CHUKAR POINT OFFICE BUILDING

FOR SALE

267 NE 2ND ST
PRINEVILLE, OR

Now offered at $1,090,000 | Price Reduced

Ryan Amerongen, CCIM
Broker, Licensed in Oregon

541.213.8967
ra@buccolagroup.com

CHUKAR POINT BUILDING

Fully Leased Multi Tenant Office Building
276 NE 2nd St., Prineville, OR

Building Size: 4,595 SF

Lot Size: .21 AC

Year Built: 2005

Price: $1,090,000

Price/SF: $237/SF

Tenancy: Fully leased through the end of 2026 (9 suites)

- Consistent strong leasing demand - one of few nice professional office buildings in Prineville with smaller office suites for individuals or small teams
- Centrally located in downtown Prineville with easy access to local amenities.
- Located in an Opportunity Zone
- Low historic turnover within the building
- Onsite parking lot with 12 spaces, plus ample street parking in front of the property.
- Equipped with an elevator and sprinklers throughout the building.
- Well-built and meticulously maintained.

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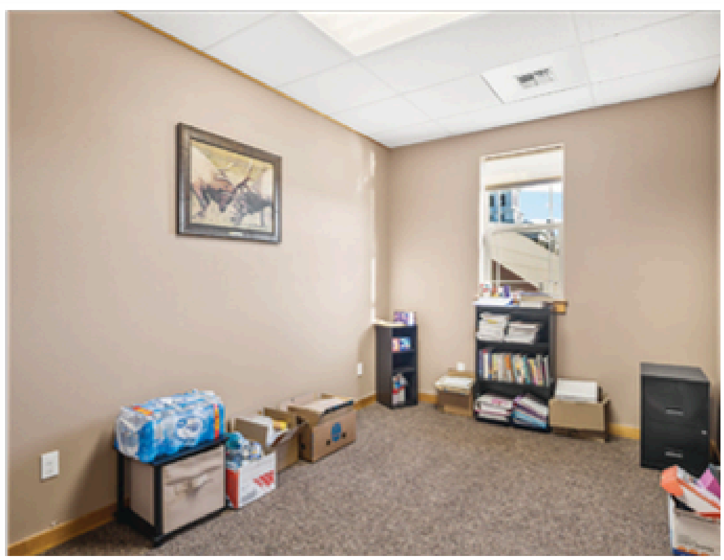

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ABOUT PRINEVILLE

Prineville represents a dynamic blend of small-town heritage and forward-thinking economic development, making it a compelling location for investment. As the oldest city in Central Oregon, Prineville has long been rooted in agriculture, forestry, and manufacturing, but recent decades have seen a remarkable transformation. With strong leadership and a pro-business climate fostered by local and regional partners like Economic Development for Central Oregon (EDCO), Prineville has become a strategic hub for innovation and industry in the Pacific Northwest.

A key highlight of Prineville's economic trajectory is its emergence as a center for data infrastructure. Global tech giants Meta (Facebook) and Apple have chosen Prineville for large-scale data center operations, drawn by a combination of a ordable land, low energy costs, renewable power availability, and e cient permitting processes. These developments have not only driven job creation and tax revenue but have also catalyzed supporting industries ranging from construction to high-tech services, creating a stable and growing ecosystem for business.

Prineville also o ers a cost-e ective alternative to larger metropolitan areas while retaining access to major transportation corridors, including U.S. Route 26 and proximity to Redmond Municipal Airport. The city is served by a municipally owned railway and an enterprise zone, which o ers significant tax incentives for qualifying businesses. Additionally, the community actively supports workforce development through partnerships with local schools, Central Oregon Community College, and regional training initiatives, ensuring a pipeline of skilled labor for diverse industries.

