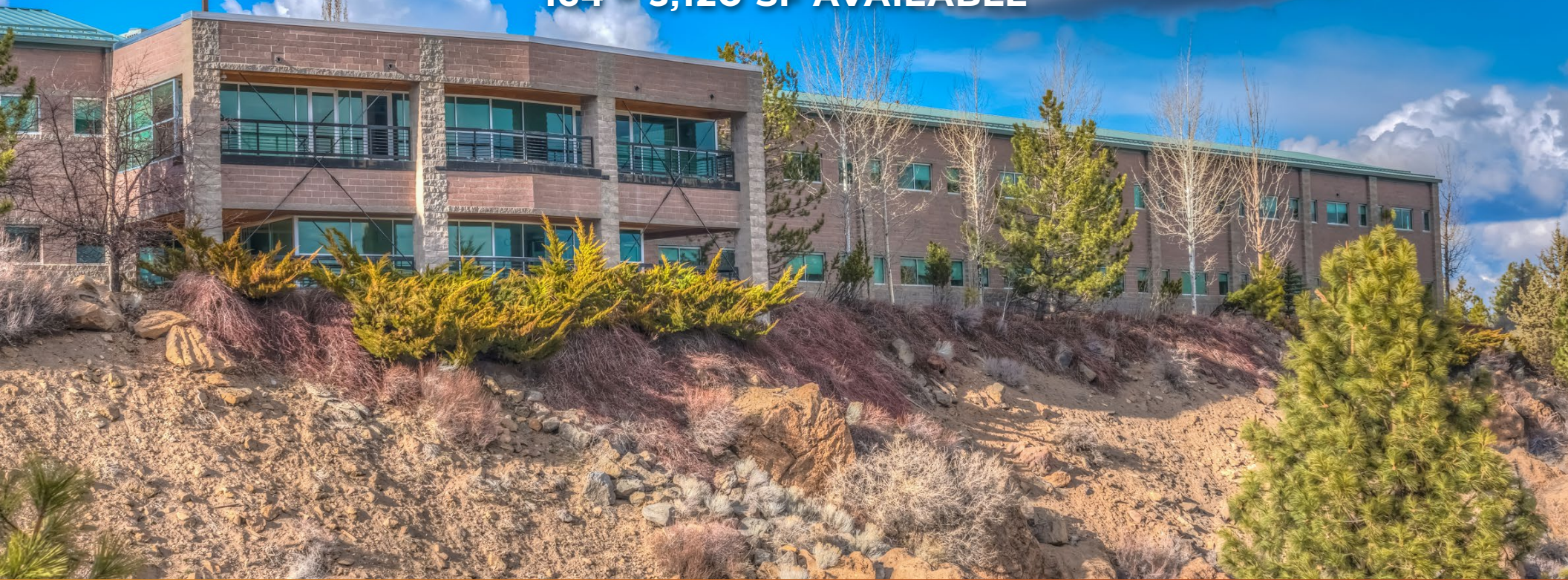


THE QUAD

AT SKYLINE RIDGE

164 – 3,120 SF AVAILABLE



CLASS A OFFICE SPACE

1777 SW Chandler Ave., Bend, OR 97702

COMPASS 
COMMERCIAL

REAL ESTATE
SERVICES

THE QUAD

AT SKYLINE RIDGE

The Quad at Skyline Ridge is a professionally designed Class A office building located on Bend's highly desirable west side, adjacent to the expanding OSU-Cascades campus. The property has been extensively renovated to deliver a modern, creative work environment featuring glass-front suites, a striking two-story lobby, a second-floor catwalk, and high-end finishes complemented by custom artwork and furniture.

The building offers a range of options, from executive offices to full-size suites, accommodating users from approximately 164 SF to over 3,000 SF. Tenants benefit from an architecturally appealing common area with shared amenities including multiple kitchenettes, lounge areas, and elevator access—creating a collaborative and professional atmosphere. Ideal for professional, creative, and technology-focused users.

With flexible layouts, a 3:1,000 parking ratio, and proximity to Century Drive amenities and outdoor recreation, The Quad provides an ideal setting for companies seeking a high-quality office environment in one of Bend's most dynamic and sought-after submarkets.



