

FOR LEASE

3,207-5,941 RSF

Class A Office Development

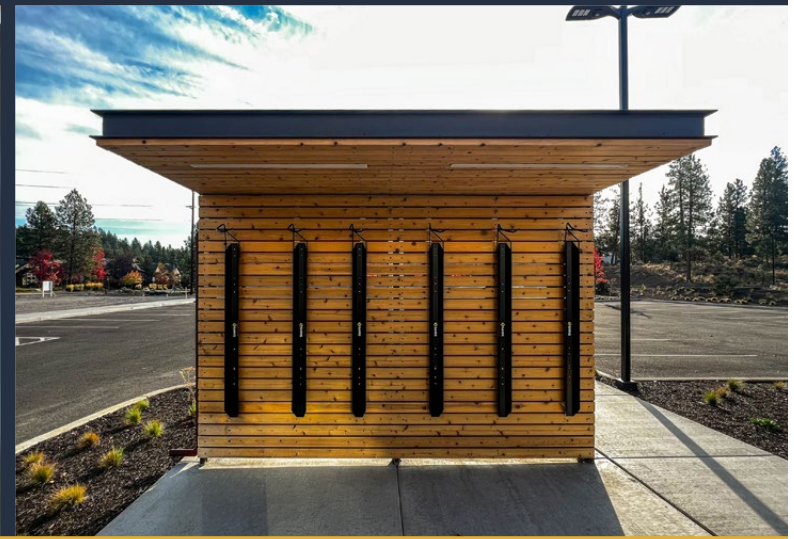
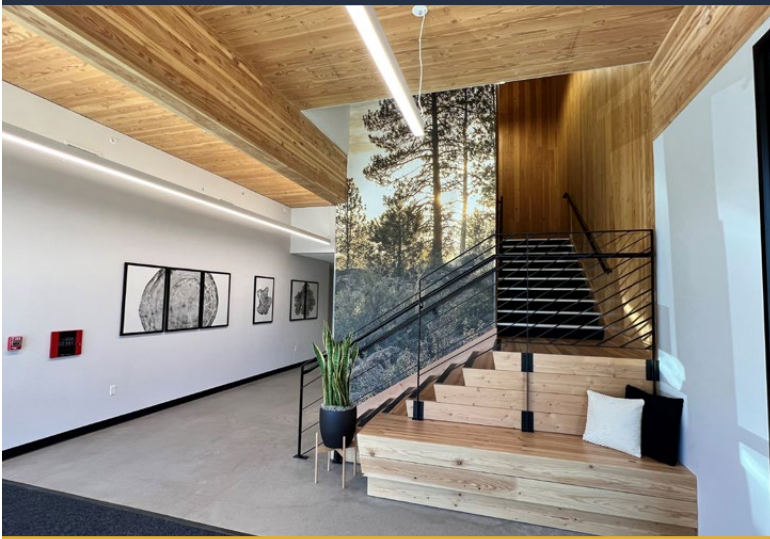
2220 NW Labiche Lane, Bend, OR 97703

