

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

NW LAVA ROAD

INDUSTRIAL WAY

FLOOR 2

LPL Financial

FOWLER & CO., INC.

FLOOR 1

JOSEPH P. FERRINELLO
B.U.P. FINANCIAL

Inspired
WEALTH
INTERNATIONAL CENTER

BLDG 2



- AVAILABLE SPACE
- PENDING
- DINE & DRINK
- SHOP
- THRIVE
- SEATING
- RESTROOMS

SUBLEASE OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE №105

±3,435 RSF

SUBLEASE RATE

\$2.82/SF/Mo. NNN

NNNS

Est. at \$0.54/SF/Mo.
gas and electricity are
separately metered

SUBLEASE EXPIRES

May 31, 2029

ZONING

Mixed Riverfront (MR)

PARKING

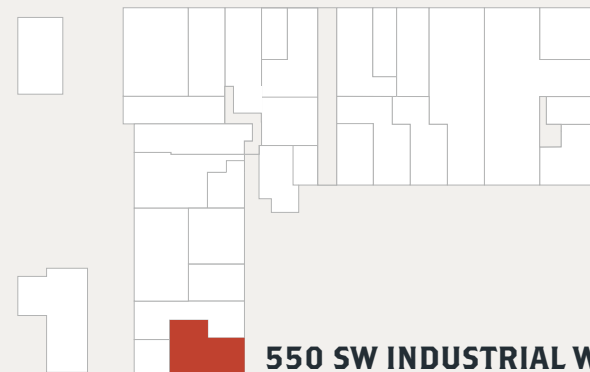
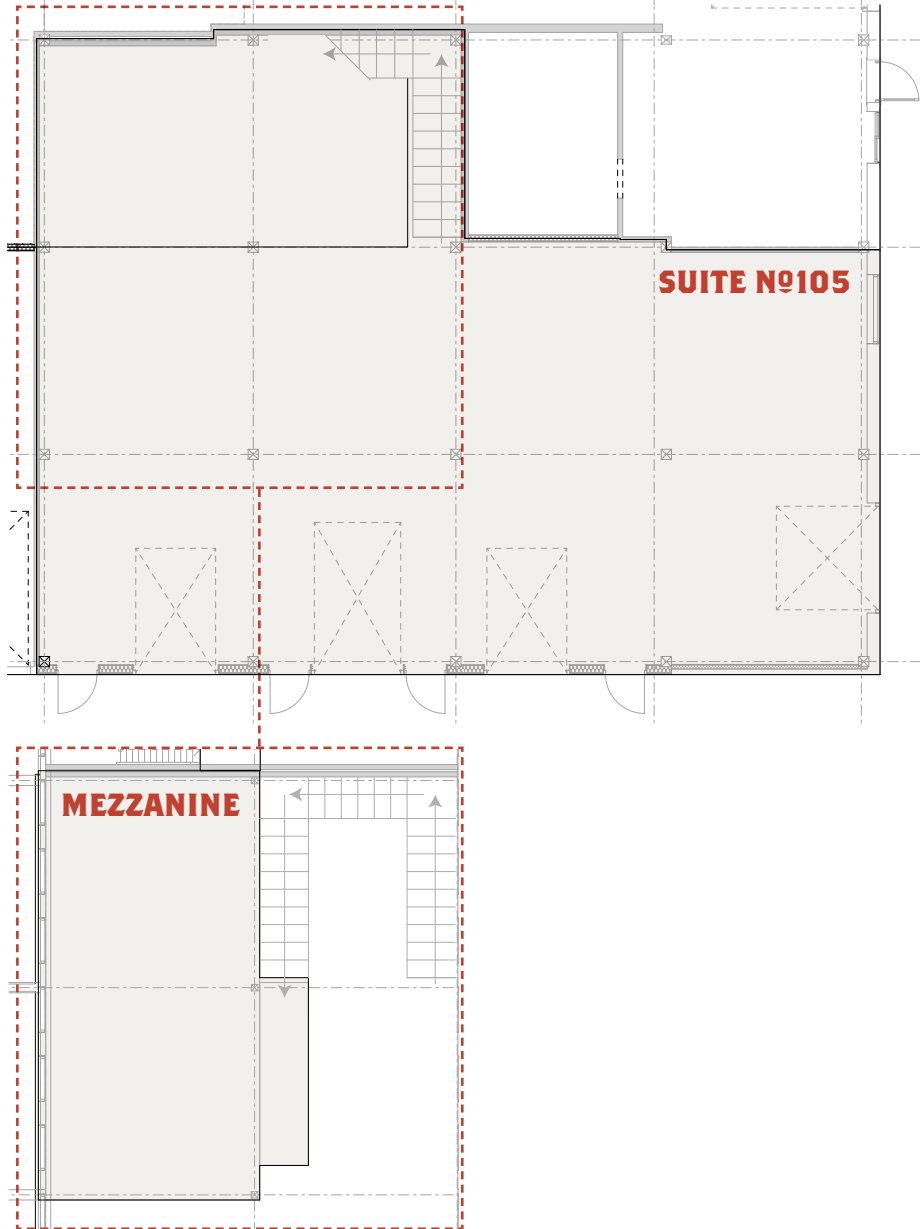
265 Spaces
2.62:1,000 SF