**CLASS A OFFICE WITH
MODERN FINISHES
THROUGHOUT**



**4 SHARED KITCHENETTES
WITH LOUNGE AND
COLLABORATION AREAS**



**STRIKING TWO-STORY
LOBBY AND SECOND-
FLOOR CATWALK**



**GLASS-FRONT SUITES
WITH ABUNDANT
NATURAL LIGHT**



**PRIME WEST SIDE LOCATION
NEAR OSU-CASCADES**

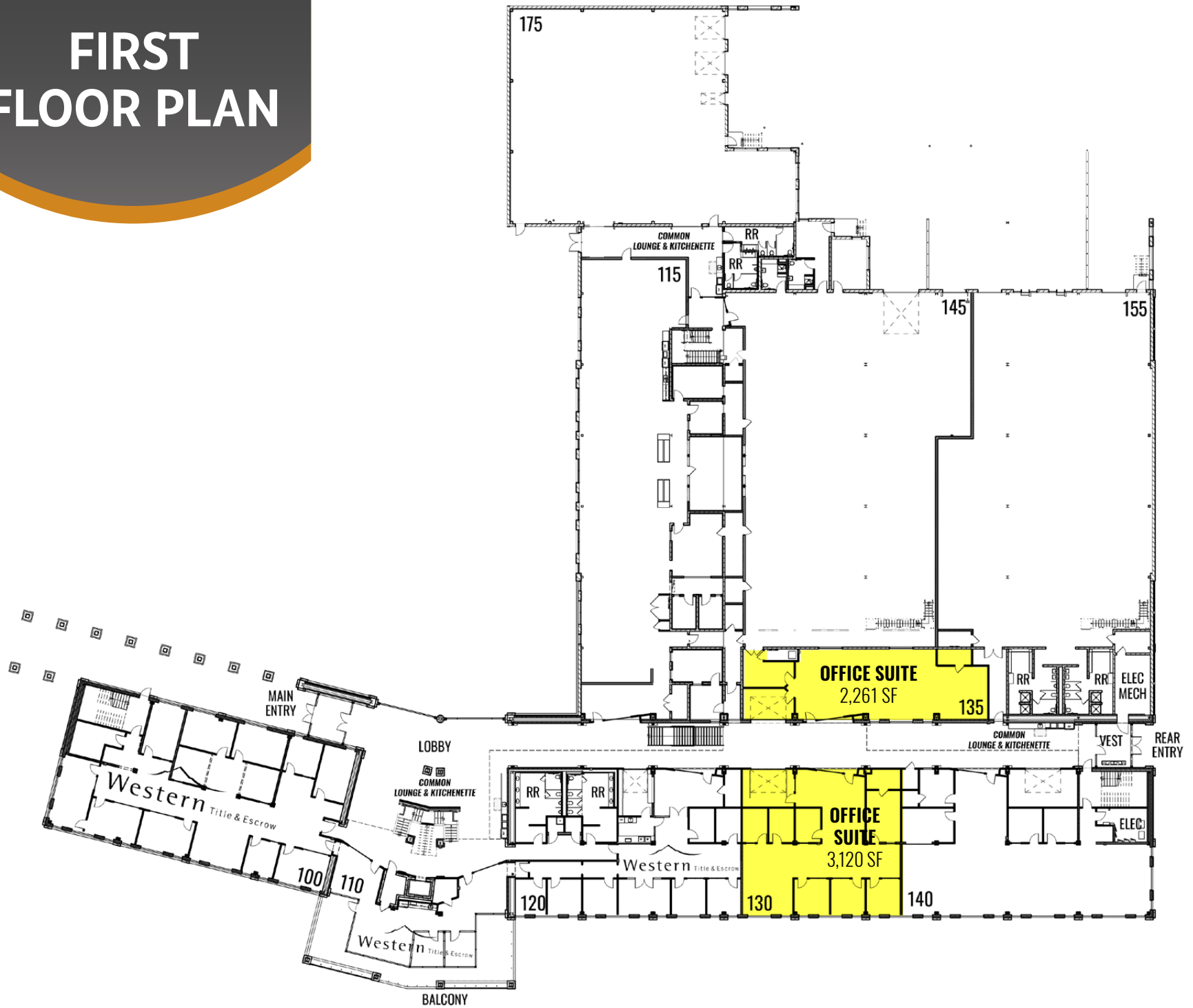


AVAILABLE SPACE

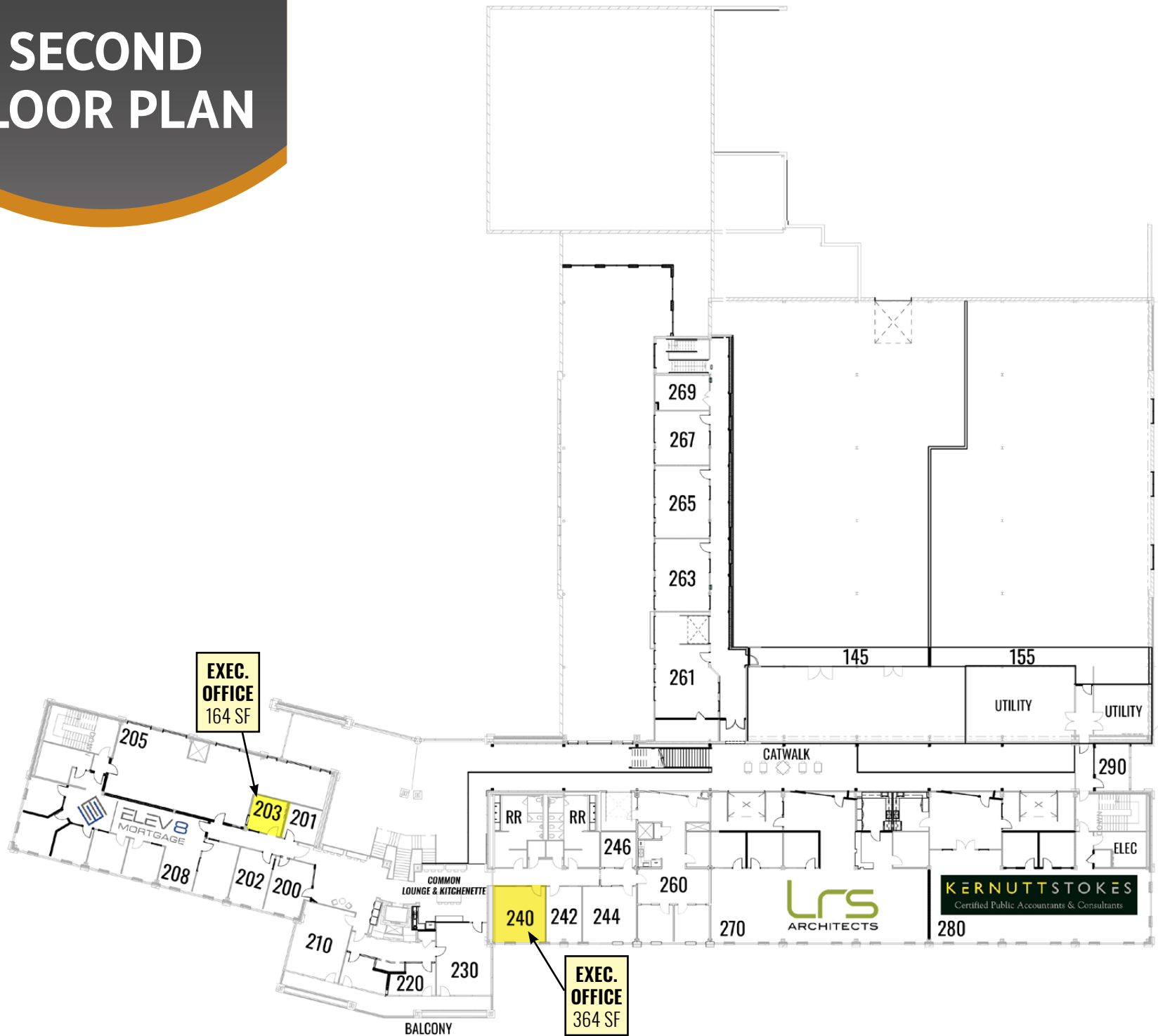
SUITE 130	3,120 SF	\$2.25/SF/Mo. NNN	Class A Office
SUITE 135	2,261 SF	\$1.85/SF/Mo. NNN	Class A Office
SUITE 203	164 SF	\$775/Mo. FSG	Class A Executive Office
SUITE 240	364 SF	\$1,500/Mo. FSG	Class A Executive Office

PROPERTY INFORMATION	Address	1777 SW Chandler Ave., Bend, OR
	Tax Lot	181206C001800
	Parcel Size	9.78 AC
	Zoning	MU – Mixed Urban
	Total Rentable SF	80,606
	Year Built	2000
	Number Of Stories	2
	Parking Ratio	3:1,000 (unassigned)
Office Class	A	

FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOCATION OVERVIEW



BEND, OR

With a population of 109,500 (2025), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic and cultural hub. Located along the Deschutes River on the eastern edge of the Cascade Range, Bend blends mountain landscapes with high desert terrain, offering exceptional scenery and year-round outdoor recreation—all within reach of major West Coast markets.

LIFESTYLE DESTINATION

