Mo. MG	2 ND FLOOR EXECUTIVE OFFICE

PROPERTY INFORMATION

Address	1777 SW Chandler Ave., Bend, OR
Tax Lot	181206C001800
Parcel Size	9.78 AC
CAMs	Est. at \$0.71/SF/Mo.
Zoning	MU – Mixed Urban
Total Rentable SF	80,606
Year Built	2000
Number Of Stories	2
Parking Ratio	3:1,000 (unassigned)
Office Class	A
Approved Uses for Office Suites	Offices and clinics, government offices, retail sales and service, restaurants, broadcasting studio, institution of higher education, and production businesses

THE QUAD MAJOR TENANT LIST



PROPERTY HIGHLIGHTS



**OFFICE SPACE
IN THE HEART OF
BEND'S WEST SIDE**



**TOTAL EXTERIOR AND
INTERIOR REMODEL
COMPLETE**



**4 FULL KITCHENETTES
WITH BARSTOOL SEATING
AND LOUNGE AREAS**



**SITUATED IN THE
MIDDLE OF BEND'S
OUTDOOR MECCA**



**EASY ACCESS TO
RESTAURANTS AND SHOPS
ALONG CENTURY DRIVE**



**NEAR GREAT HIKING TRAILS,
THE CASCADE LAKES AND
MT. BACHELOR**



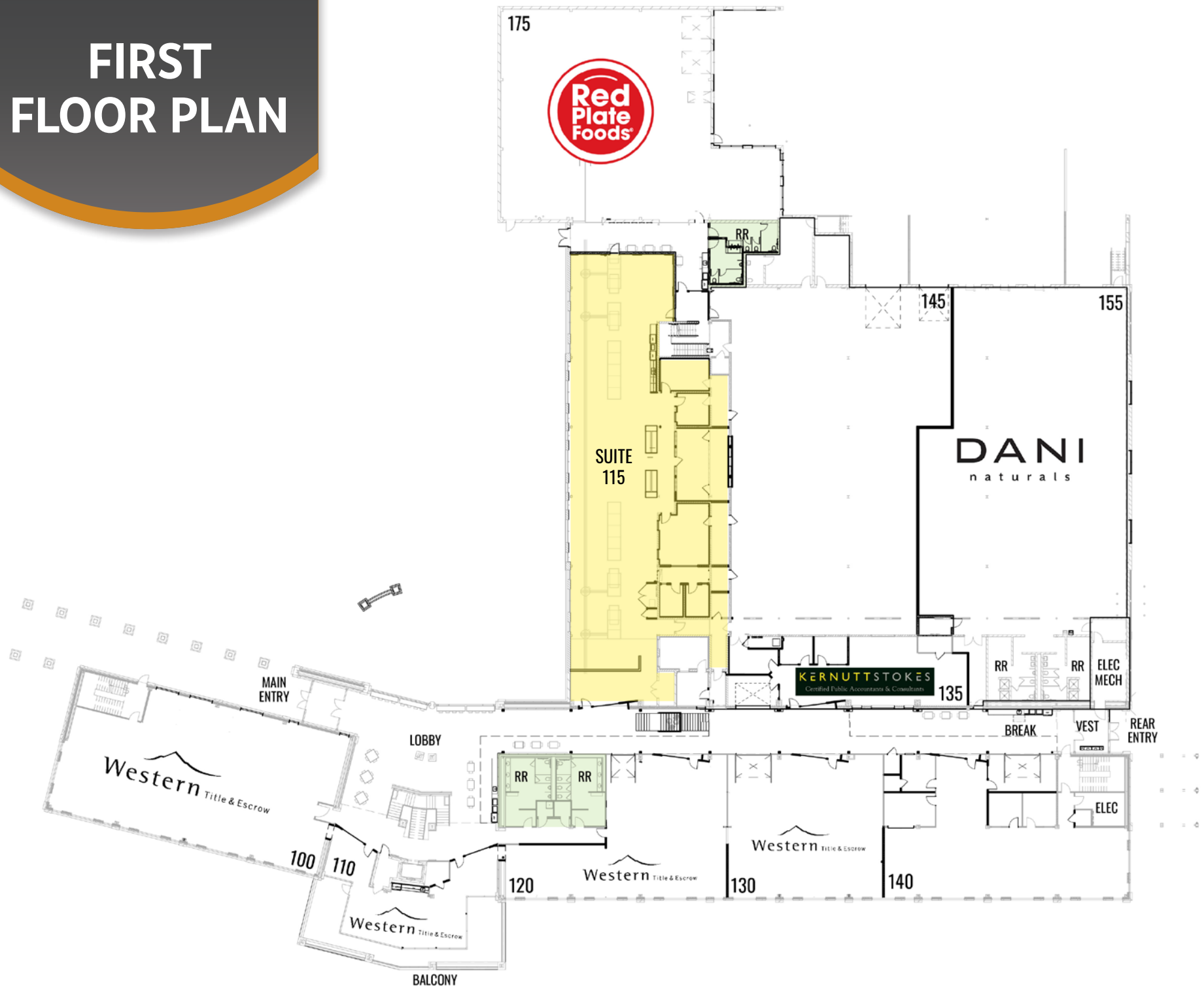
**STUNNING VIEWS FROM
THE SECOND FLOOR**



