

FOR LEASE | MIDWAY INDUSTRIAL CENTER

FOUR MOVE-IN-READY SUITES IN A CLASS A CAMPUS

2,342–8,607 SF | \$1.70-\$2.15/SF/MO. NNN



575 SE 9TH STREET | BEND, OREGON 97702

COMPASS 
COMMERCIAL
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**REAL
ESTATE
SERVICES**

575 SE 9TH STREET

MIDWAY INDUSTRIAL CENTER SUITES



Midway Industrial Center offers four newly built Class A flex and industrial suites within a three-building campus in Bend's Midtown corridor. Building B offers suites from 2,342 to 4,817 SF, with contiguous options of 4,827 SF or 8,607 SF.

Each suite offers modern industrial design, grade-level overhead access, LED lighting, and spec office improvements. **Suites 110 and 120** are ground-floor office/flex spaces with individual roll-up doors, exclusive patio access, and excellent visibility from SE 9th Street, Wilson Avenue, and the roundabout. The two suites share electrical service through a reimbursement submetering arrangement and may be combined for 4,827 SF. **Suites 150 and 160** provide larger warehouse/flex configurations with spec offices, clear-span warehouse areas, individually metered power, and a combined contiguous option of 8,607 SF.

Tenants benefit from an amenity-rich campus environment with Junction Roastery café, rentable conference facilities, showers, EV charging, outdoor gathering areas, and professional on-site management. The property also offers direct visibility along SE 9th Street, convenient access to downtown Bend, the Parkway, and Highway 97.

PROPERTY SUMMARY	Address	575 SE 9th Street, Bend, OR 97702	
	Building B Size	±23,882 SF	
	Campus Size	3.24 Acres	
	NNN Exp.	\$0.56/SF/Mo.	
	Year Built	2024–2025	
	Zoning	General Industrial (IG)	
	Power	3-phase service	
	Parking	Shared campus parking	
AVAILABLE SUITES	Suite 110	2,342 SF	\$2.15/SF/Mo. NNN
	Suite 120	2,485 SF	\$2.15/SF/Mo. NNN
	Suite 110-120	4,827 SF contiguous	\$2.15/SF/Mo. NNN
	Suite 150	4,817 SF	\$1.70/SF/Mo. NNN
	Suite 160	3,790 SF	\$1.80/SF/Mo. NNN
	Suite 150-160	8,607 SF contiguous	\$1.74/SF/Mo. NNN

PROPERTY HIGHLIGHTS



NEW CLASS A CAMPUS

Three-building industrial campus delivered in 2024–2025 with modern architecture, storefront glazing, cedar accents, and standing-seam roofs



HIGH-CLEARANCE

Ceiling heights range from 19'3" to 26'10", with clear-span warehouse areas and grade-level overhead doors



AMENITY-RICH SETTING

On-site café, rentable conference facilities, showers, patios, EV charging, and outdoor gathering areas



MOVE-IN-READY

Built to spec and ready for immediate occupancy with modern office and warehouse finishes



MODERN SYSTEMS

Fully sprinklered construction with campus-wide 3-phase power and underground fiber-ready conduit



FLEXIBLE IG ZONING

Supports production-based food and beverage, light manufacturing, and maker uses; R&D and recreation uses may require a CUP



MIDTOWN VISIBILITY

Approximately 450 feet of frontage on 9th and Wilson, with excellent building signage opportunities