Bend attracts professionals, families, and entrepreneurs seeking a balance of outdoor adventure and modern amenities. The area is a hub for activities like mountain biking, skiing, hiking, and golf, complemented by a vibrant arts scene, craft breweries, and a strong dining culture. Its growing innovation economy continues to draw new businesses and talent.

The expansion of Oregon State University-Cascades further strengthens Bend's trajectory, bringing new academic facilities, student housing, and research investment. The campus plays an increasing role in workforce development and economic diversification, reinforcing Bend's position as a dynamic and forward-looking regional center.



**BEST PERFORMING
SMALL CITY IN THE
U.S.**

#1

Milken Institute
2017, 2018, 2019 & 2020
(Ranked #5 in 2023 & #6 in 2024)



**FASTEST-GROWING
CITY IN THE U.S.**

#4

Checkr
2023



**HIGHEST 5-YEAR JOB
GROWTH IN THE U.S.**

#9

Milken Institute
2023



LOCATION OVERVIEW

LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

EDUCATION

Central Oregon is well-recognized for its high-quality education, with Bend-La Pine schools continuing to surpass state and national SAT averages year-over-year. The region also offers abundant higher education opportunities. Oregon State University-Cascades is expanding with new facilities, while Central Oregon Community College's four campuses provide a range of degrees and workforce training programs, ensuring accessible education for all.

AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Las Vegas, Portland, Burbank, Denver, Los Angeles, Phoenix, Salt Lake City, San Diego, San Francisco, Santa Rosa, and Seattle via carriers American, Alaska, Avelo, Delta, and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of
Sunshine



Miles
of Trails



30 Breweries
& Counting



Thriving Arts
& Culture



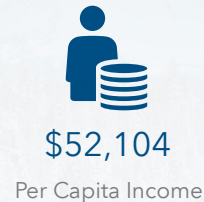
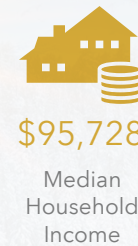
30 Golf Courses

Demographics

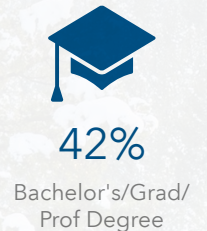
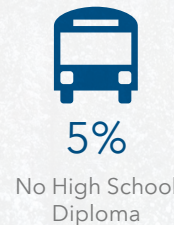
POPULATION



INCOME



EDUCATION



BUSINESS



THE QUAD

AT SKYLINE RIDGE

**AVAILABLE
SUITE FLYERS**

COMPASS 
COMMERCIAL

REAL
ESTATE
SERVICES

THE QUAD
AT SKYLINE RIDGE

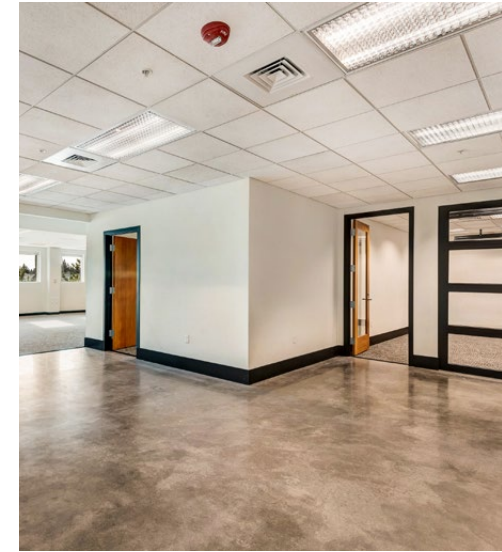
FOR LEASE

SUITE 130

1ST FLOOR OFFICE SUITE

\$2.25/SF/MO. NNN

3,120 SF

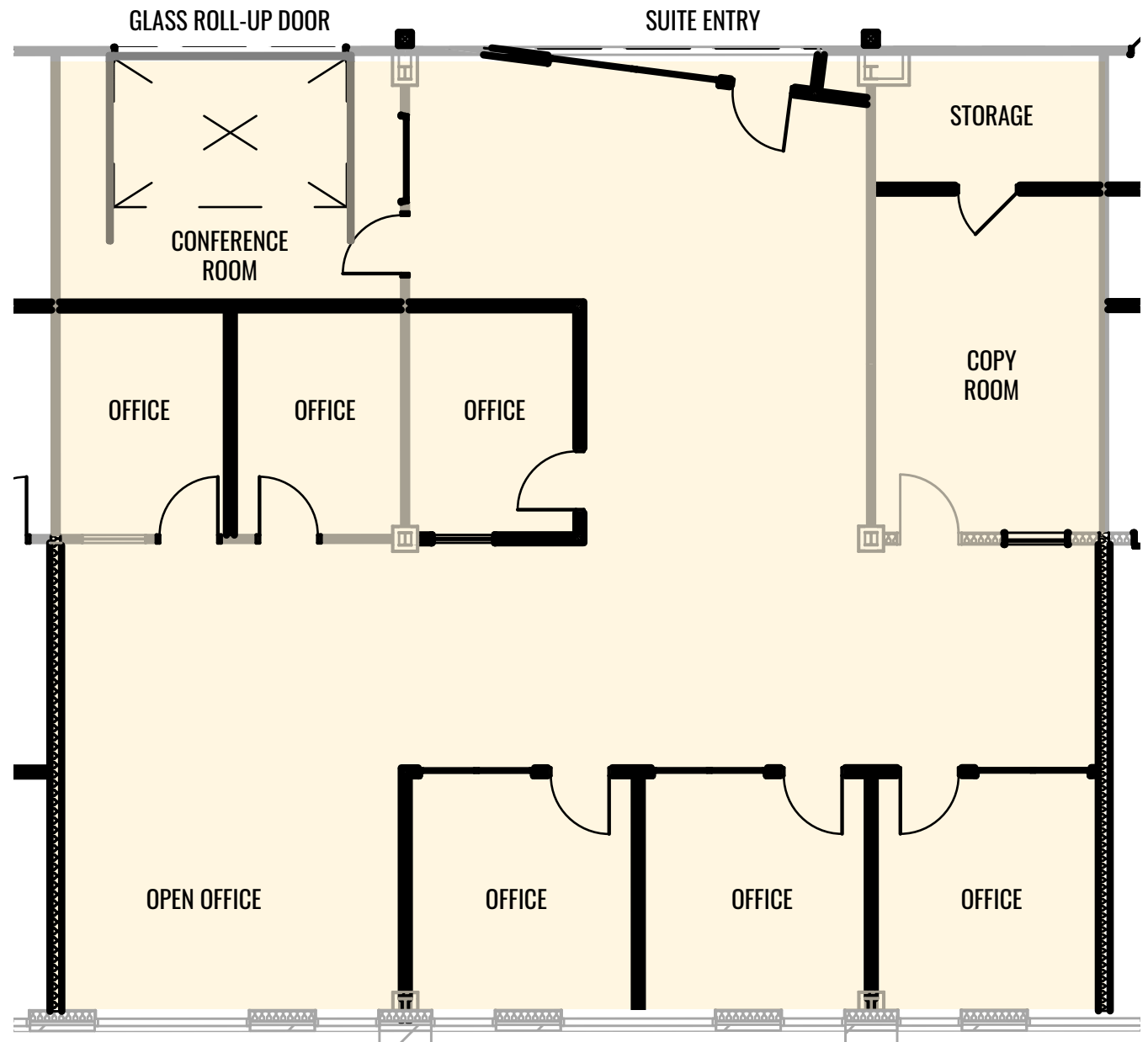


SUITE 130

1ST FLOOR OFFICE SUITE

3,120 SF
\$2.25/SF/MO. NNN

- Reception with 6 private offices
- Conference room with glass roll-up door
- Large open work area for cubicles or standing desks
- Storage closet
- Power and data throughout
- Stunning views
- Common restrooms
- Access to four full kitchenettes with barstool seating and lounge areas throughout building
- NNNs estimated at \$0.90/SF/Mo.
- Available July 1, 2026



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COMPASS
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REAL ESTATE SERVICES