**PRIME WEST SIDE
LOCATION NEAR
OSU-CASCADES**



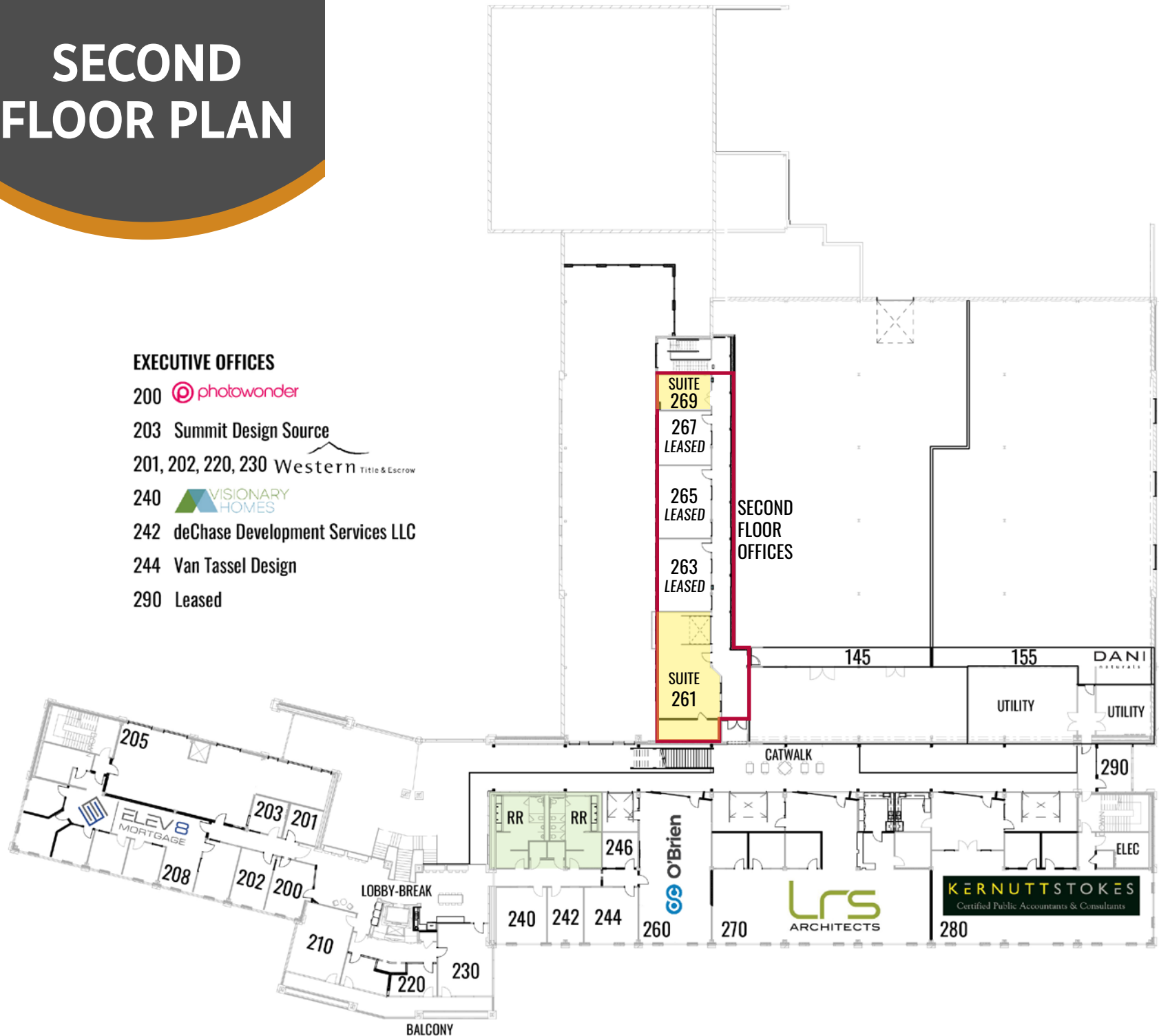
FIRST FLOOR PLAN



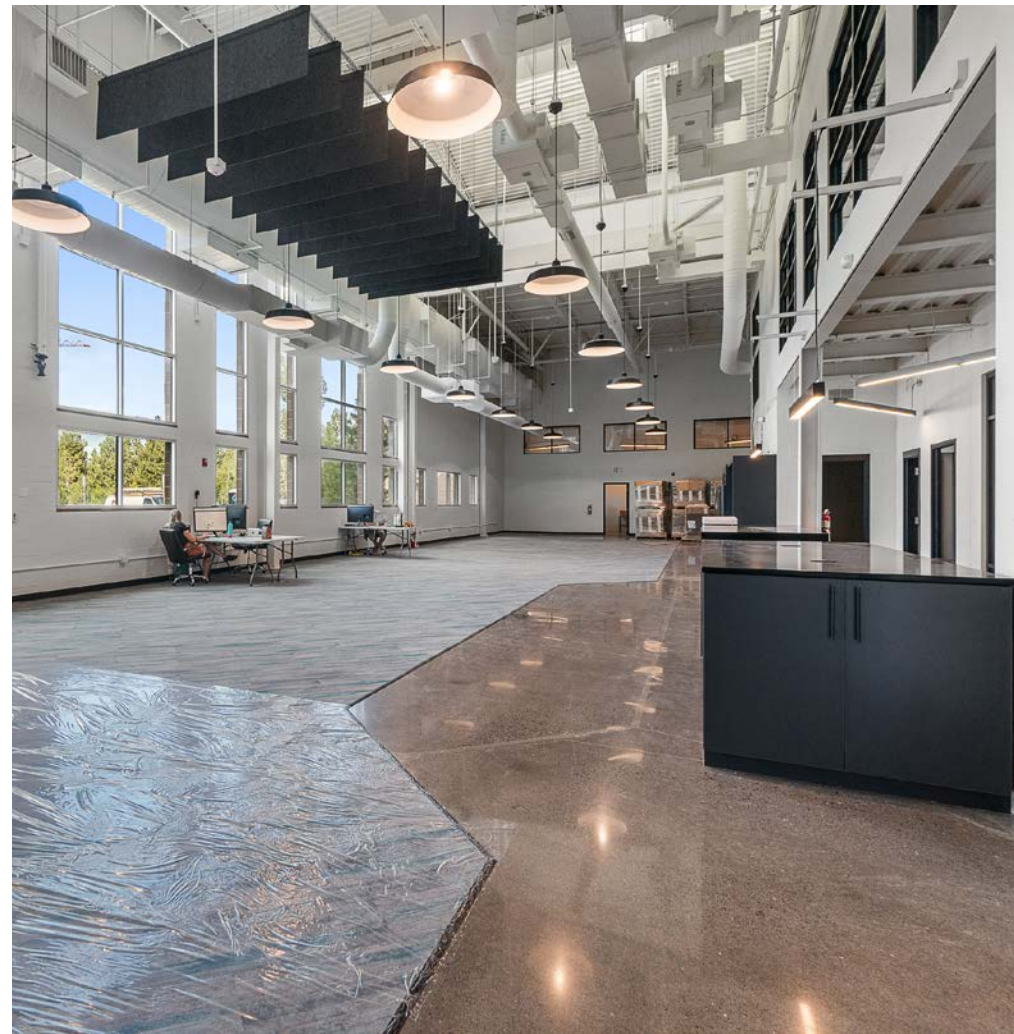
SECOND FLOOR PLAN

EXECUTIVE OFFICES

- 200  photowonder
- 203 Summit Design Source
- 201, 202, 220, 230 Western Title & Escrow
- 240  VISIONARY HOMES
- 242 deChase Development Services LLC
- 244 Van Tassel Design
- 290 Leased



