

**FOR LEASE**

**10,444 SF | \$1.43/SF/MO. NNN**

**Flexible Commercial Property  
in the Bend Central District**

1260 NE 1st Street, Bend, OR 97701



**ME-ZONED PROPERTY IDEAL FOR RETAIL, SHOWROOM, FOOD & BEVERAGE, CREATIVE OFFICE & MORE**



CONCEPTUAL RENDERING - MARKET HALL



CONCEPTUAL RENDERING - MARKET HALL

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**FOR LEASE**

**\$1.43/SF/MO. NNN**

## Flexible Commercial Property in the Bend Central District

### EXECUTIVE SUMMARY

Positioned just minutes from Downtown Bend and within the Bend Central District, 1260 NE 1st Street presents a rare adaptive reuse opportunity within Bend's Mixed Employment (ME) zoning district. The property's flexible layout, fenced yard, prominent frontage, and existing industrial architecture create an ideal setting for a wide range of commercial concepts, including a market hall and food truck campus, high-end furniture showroom, maker space, brewery taproom, creative retail hub, or experiential mixed-use destination.

With strong visibility, onsite parking, and ME zoning, the property is well suited for businesses seeking a distinctly Bend-inspired environment within one of the city's evolving urban commercial corridors.

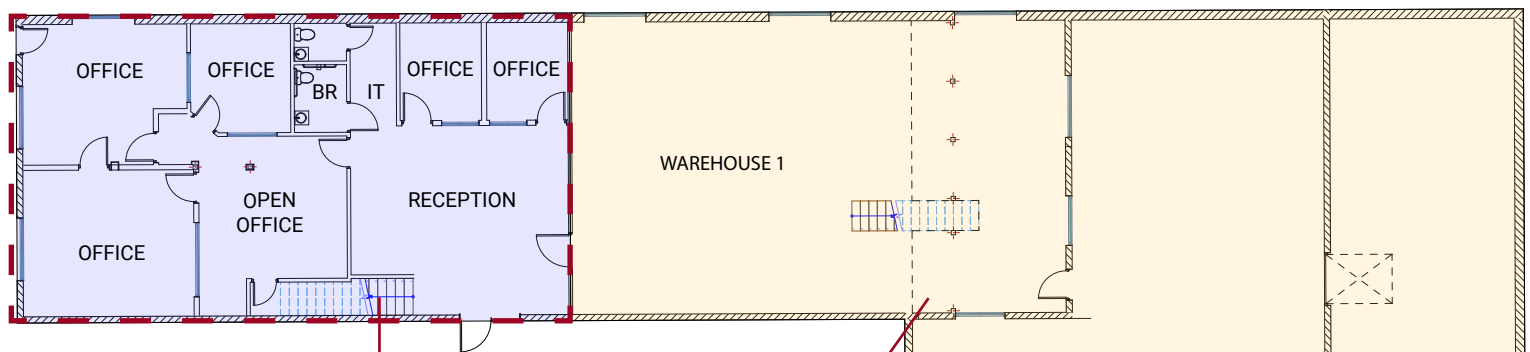
### PROPERTY DETAILS

- Bldg. Size:** 10,444 SF
- Lease Rate:** \$1.43/SF/Mo. NNN
- CAMs:** Est. at \$0.35/SF/Mo.
- Zoning:** Mixed Employment (ME)  
Bend Central District Overlay
- Parking:** Ample onsite spaces

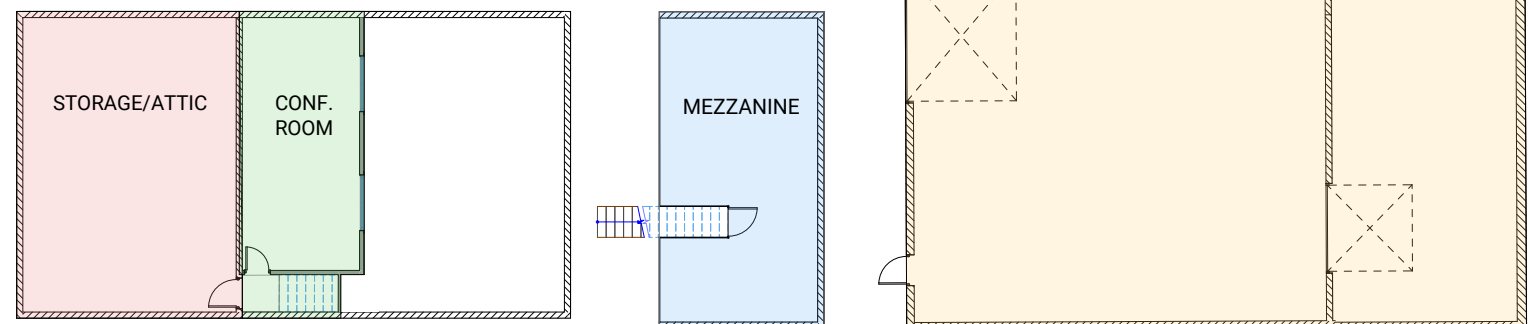
### HIGHLIGHTS

- Mixed Employment (ME) zoning allows a broad range of commercial and retail uses
- Ideal for adaptive reuse, showroom, hospitality, or creative commercial concepts
- Flexible warehouse layout with mezzanine and roll-up door
- Fenced yard ideal for outdoor seating, events, or food truck concepts
- High-visibility location near Downtown Bend and the Bend Parkway (Highway 97)