THE QUAD

AT SKYLINE RIDGE

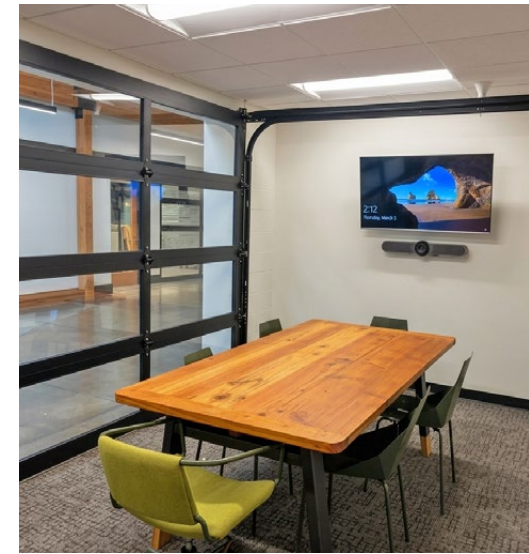
FOR LEASE

SUITE 135

1ST FLOOR OFFICE SUITE

\$1.85/SF/MO. NNN

2,261 SF

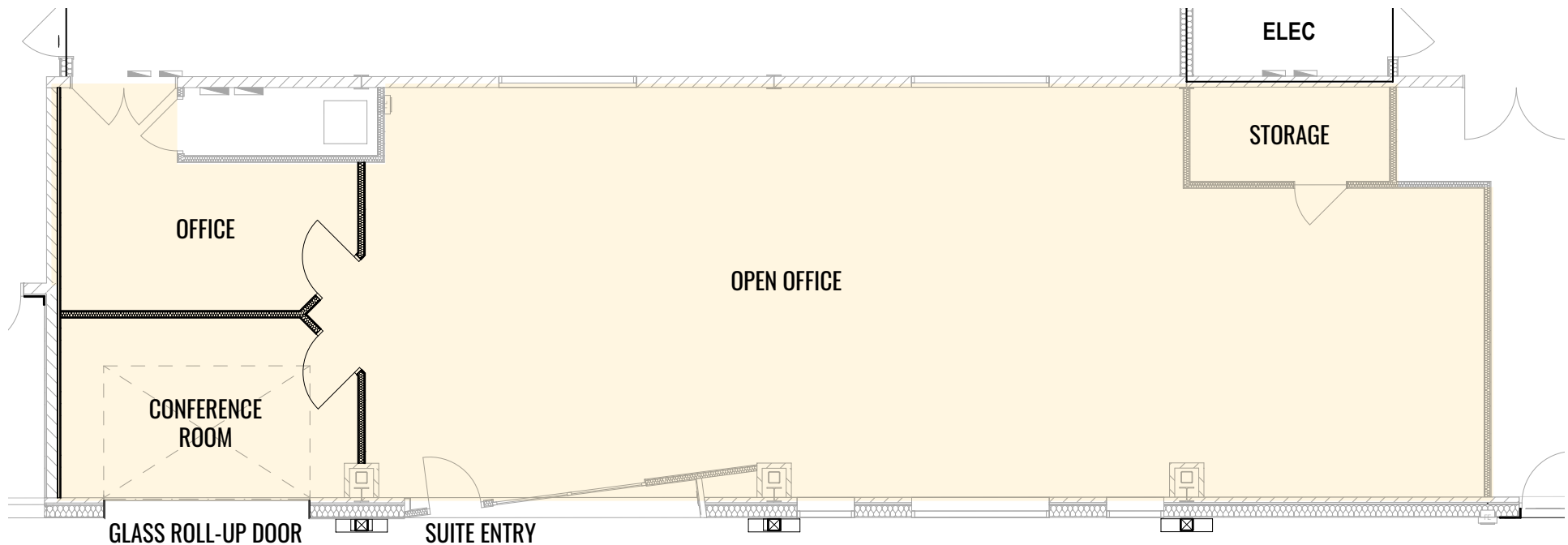


SUITE 135

1ST FLOOR OFFICE SUITE

2,261 SF | \$1.85/SF/MO. NNN

- Reception area, two private offices and storage closet
- Large open work area for cubicles or standing desks
- One glass roll up door
- Power and data throughout
- NNNs estimated at \$0.90/SF/Mo.
- Available May 31, 2026



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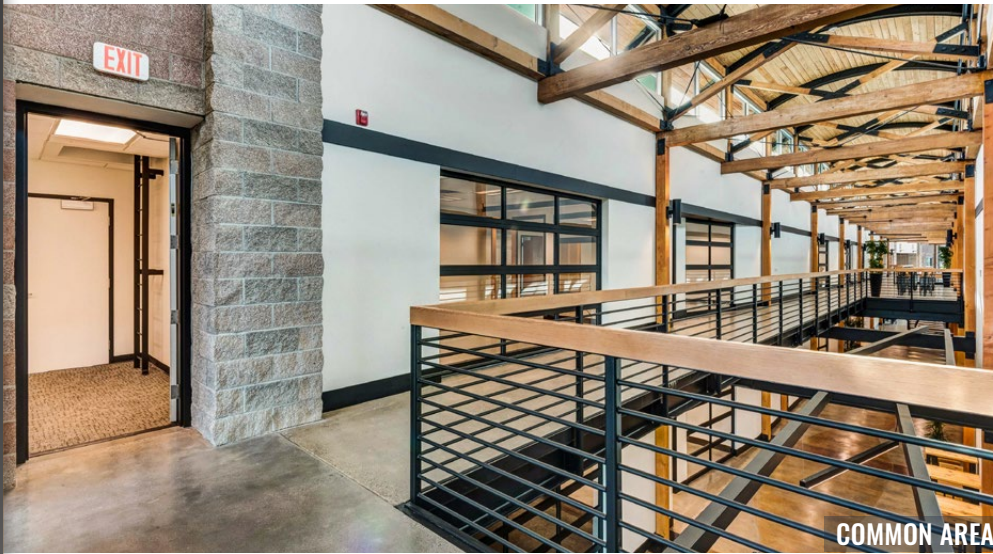
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COMMERCIAL

