

CLASS A OFFICE DEVELOPMENT

CREATIVE OFFICE SUITES FOR LEASE WITH MASS TIMBER CONSTRUCTION,
STATE-OF-THE-ART HVAC, AND 3.03:1,000 PARKING RATIO

SHEVLIN

CROSSING

BUILDING B



COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES

FOR LEASE: 2,207-4,277 RSF | \$3.05/SF/MO. NNN



EXECUTIVE SUMMARY

SHEVLIN CROSSING is where history and progress meet. Bend's premier Class A office development showcases the region's rich timber heritage through its cross-laminated mass timber design, delivering a modern, environmentally conscious workplace. Expansive windows, abundant natural light, and highly efficient, flexible floor plans create an exceptional user experience, complemented by secure access and advanced building systems.

Located in the desirable NorthWest Crossing neighborhood on Bend's west side, Shevlin Crossing is now fully complete across both phases. The campus includes two thoughtfully designed buildings totaling over 46,000 square feet of high-quality, first-generation office space.

With both buildings now mostly leased, only a limited number of suites remain available, presenting a rare opportunity to secure space in one of Bend's newest and most sought-after office environments.

The site, positioned at the intersection of NW Crossing Drive and NW Shevlin Park Road, features generous onsite parking with a ratio of 3.03:1,000, ample outdoor space, and strong bike accessibility, including covered employee bike storage. Electric vehicle charging stations are also available, supporting a forward-thinking, sustainable workplace. B. Electric vehicle charging stations will be available on the campus.

**Suite sizes are flexible. Please call listing brokers for additional details.*

PROPERTY SUMMARY	Property Name	Shevlin Crossing, Building B
	Address	2220 NW Labiche Lane, Bend, OR 97703
	Lot Size	2.74 Acres
	Zoning	Commercial Limited (CL)
	Parking Spaces	136 onsite spaces 3.03:1,000 ratio
	Lease Rate	\$3.05/SF/Mo. NNN
	CAMs	Est. at \$0.88/SF/Mo. <i>(electricity separately metered)</i>
AVAILABLE	TI Allowance	Negotiable
	Date Available	Now
	Suite 1C	2,207 RSF
	Suite 1E	4,277 RSF
	Suite 2B	3,776 RSF

PROPERTY HIGHLIGHTS



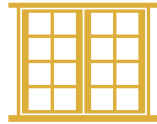
Class A office buildings on Bend's west side



Great location near NorthWest Crossing shops & restaurants



Covered employee bike spaces plus customer bike area



Large windows and glass roll up doors



136 onsite parking spaces



Outdoor patio in park-like setting





CROSS-LAMINATED TIMBER CONSTRUCTION

Cross-Laminated Timber Construction (CLT) construction simplifies the building design, creating a very open and light feeling and aesthetic.

It has a lighter environmental footprint than concrete or steel. Since CLT panels are prefabricated, there is little or no waste on the construction site.

As a sustainable material made out of renewable wood, CLT sequesters carbon, and does not require the burning of fossil fuels during the production.

CLT is made of layers of softwood glued and pressed together. From this small timber sections are formed into large structural panels that are light, stable and comparable in strength to steel and brick.



AIR FILTRATION SYSTEM EXCEEDING CODE

Shevlin Crossing utilizes VRF fan coils with MERV-13 filtration. This far exceeds the baseline code requirements of MERV-8. The MERV-13 filters are used in most hospital spaces as a common measure for increased indoor air quality for LEED certification.

CARBON SUMMARY:



314 m³

Volume of wood products used



1 min.

U.S. and Canadian forests grow this much wood in



282 metric tons

Carbon dioxide (CO²) stored in the wood



109 metric tons

Greenhouse gas emissions (CO²) avoided



391 metric tons

Total potential carbon benefit

EQUIVALENT TO:



83

Cars off the road for one year

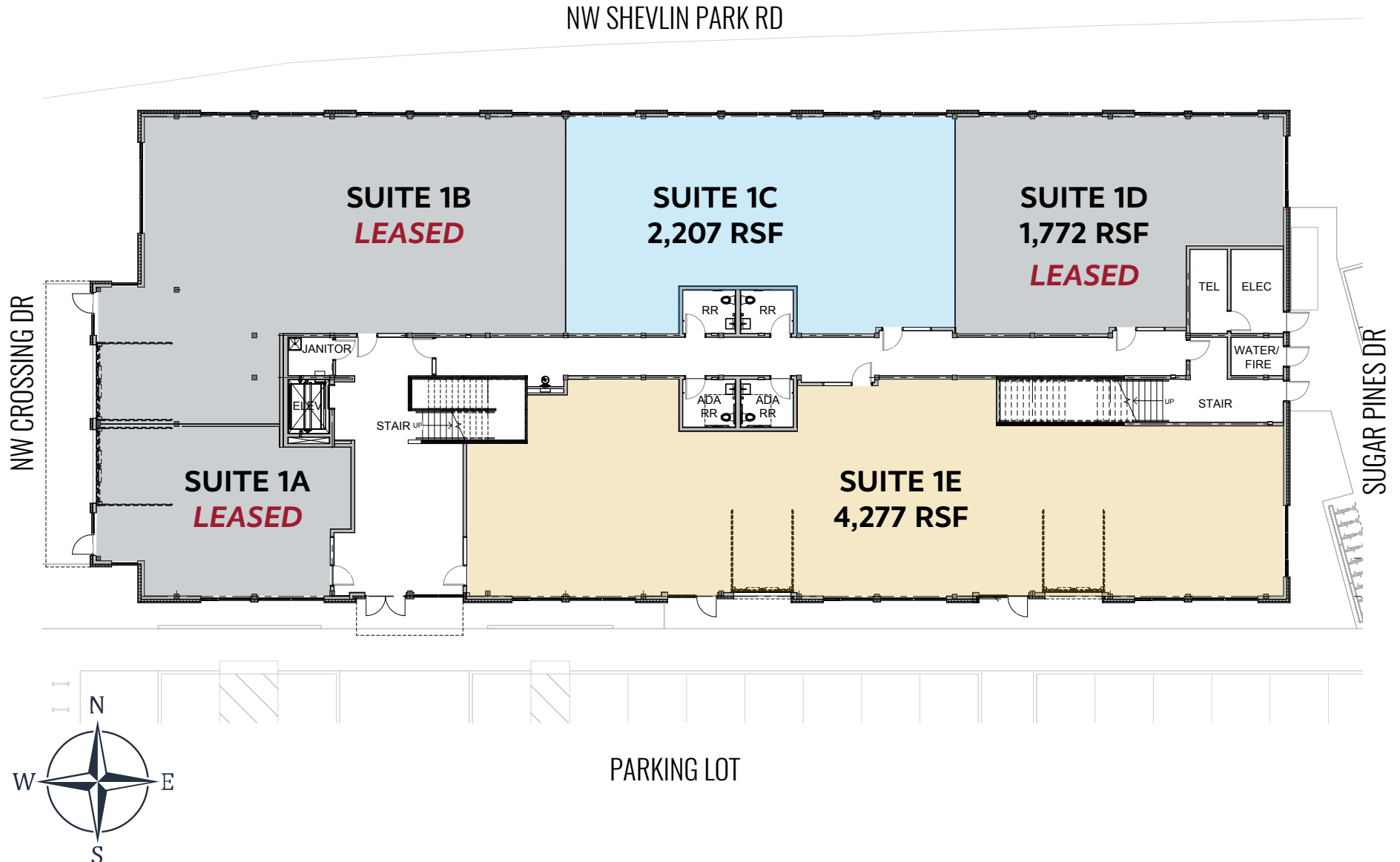


41

Homes supplied with energy for one year

1ST FLOOR PLAN

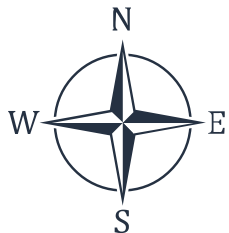
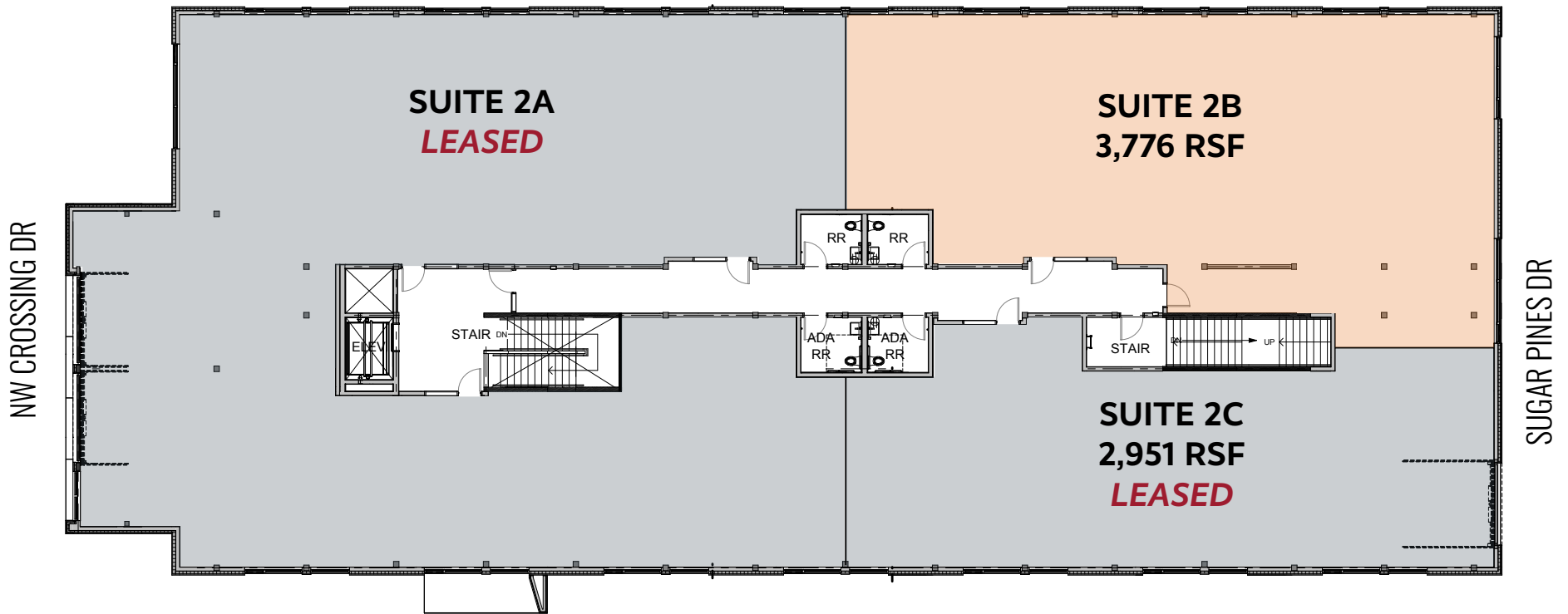
LEASE RATE: \$3.05/SF/MO. NNN