SUITE 115

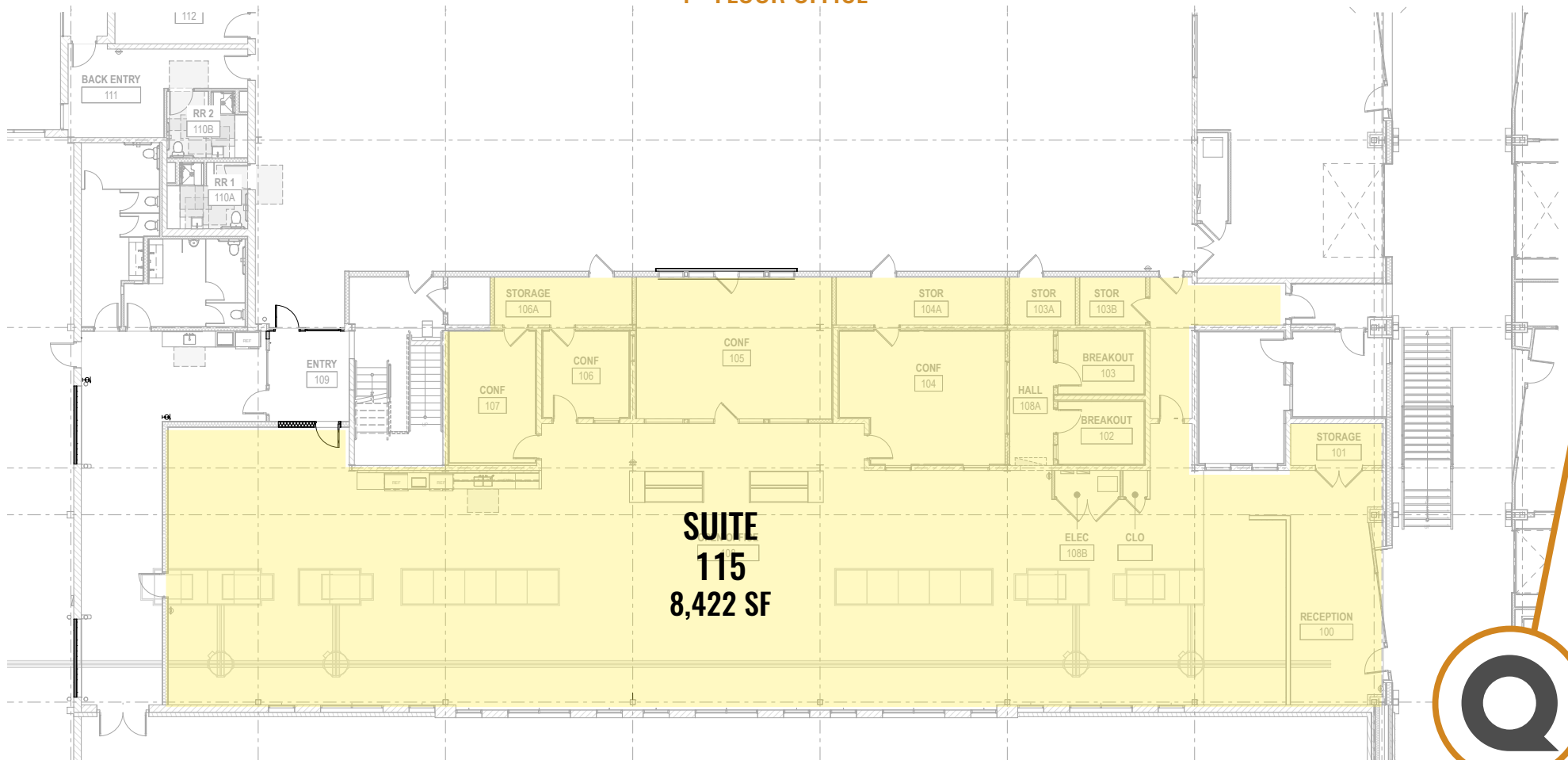


SUITE 115

8,422 RSF | RATE: \$1.75/SF/MO. NNN

- Class A office suite
- Private offices, large open work area, conference room, reception, and break area
- Panoramic views on second floor suites
- Shared common areas, including kitchen
- CAMs est. at \$0.73/SF/Mo. NNN