REAL ESTATE SERVICES

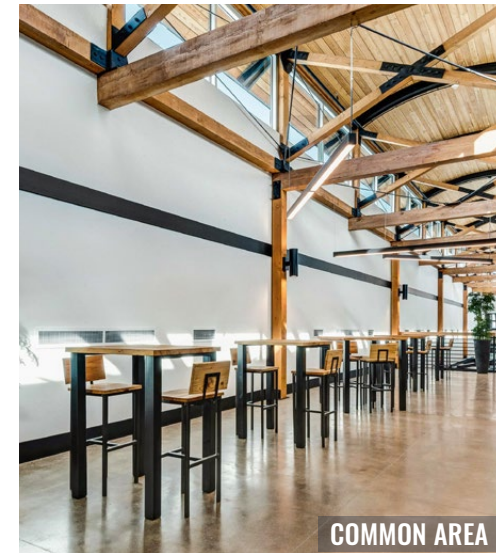
THE QUAD
AT SKYLINE RIDGE

FOR LEASE
EXECUTIVE
OFFICE

2ND FLOOR SUITES
164-364 RSF



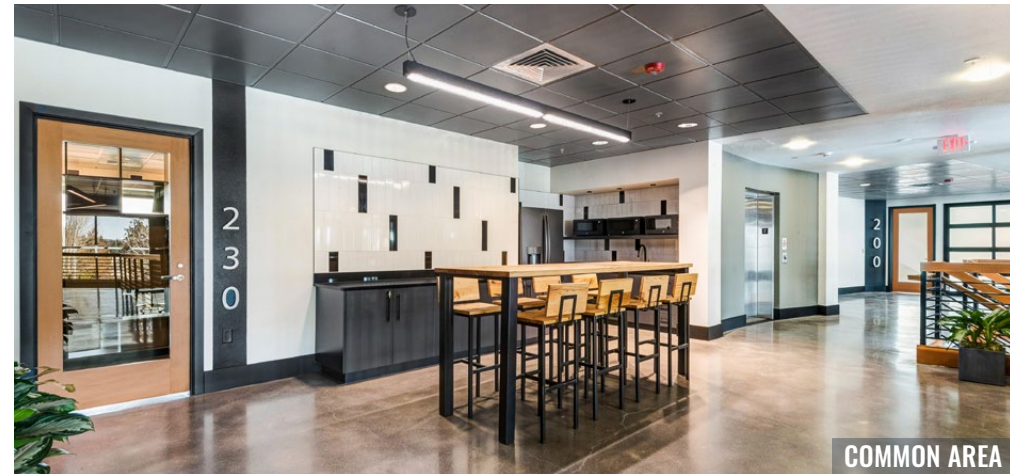
COMMON AREA



COMMON AREA



COMMON AREA



COMMON AREA

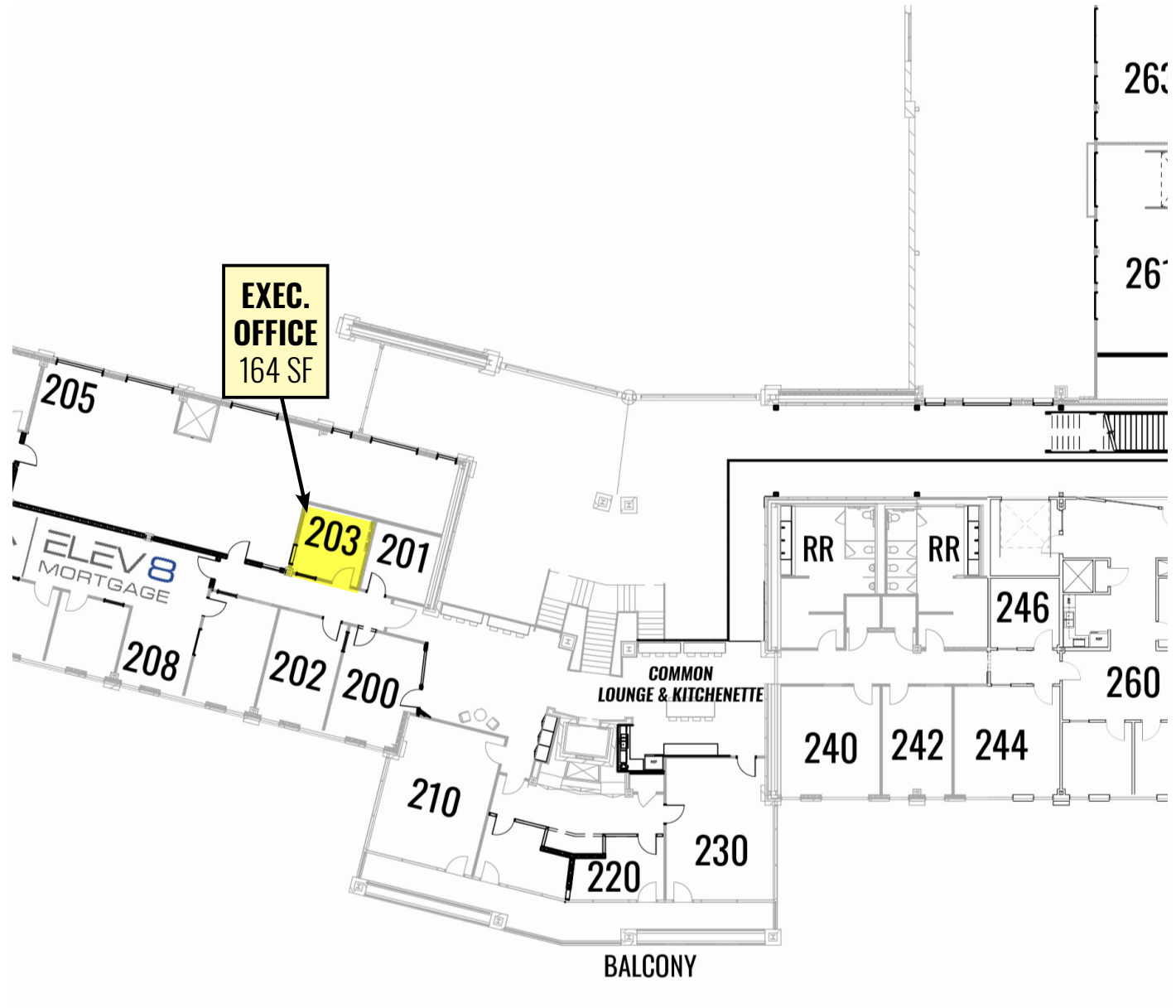


COMMON AREA

EXECUTIVE OFFICE

SUITE 203
164 RSF | \$775/MO. FSG

- Class A executive office suite
- Highly sought-after executive suite with historically low vacancy
- Access to four full kitchenettes with barstool seating and lounge areas throughout building
- Common restrooms
- Full Service Gross lease – one simple monthly payment



