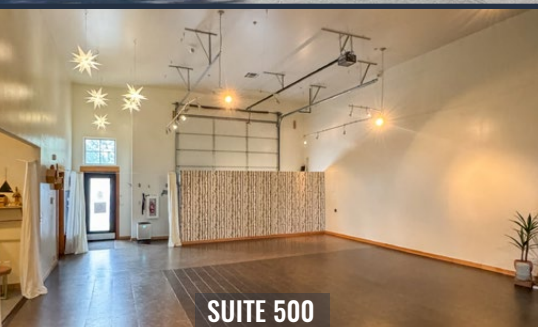


# FOR LEASE

## 1,806 - 5,078 SF

# Rare Industrial/Flex Suites on Bend's Westside

2797 NW Clearwater Dr., Bend, OR 97703



SUITE 500



SUITE 100



SUITE 100

## PROPERTY DETAILS

- Suite 100:** 5,078 SF | \$1.85/SF/Mo. NNN  
*Available September 1, 2026*
- Suite 500:** 1,806 SF | \$1.90/SF/Mo. NNN  
*Available Now*
- NNNs:** Est. at \$0.52/SF/Mo. *(gas and electricity are separately metered)*
- Bldg. Size:** 11,355 SF
- Zoning:** Industrial Employment (IE)
- Parking:** Additional onsite and street parking

## HIGHLIGHTS

- Ideal location on the westside of Bend in NorthWest Crossing
- **Suite 100** features a reception, three private offices, a breakroom, an open warehouse, two restrooms, and nine (9) reserved parking stalls
- **Suite 500** features a flexible floor plan with a roll-up door, an open work space, two private offices, a restroom, and three (3) reserved parking stalls
- Fully air conditioned spaces

Jay Lyons, SIOR, CCIM | Grant Schultz, SIOR, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | [www.CompassCommercial.com](http://www.CompassCommercial.com)

COMPASS  
COMMERCIAL

REAL  
ESTATE  
SERVICES

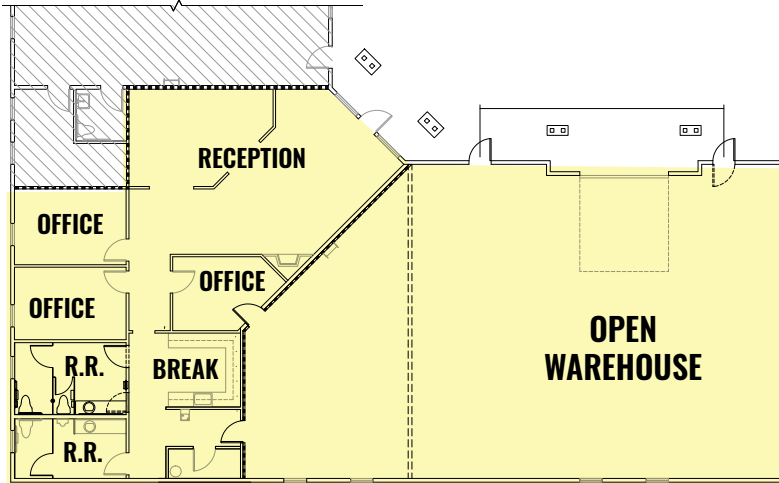
# FOR LEASE

## 1,806 - 5,078 SF

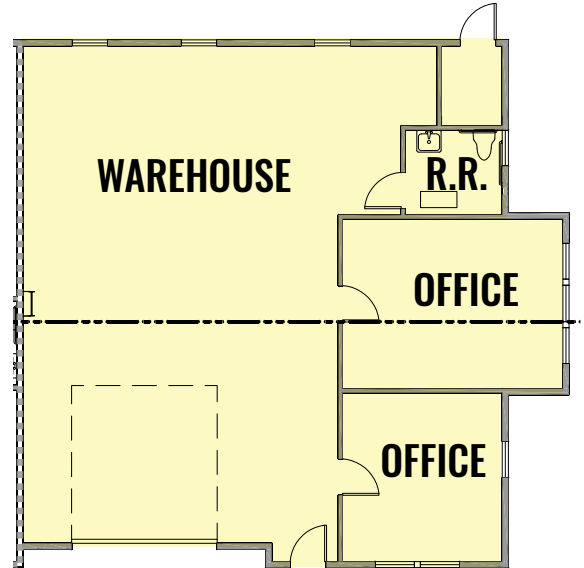
# Rare Industrial/Flex Suites on Bend's Westside

2797 NW Clearwater Dr., Bend, OR 97703

### SUITE 100 FLOOR PLAN



### SUITE 500 FLOOR PLAN



Brokers are licensed in the state of Oregon. This information has been furnished 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 Compass Commercial Real Estate Services. All measurements are approximate.



**Jay Lyons, SIOR, CCIM**  
Partner, Principal Broker  
Cell 541.410.6519  
jlyons@compasscommercial.com



**Grant Schultz, SIOR, CCIM**  
Broker  
Cell 541.480.9873  
gschultz@compasscommercial.com

**COMPASS**  
COMMERCIAL

**REAL ESTATE SERVICES**