

FOR LEASE

1715 SW Chandler Ave | Bend, OR 97702

NAICascade
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Medical Office in Desirable SW Bend near OSU

Premium medical office opportunity available in a standalone building along Chandler Ave in Southwest Bend off Mt. Washington Dr and Century Dr. Ideally positioned within Bend's established Westside medical district with proximity to OSU Cascades, The Quad and other busy westside hubs.

The property offers a rare combination of a fully finished medical suite and adjacent grey shell space, providing flexibility for healthcare users seeking immediate occupancy with room for future expansion.

The location benefits from proximity to established healthcare providers, specialists, and wellness services, creating a strong medical and educational corridor with convenient access for patients, employees, and students.

Prominent building signage enhances visibility and drive-by exposure, while a growing residential population nearby provides an excellent patient base and supports long-term demand within this highly desirable area.

OFFERING SUMMARY

LEASE SPACE	3,748-5,894 RSF
LEASE RATE	\$2.75-3.15/RSF/MO + NNN
NNN RATE	\$0.60/RSF/MO
BUILDING SIZE	5,894 SF
YEAR BUILT	2012
LOT SIZE	0.85 AC
PARKING	23 SURFACE + STREET
ZONING	MU (Mixed Urban)

5 MILE DEMOGRAPHICS



53,666

TOTAL POPULATION



20,917

TOTAL HOUSEHOLDS



\$92,108

AVG HH INCOME



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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set



243 SW Scalehouse Lp
Suite 3A
Bend, OR 97702
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Highlights



Suite 100 | \$2.75/SF/MO+NNN 3,748 SF Finished Medical Suite

- Turnkey medical layout designed for efficient patient flow and operational functionality
- Covered entry vestibule leading into a welcoming reception and waiting area with high ceilings
- Built-in coffee bar nook, dedicated casework, and retail display area
- Four treatment/exam rooms with private pass-through doors
- Large dedicated procedure room
- Private consulting room and nurse station
- Dedicated “dirty room” for sterilization and clinical support
- Private family room providing an alternative patient waiting area
- Two private administrative offices
- Private employee/provider entrance
- Storage room and staff break room



Suite 150 | \$3.15/SF/MO+NNN 2,146 SF Grey Shell

Offers a unique opportunity for a healthcare user requiring additional space, future expansion, or a complementary medical co-tenant. Landlord will offer a negotiable Tenant Improvement allowance.