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
\$2.82/SF/MO. NNN



LEASING OPPORTUNITY

RETAIL / OFFICE SUITE

SUITE N^o130

3,594 RSF

LEASE RATE

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

NNNS

Est. at \$0.54/SF/Mo.
gas and electricity are
separately metered

ZONING

Mixed Riverfront (MR)

PARKING

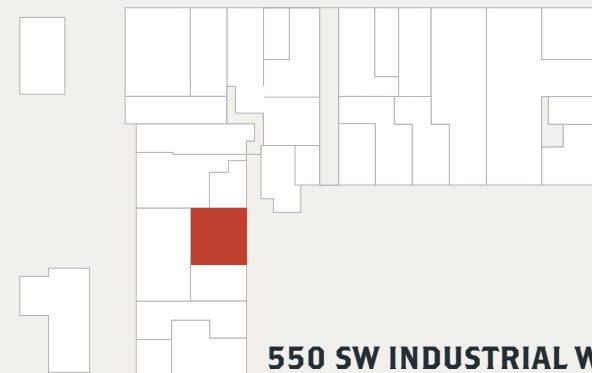
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2.62:1,000 SF

FEATURES & AMENITIES

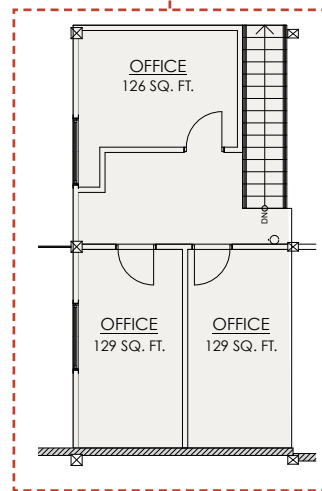
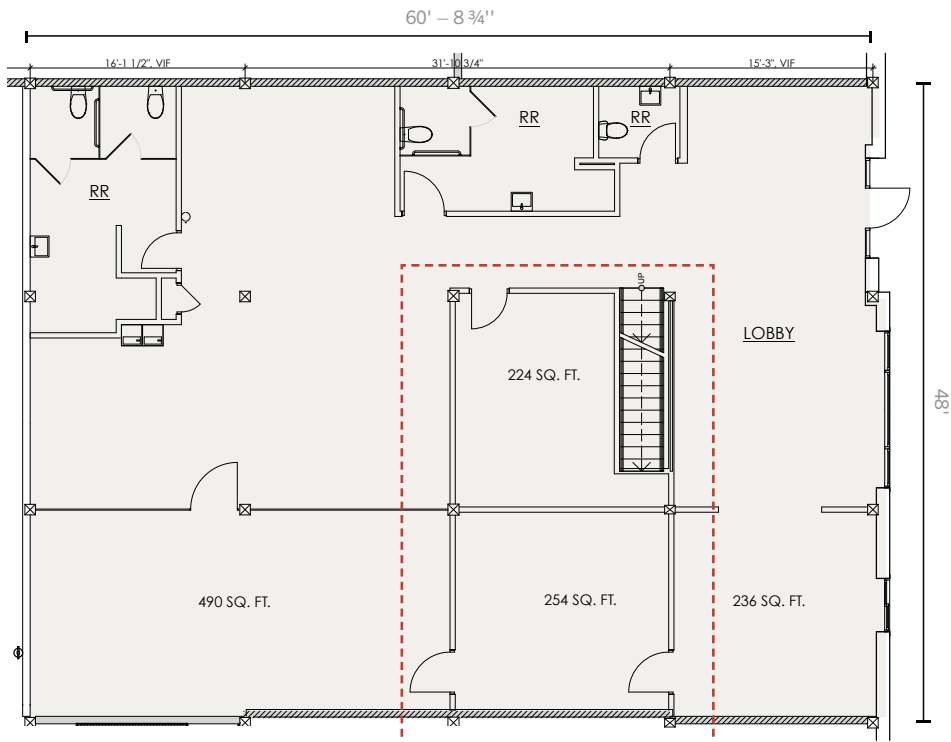
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550 SW INDUSTRIAL WAY, BEND, OR



MEZZANINE

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
COMMERCIAL

**REAL ESTATE
SERVICES**

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A PROJECT BY

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