2ND FLOOR PLAN

LEASE RATE: \$3.05/SF/MO. NNN

NW SHEVLIN PARK RD



PARKING LOT

SITE PLAN



HIGH LAKES
Health Care

STEP & SPINE
PHYSICAL THERAPY

NW SHEVLIN PARK RD

PHASE 2
BLDG B

PHASE 1
BLDG A

NW LABICHE LN

NW CROSSING DR

SUGAR PINES DR

WESTSIDE CHURCH

REGIONAL AERIAL



BURGEONING AREA

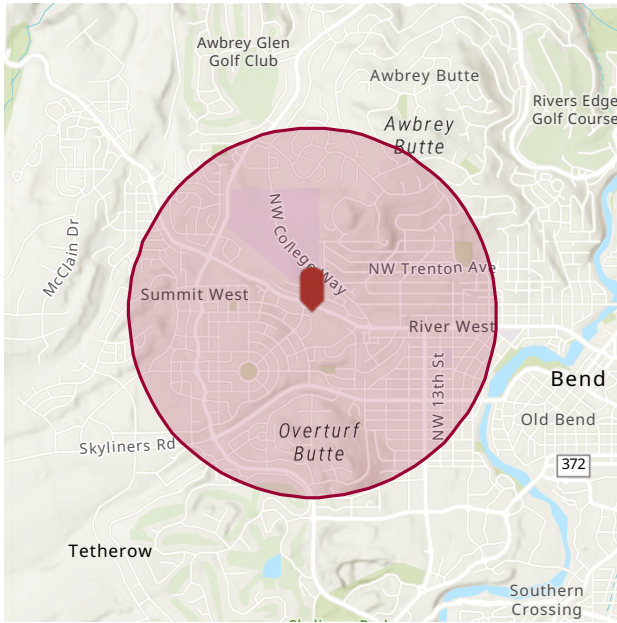
The Milken Institute ranked the Bend Metro as the Best Performing Small City in the nation four years in a row (2017-2020). The report cites unmatched five-year job and wage growth, strong high-tech performance and substantial investment in its knowledge economy with Oregon State University-Cascades and Central Oregon Community College.



SHEVLIN CROSSING



DEMOGRAPHICS IN 1-MILE RADIUS



POPULATION BY GENERATION



2,727

COMPASS COMMERCIAL REAL ESTATE SERVICES
 This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2023, 2026.
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POPULATION TRENDS AND KEY INDICATORS

Shevlin Crossing

POPULATION



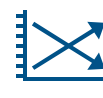
11,821

2025 Total Population



12,651

2030 Total Population



1.37%

2025-2030 Population: Annual Growth Rate

HOUSEHOLDS



5,093

Total Households



2.30

Average Household Size



2.93%

2010-2020 Annual Growth Rate

INCOME



\$133,769

Median Household Income



\$81,950

Per Capita Income



\$557,184

Median Net Worth

HOUSING STATS



\$960,308

Median Home Value



44.9%

Percent of Income for Mortgage



\$1,562

Median Contract Rent

EDUCATION



1%

No High School Diploma



9%

High School Graduate



17%

Some College



73%

Bachelor's/Grad/Prof Degree

BUSINESS



511

Total Businesses



3,760

Total Employees



3.6%

Unemployment Rate

Tapestry

Top 3 segments by household count



H4 Urban Chic > 3,416 | 67.1%

L3 Top Tier > 981 | 19.3%

K6 City Greens > 427 | 8.4%

Other 269 | 5.3%



FOR LEASE | SHEVLIN CROSSING BUILDING B
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