26,583
POPULATION

550
PRIVATEFIRMS

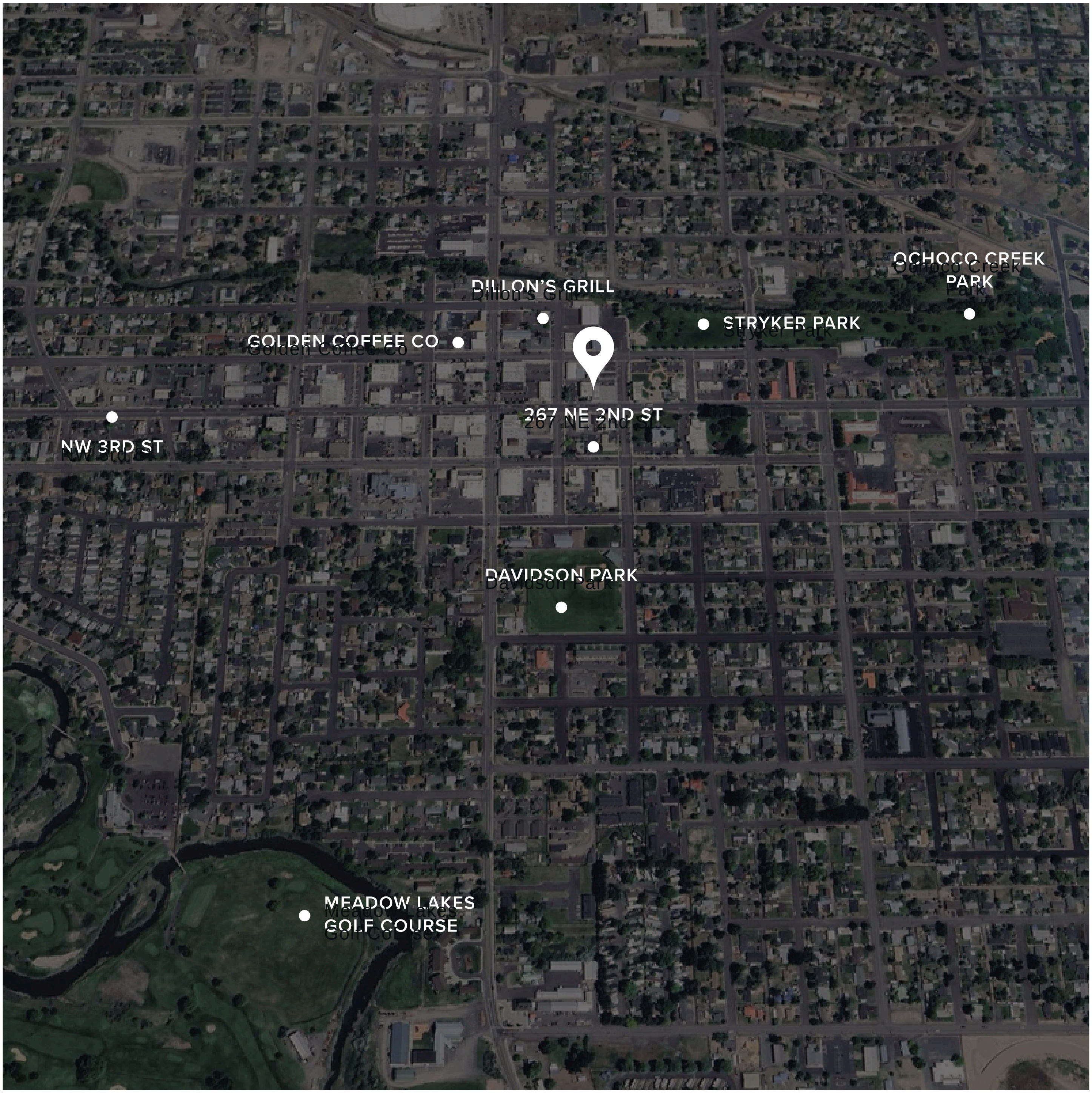
$416k
MEDIAN HOME VALUE

+2.5%
YOY JOB GROWTH RATE

21.9%
BACHELOR'S DEGREE OR HIGHER

$72k
MEDIAN HOUSE-HOLD INCOME

THE LOCATION



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Chukar Point - 267 NE 2nd St. Prineville, OR 97754

Market Analysis

Broker: Ryan Amerongen, CCIM

Total Square Feet	4,595

Current - 2025

Tenant	Monthly Base Rent	Annual Base Rent	Notes	SF
Rent Total	$ 9,358.58	$ 112,302.96		4,595
Vacancy	$ 467.93	$ 5,615.15	5%	

Expenses	Monthly Expense	Annual Expense	Notes
Property Taxes	$ 950.92	$ 11,411.00	New
Property Insurance	$ 115.08	$ 1,381.00	2024
Natural Gas	$ 119.82	$ 1,437.83	2024
Power	$ 437.25	$ 5,246.97	2024
Water/Sewer	$ 83.08	$ 996.98	2024
Garbage	$ 54.37	$ 652.46	2024
Snow/Landscaping	$ 28.33	$ 340.00	2024
Janitorial - Common Space	$ 193.33	$ 2,320.00	2024
Elevator Contract/Permits	$ 405.19	$ 4,862.31	2024
Repairs	$ 36.08	$ 433.00	2024
Common Supplies	$ 44.19	$ 530.31	2024
Fire Maintenance	$ 51.08	$ 613.00	2024
Miscellaneous	$ 4.57	$ 54.85	2024
Phone/Internet	$ 83.33	$ 1,000.00	2024
Advertising	$ 4.58	$ 55.00	2024
Reserves	$ 177.81	$ 2,133.76	2%
Total Expenses	$ 2,789.04	$ 33,468.47	

Net Operating Income (NOI)	$ 6,101.61	$ 73,219.35

Cap Rate	Purchase Price	Price/SF	Notes
6.37%	$ 1,150,000.00	$ 250.27	