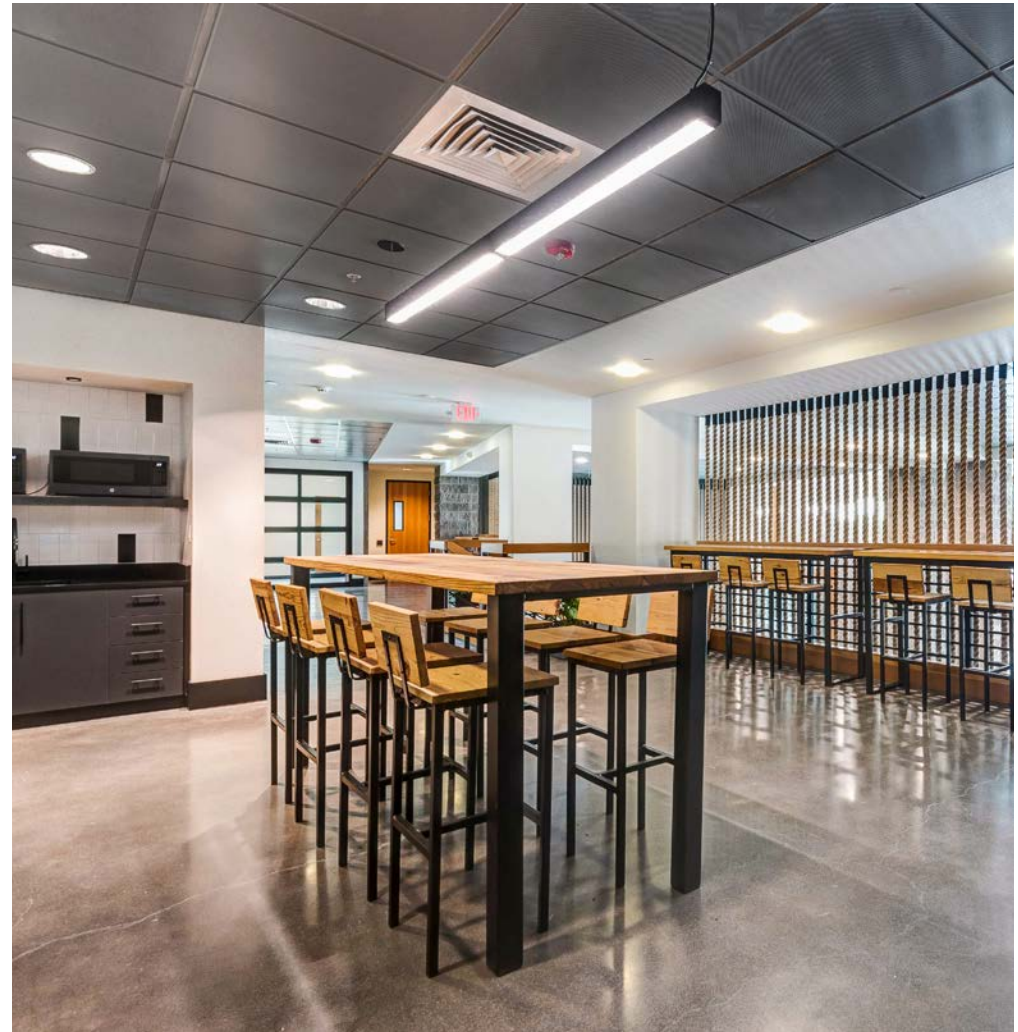
1ST FLOOR OFFICE



**SUITE
115
8,422 SF**



2ND FLOOR OFFICES

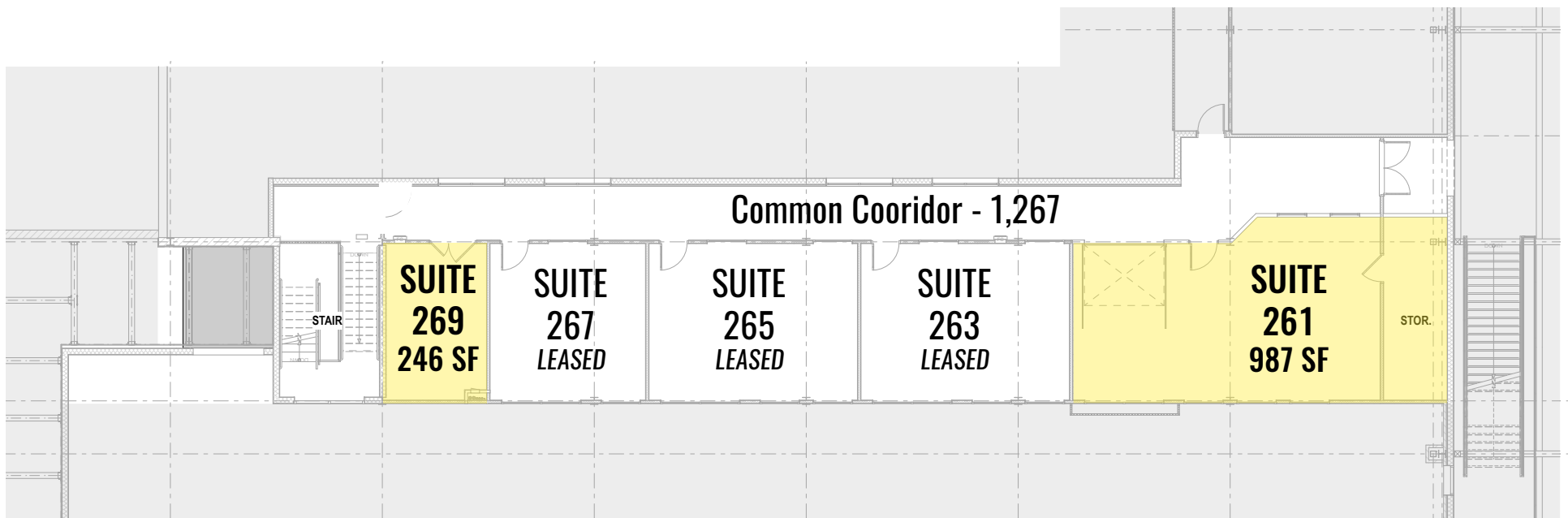


2ND FLOOR EXECUTIVE OFFICES

SUITE 269: 246 RSF | SUITE 261: 987 RSF

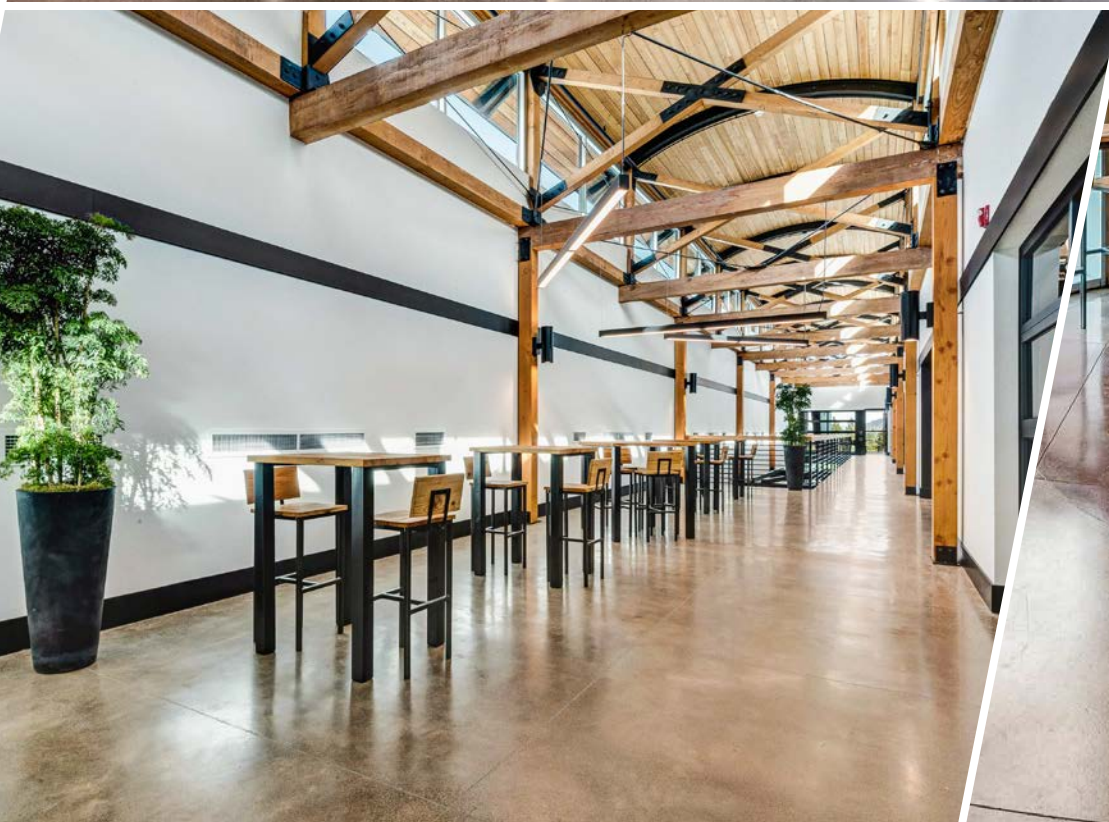
RATE: \$3.50/SF/MO. MG

- Class A executive office suites
- Panoramic views on second floor suites
- Shared common areas, including kitchen
- Option to lease suites individually or together



COMMON AREAS





LOCATION OVERVIEW

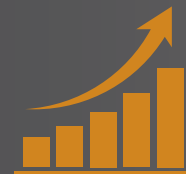


APPEALING WEST SIDE LOCATION

The Quad at Skyline Ridge is ideally located on Bend's desirable west side, where people want to live, work and explore. There is a great business mix in this area including other tech centers and coworking spaces making collaboration easy in this sector. OSU-Cascades is 1/4 mile from The Quad with shops and restaurants just beyond on Century Drive. Mt Bachelor and Phil's Trailhead are a short drive away for outdoor enthusiasts to enjoy.

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BURGEONING AREA

The Milken Institute ranked the Bend Metro as the Best Performing Small City in the nation in 2020 for the fifth consecutive year. The report cites unmatched five-year job and wage growth, strong high-tech performance and substantial investment in its knowledge economy with the Oregon State University-Cascades Innovation Co-Lab, an incubator and educational resource for entrepreneurs. The Bend Metro boasts a 3.6% unemployment rate and projected job growth of 55.7%, compared to a national average of just 33.5%, over the next ten years.



BEND, OREGON

With a population of 108,821, Bend is the seventh-largest city in Oregon and the largest city in Central Oregon, serving as its de facto commercial, recreation and social center. Situated on the eastern edge of the Cascade Range along the Deschutes River, Bend joins forested mountain highlands and high desert plateaus, offering a diverse range of scenery and outdoor activities while offering relatively convenient access to major West Coast Metropolitan Areas.

LIFESTYLE DESTINATION

Bend has a deserved reputation for attracting lifestyle migrants – urban dwellers seeking amenities typically associated with larger metropolitan areas but also outdoor recreational pursuits, a beautiful setting and an accessible community feeling. As such, the city attracts families and entrepreneurs from all the West Coast metro areas as well as other major population centers. The city has been adopted as a gateway for many outdoor sports, including mountain biking, skiing and snowboarding, dog sled racing, fishing, hiking, rock climbing, white-water rafting and golf. Bend also offers a thriving arts and culture scene, and the city's beer brewing industry and restaurants are a draw for tourists and locals alike.