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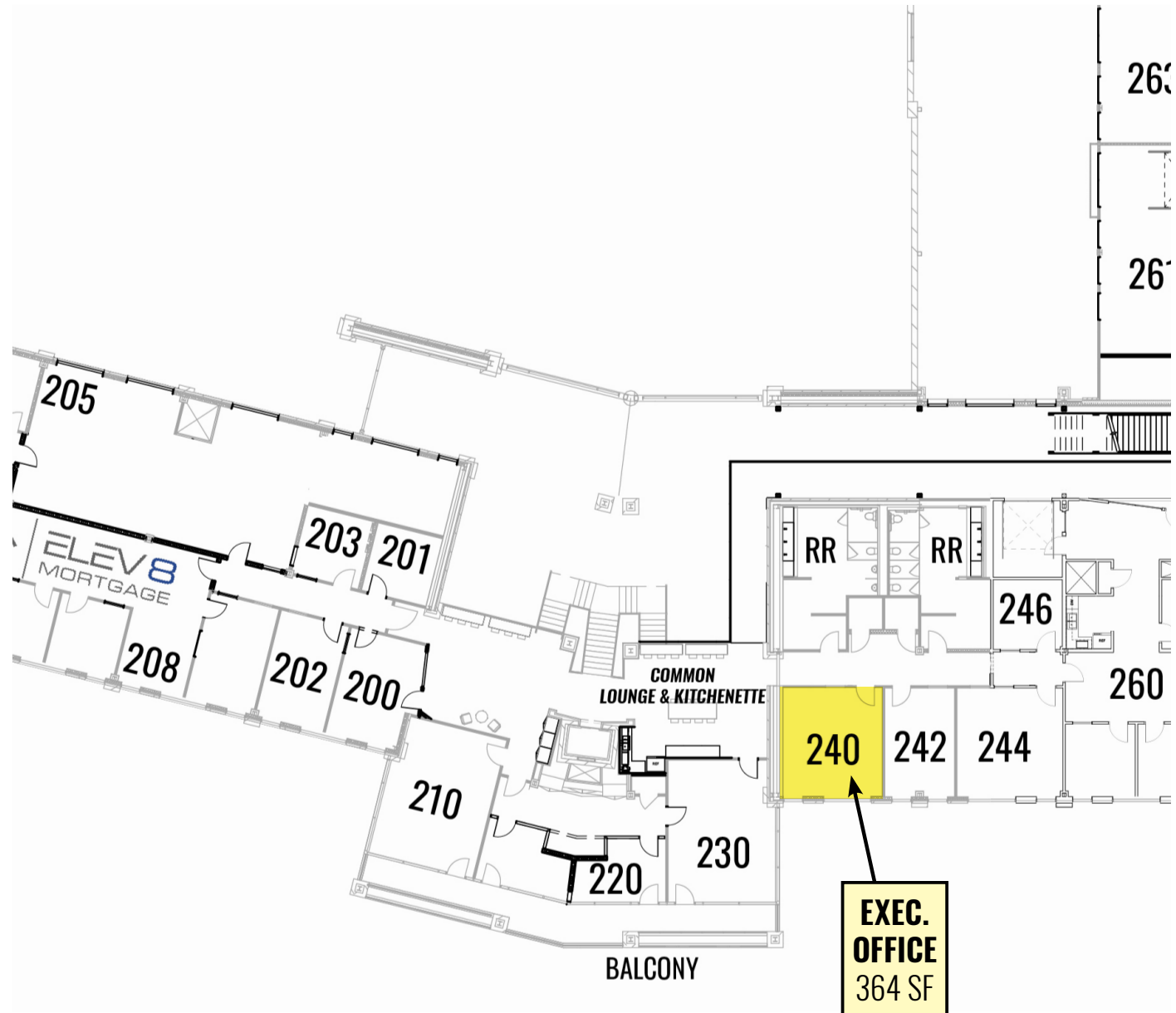
COMPASS
COMMERCIAL

REAL ESTATE SERVICES

EXECUTIVE OFFICE

SUITE 240 364 RSF | \$1,500/MO. FSG

- Class A executive office suite
- Highly sought-after executive suite with historically low vacancy
- Access to four full kitchenettes with barstool seating and lounge areas throughout building
- Common restrooms
- Full Service Gross lease – one simple monthly payment
- Available July 31, 2026



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REAL ESTATE SERVICES