Building Highlights

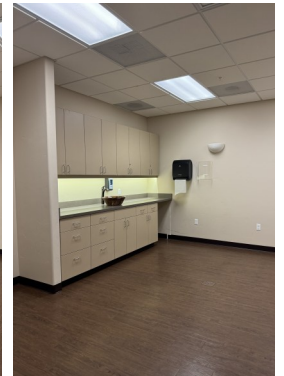
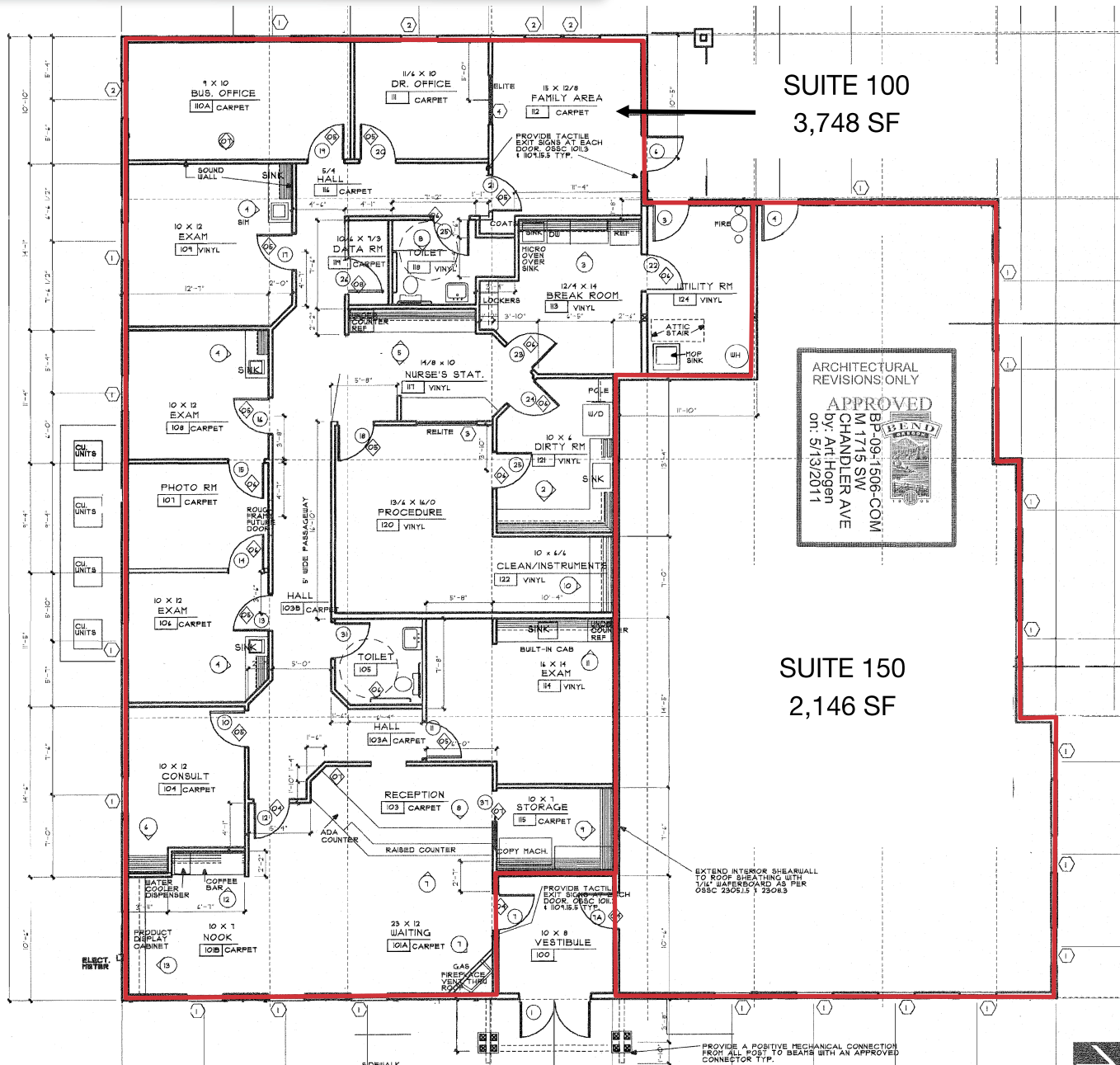
- Full fire suppression system and roof heat tape for added functionality and winter maintenance.
- 14 dedicated patient parking stalls plus 2 ADA-compliant spaces near the front entrance
- 7 private employee parking stalls located at the rear of the building



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Floor Plan



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Trade Area Information

Health Care & Insurance

1715 SW Chandler Ave, Bend, Oregon, 97702 2
Drive time of 5 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



9,724

Civilian Noninstitutionalized Population (ACS)



Source: This infographic contains data provided by ACS (2020-2024), Esri-U.S. BLS (2028), Esri-MRI-Simmons (2028).

Exercise (Percent of Adults)



50.7%

Exercise at home 2+ times per week



17.7%

Exercise at club 2+ times per week

Health Care Expenditure



\$7,246

Annual Health Insurance Expenditures



\$3,993

Medical Care



Medicare: Population 65+

603

Medicare Only

481

Direct-Purch & Medicare

359

Employer & Medicare

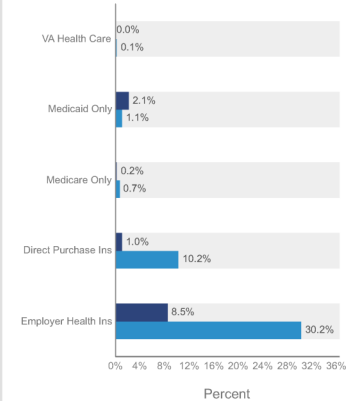
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Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,964.2
Medicare Payments	\$1,541.8
Physician Services	\$403.8
Dental Services	\$931.3
Eyecare Services	\$126.0
Lab Tests/X-rays	\$119.2
Hospital Room & Hospital Service	\$491.6
Convalescent/Nursing Home Care	\$58.5

Health Insurance Coverage (ACS)

Pop 19-34 Pop 35-64



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