SHEVLIN

CROSSING



BUILDING A | CREATIVE OFFICE SUITE WITH MASS TIMBER CONSTRUCTION



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

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

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES

FOR LEASE

\$3.05/SF/MO. NNN

SHEVLIN CROSSING

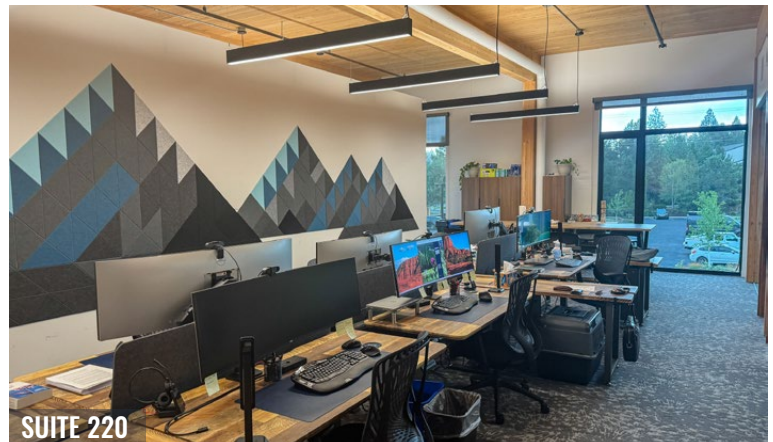
Class A Office Development

PROPERTY DETAILS

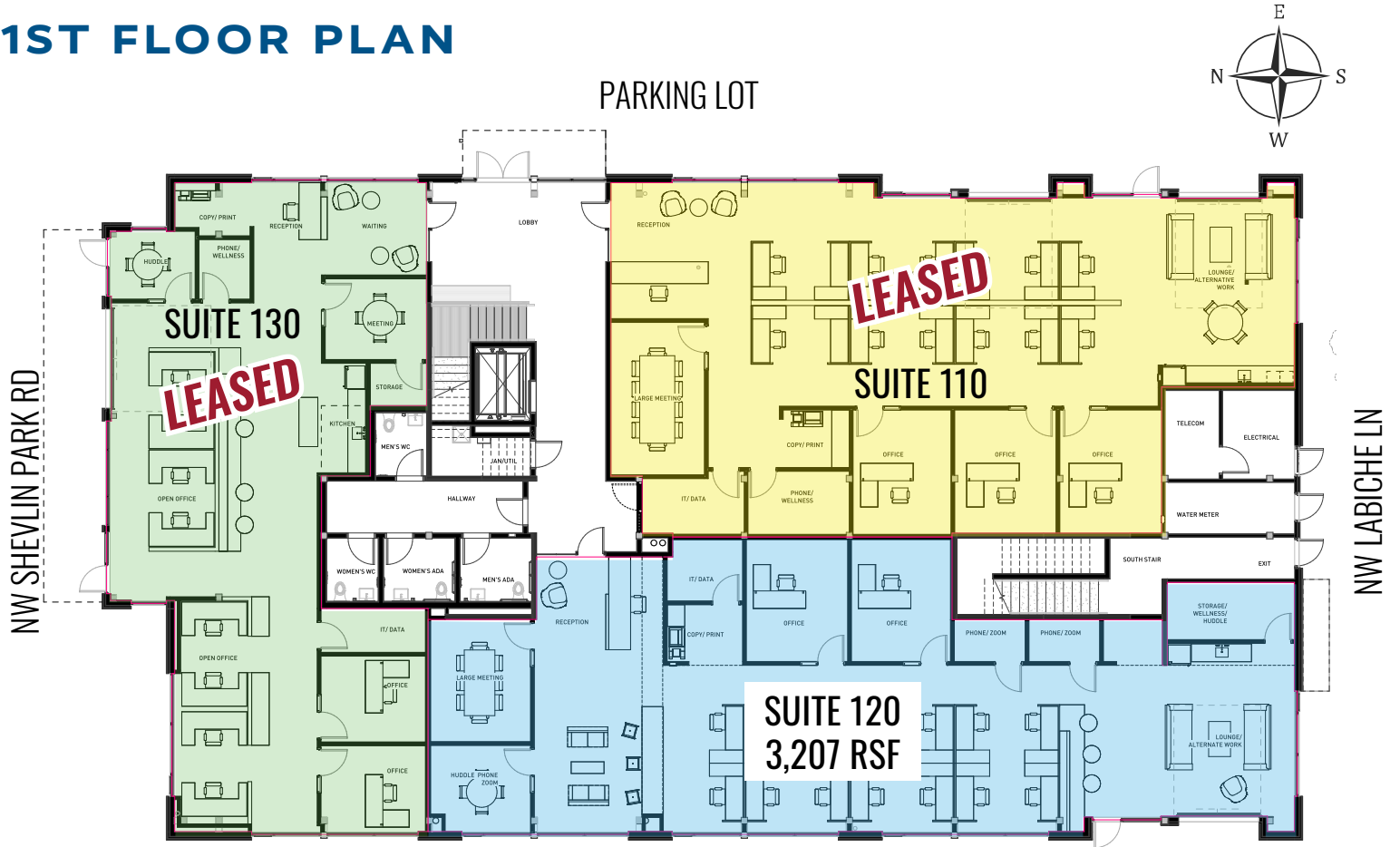
Suite 120:	3,207 SF Available Now
Suite 220:	2,734 SF Available January 1, 2026
Lease Rate:	\$3.05/SF/Mo. NNN
CAMs:	Est. at \$0.88/SF/Mo. (Electricity separately metered)
Bldg. Size:	19,050 SF
Lot Size:	2.74 Acres
Year Built:	2023
Zoning:	Commercial Limited (CL)
Parking:	136 parking stalls (ratio of 3.03 per 1,000 RSF)