BEND, OREGON SUBMARKET



DEVELOPMENT

Economically, Bend started as a logging town in 1904, but began a transition to a more varied, sustainable economy in the 1980's when it became apparent that the lumber mills would no longer be vital. However, those mills which were such a vital part of Bend history have been renovated and turned into Bend's most popular shopping and dining destinations, the Old Mill District and the Box Factory.

Unlike resort communities such as Aspen or Jackson Hole, Bend's lifestyle and quality workforce is a draw for many successful companies in the aviation, manufacturing, renewable energy, high-tech, healthcare and recreation equipment sectors. Many of Bend's companies are owner-operated and in the small to midsize range, typically with 10 to 50 employees. Some of the area's top employers include St. Charles Health System, Les Schwab, Facebook, Sony, G5 Search Marketing, Laird Superfood, Deschutes Brewery, Hydro Flask, and Lonza (formerly Bend Research). These companies provide solid employment and bring in vital traded-sector dollars to Bend's economy.

A driving force for our economic performance is a collaborative and inclusive entrepreneurial community. This is supported via the number of new business registrations, which has outpaced far larger cities. Bend registered one new business for every 26 residents in 2018 - nearly twice the state average. (SOURCE: EDCO Central Oregon Profile)

JOB GROWTH
12%
Projected by 2029

IN-MIGRATION
7,000
New residents per year

TOURISM
4.5M
Visitors come every year



CENTRAL OREGON

Central Oregon has led Oregon's population growth over the last two decades and continues to be one of the fastest growing areas of the country. For ten consecutive years Central Oregon has led the state in job growth, creating a region that is characterized by dynamic small businesses and entrepreneurial activity. The area boasts strong clusters in high technology (software, hardware and energy), advanced manufacturing, biosciences, renewable energy, brewing and distilling, value-added food products and recreation equipment.

For most residents Central Oregon is a lifestyle choice, offering a friendly environment, year-round recreation options and world-class amenities. The region is served by Roberts Field, a commercial airport offering service at Redmond Municipal Airport.

ECONOMY

Central Oregon has a reputation for welcoming new and relocating businesses without sacrificing workforce, talent, quality healthcare, transportation or infrastructure. A driving force behind the region's economic performance is a collaborative and inclusive entrepreneurial community, demonstrated by the high number of new business registrations, which outpaces far larger cities. Bend, Oregon registered one new business for every 26 residents in 2018 – nearly twice the state average.

Given its size, Central Oregon boasts a high number of community resources and assets available to new and growing businesses, including the largest angel conference in the West, the Bend Venture Conference. Additionally, Oregon's overall business costs rank significantly lower than its neighbors to the north and south. Average electricity rates, natural gas rates, state and local sales tax rates and business tax climates in particular are significantly lower than other states in the Pacific Northwest.



Redmond Municipal Airport provides commercial air service with daily non-stop flights to Denver, Los Angeles, Phoenix, San Francisco, Salt Lake City, Seattle and Chicago via carriers American, Alaska, Allegiant, Delta, Sun Country, United and United Express. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



Redmond Municipal Airport

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. Additionally, the region's higher education opportunities abound. From Oregon State University-Cascades' recent expansion to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.