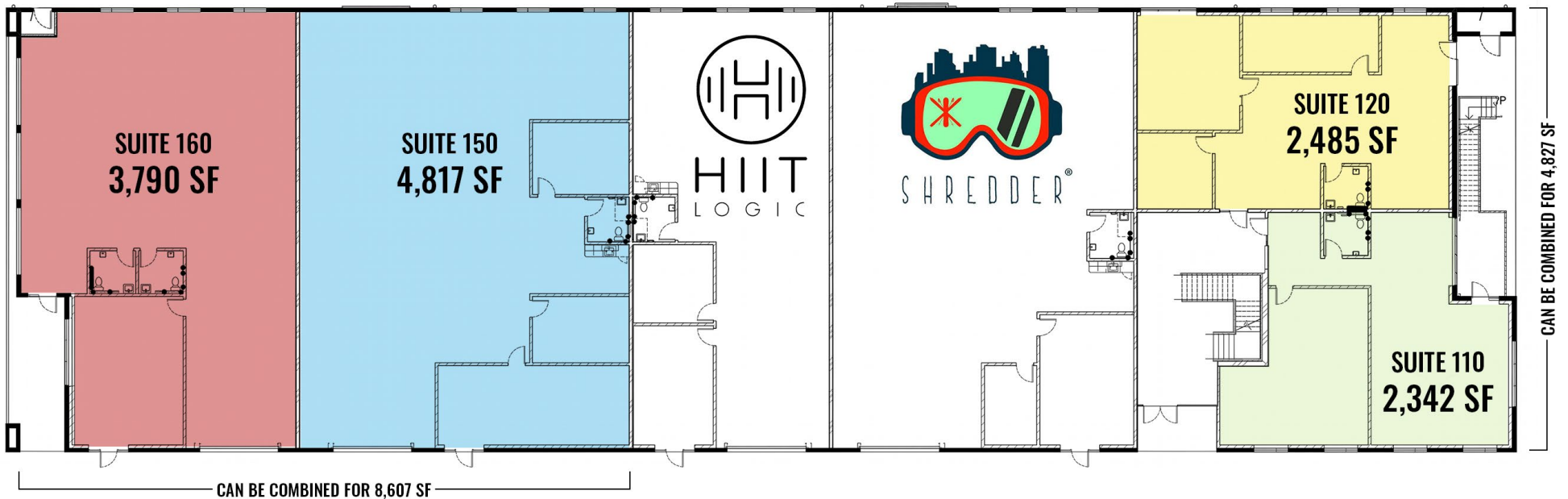


ESTABLISHED TENANTS

Join Blackstrap, Work Collective, Junction Roastery, Shredder, HIIT Logic, and other growing businesses



BUILDING B

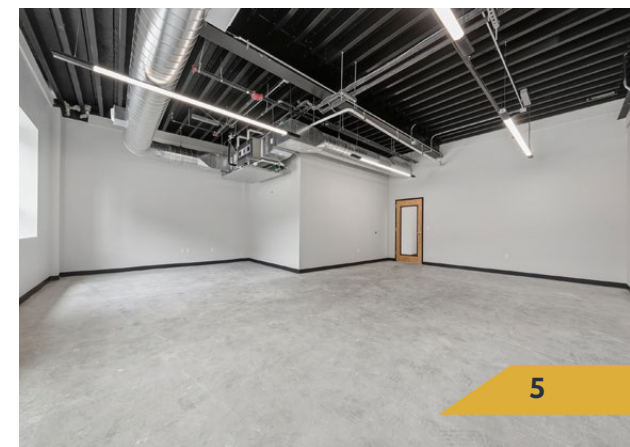
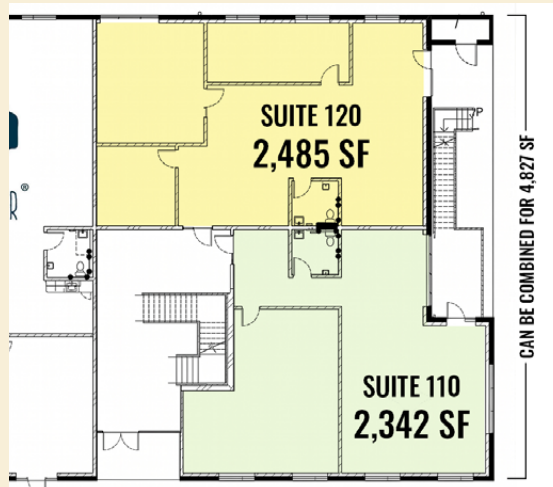


SUITE 110 | 2,342 SF

LEASE RATE: \$2.15/SF/MO. NNN

SPACE HIGHLIGHTS

- Ground-floor office/flex suite with immediate occupancy
- Excellent visibility at the SE 9th Street and Wilson Avenue roundabout
- Exclusive patio access and abundant natural light
- Grade-level roll-up door with flexible back-of-house space
- Spec office improvements and LED lighting throughout
- Shared electrical service with reimbursement submetering
- Combine with Suite 120 for 4,827 SF contiguous

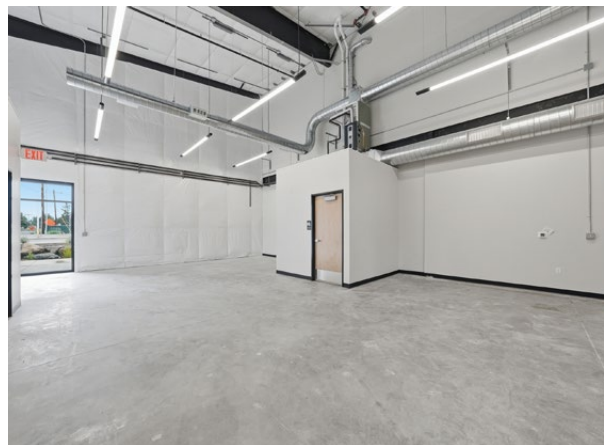
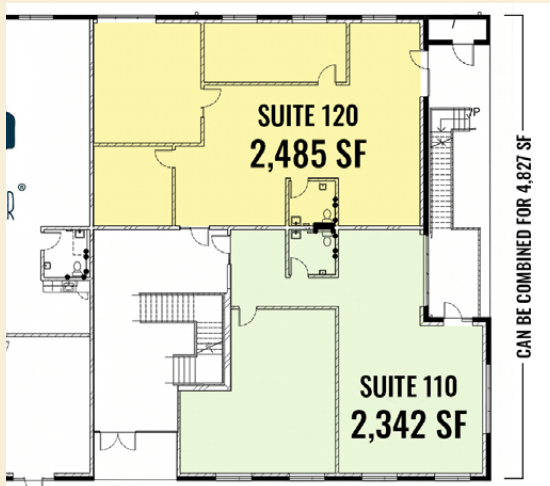