### FIRST FLOOR PLAN



### SECOND FLOOR PLAN

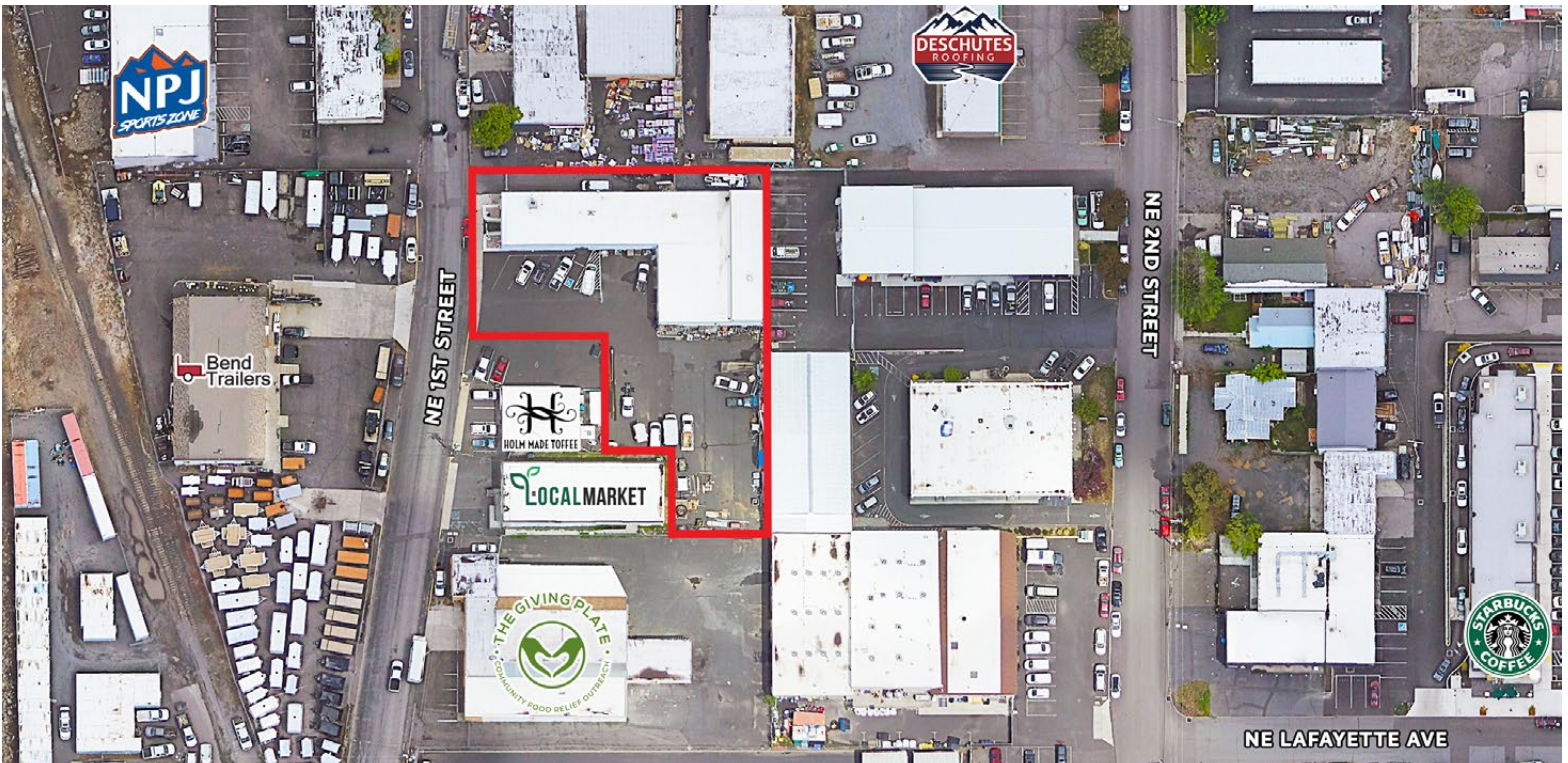




CONCEPTUAL RENDERING - FURNITURE STORE



CONCEPTUAL RENDERING - FURNITURE STORE



NE LAFAYETTE AVE

# FOR LEASE

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## BCD | BEND CENTRAL DISTRICT

### URBAN REVITALIZATION + ADAPTIVE REUSE OPPORTUNITY

Positioned within Bend's evolving Bend Central District (BCD), 1260 NE 1st Street sits within one of the city's emerging urban employment and redevelopment corridors. Anchored between Downtown Bend and the Old Mill District, the area continues to attract creative commercial users, food & beverage concepts, maker-oriented businesses, lifestyle retail, and adaptive reuse projects.

The property's Mixed Employment (ME) zoning, industrial character, outdoor yard potential, and proximity to established neighborhood amenities create a compelling opportunity for experiential retail, hospitality, showroom, or mixed-use commercial concepts.

#### LOCATION KEY

- 1 BLOCKBUSTER
- 2 WALGREENS
- 3 OPEN SPACE EVENT STUDIOS
- 4 COLIMA MARKET
- 5 TRANSIT STATION
- 6 DOGWOOD AT THE PINE SHED
- 7 SAFEWAY
- 8 CAMPFIRE HOTEL
- 9 SOMEWHERE THAT'S GREEN
- 10 BIG STORY BOOK STORE
- 11 MIDTOWN YACHT CLUB

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.



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