**30 GOLF
COURSES**



**MILES OF
TRAILS**



**THRIVING ARTS
& CULTURE**



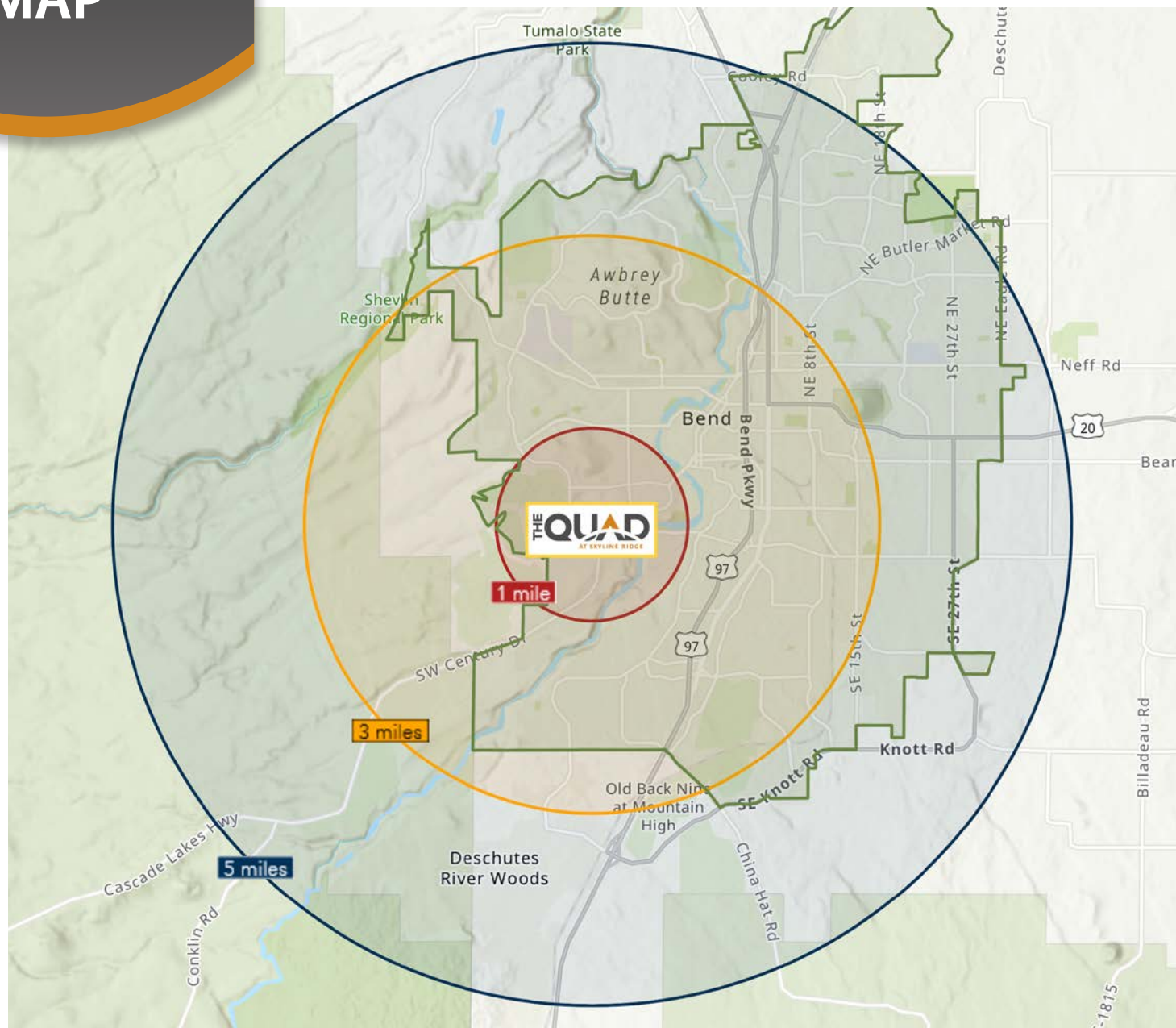
**33 BREWERIES
& COUNTING**



**300 DAYS OF
SUNSHINE**



DEMOGRAPHIC MAP



DEMOGRAPHICS

		1 Mile	3 Miles	5 Miles	Bend, OR
POPULATION	2021 Total Population	5,428	54,567	104,802	94,911
	2021 Daytime Population	8,633	61,792	111,264	104,363
	2026 Population	6,296	60,317	115,349	105,886
	2010-2020 Growth Rate	2.01%	2.05%	2.13%	2.34%
	2021-2026 Growth Rate	3.01%	2.02%	1.94%	2.21%
HOUSEHOLDS	2021 Median Age	44.1	39.0	39.5	38.6
	2021 Households	2,291	22,616	42,876	38,827
	2026 Households	2,665	24,965	47,157	43,174
	2010-2020 Growth Rate	1.80%	1.95%	2.08%	2.18%
	2021-2026 Growth Rate	3.07%	2.00%	1.92%	2.15%
INCOME	2021 Avg. Household Size	2.36	2.40	2.42	2.42
	2021 Avg. Household Income	\$121,625	\$102,454	\$98,256	\$87,676
	2021 Med. Household Income	\$82,725	\$74,757	\$75,416	\$66,149
HOUSING	2021 Per Capita Income	\$51,151	\$42,298	\$40,269	\$35,831
	2021 Avg. Home Value	\$598,479	\$474,334	\$458,676	\$461,724
	2021 Housing Units	2,870	25,597	47,313	43,554
	2021 Vacant Housing Units	579	2,981	4,437	4,727
	2021 Owner Occupied Units	1,590	14,753	28,179	22,715
EDUCATION	2021 Renter Occupied Units	701	7,863	14,697	16,112
	2021 Population Age 18+	4,404	42,942	82,579	74,040
	High School Diploma	394	4,820	11,335	10,045
	Bachelor's Degree	1,271	11,396	20,108	19,016
LABOR	Graduate/Professional Degree	1,204	7,897	12,921	10,539
	2021 Businesses	587	4,223	5,921	5,584
	2021 Employees	6,495	34,442	55,569	53,636
	2021 Unemployment Rate	6.8%	4.9%	5.3%	3.3%





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AT SKYLINE RIDGE

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