HIGHLIGHTS

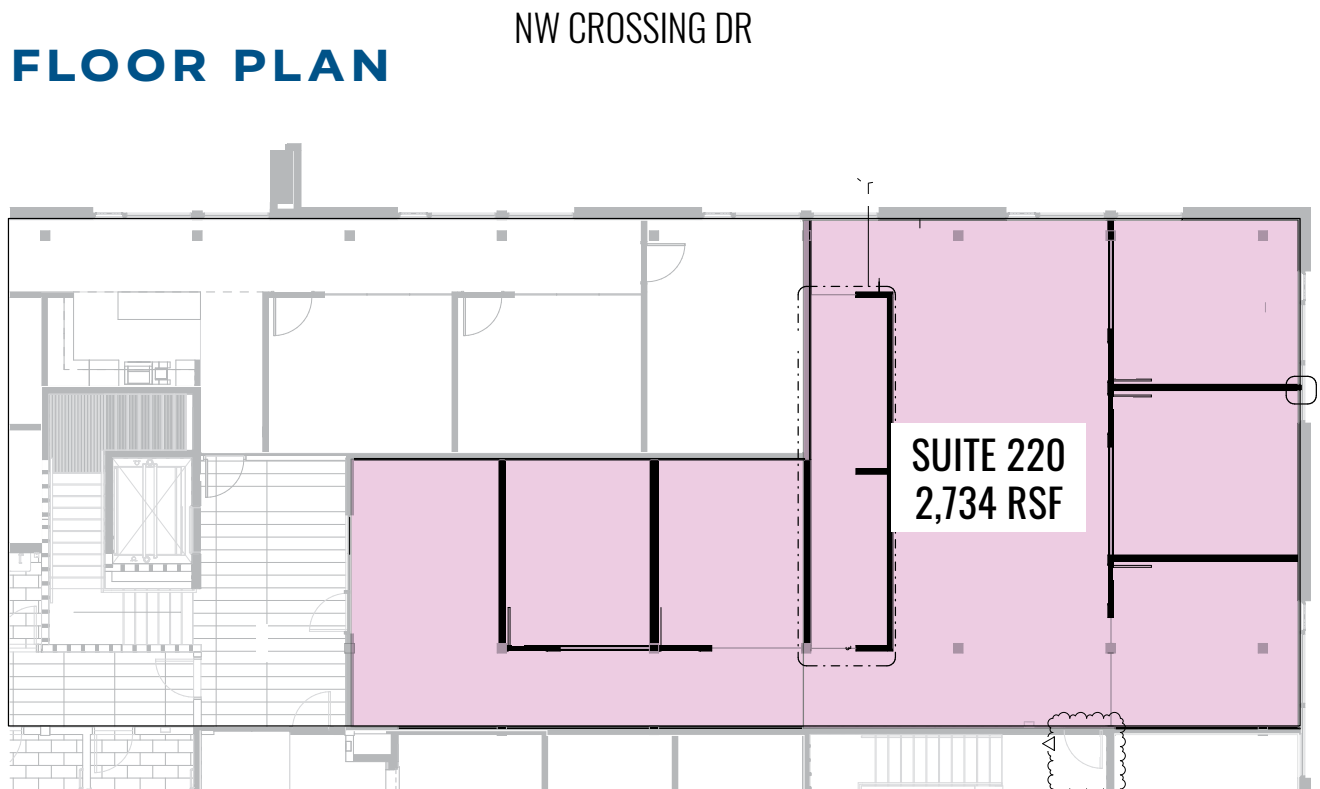
- Class A office buildings on Bend's west side
- Great location near NorthWest Crossing shops & restaurants
- Covered employee bike spaces plus customer bike area
- Large windows and glass roll up doors allowing lots of natural light
- Outdoor patio in park-like setting
- Cross-laminated timber construction creates an open and light feeling and aesthetic
- Air filtration system exceeding code
- LEED certified
- Electric vehicle charging stations will be available on the campus



1ST FLOOR PLAN



2ND FLOOR PLAN

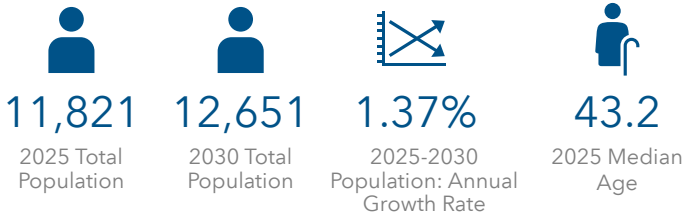


FOR LEASE

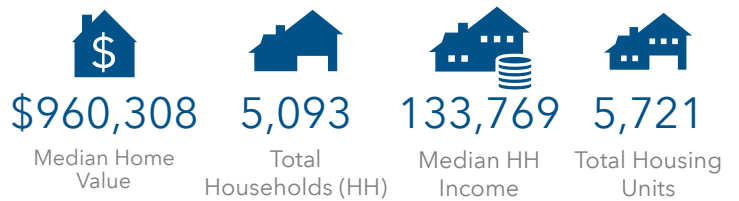
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DEMOGRAPHICS - WITHIN A 1-MILE RADIUS

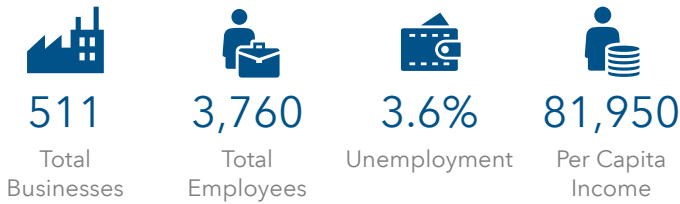
POPULATION STATS



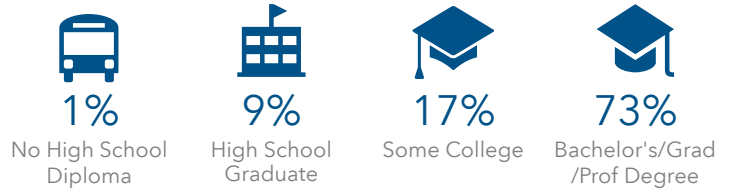
2025 HOUSING STATS



2025 BUSINESS STATS



2025 EDUCATION STATS



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



Graham Dent, SIOR
Partner, Broker
Cell 541.639.6515
gdent@compasscommercial.com



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

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