SUITE 120 | 2,485 SF

LEASE RATE: \$2.15/SF/MO. NNN

SPACE HIGHLIGHTS

- Ground-floor office/flex suite with immediate occupancy
- Excellent visibility at the SE 9th Street and Wilson Avenue roundabout
- Exclusive patio access for employees or customers
- Grade-level roll-up door with flexible back-of-house space
- Spec office improvements and LED lighting throughout
- Shared electrical service with reimbursement submetering
- Combine with Suite 110 for 4,827 SF contiguous

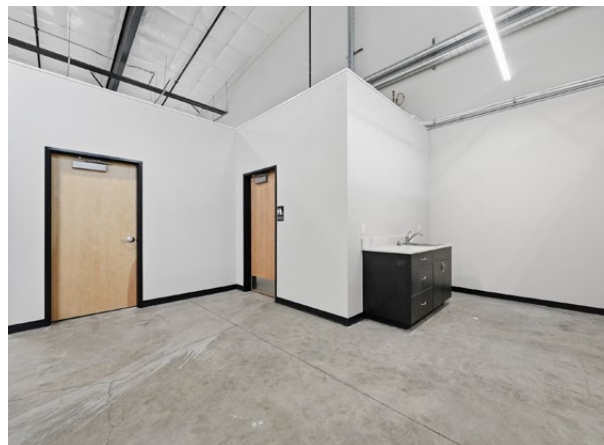
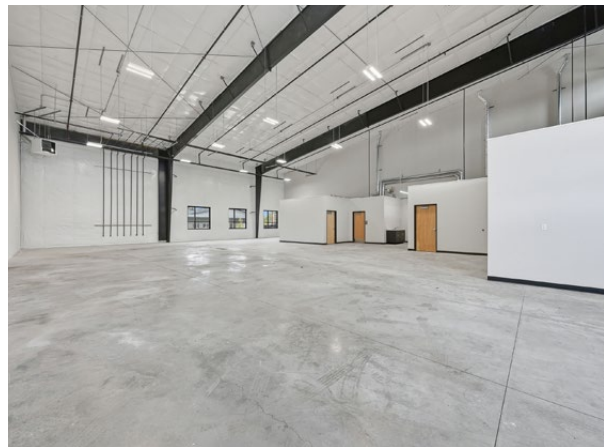


SUITE 150 | 4,817 SF

\$1.70/SF/MO. NNN

SPACE HIGHLIGHTS

- 4,817 SF warehouse/flex suite with immediate occupancy
- Clear-span warehouse layout with efficient operational flow
- Convenient central position within Building B
- Grade-level overhead access for convenient loading
- Spec office improvements and LED high-bay lighting
- Dedicated power metering and modern building systems
- Flexible configuration for production, recreation, or maker uses
- Combine with Suite 160 for 8,607 SF contiguous

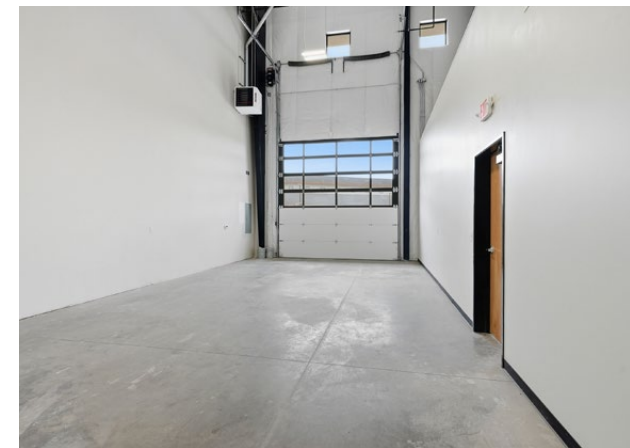


SUITE 160 | 3,790 SF

\$1.80/SF/MO. NNN

SPACE HIGHLIGHTS

- 3,790 SF end-cap warehouse/flex suite with immediate occupancy
- Clear-span warehouse layout with efficient operational flow
- End-cap position with excellent SE 9th Street visibility and signage potential
- Grade-level overhead access for convenient loading
- Spec office improvements and LED high-bay lighting
- Dedicated power metering and modern building systems
- Flexible configuration for production, recreation, or maker uses
- Combine with Suite 150 for 8,607 SF contiguous



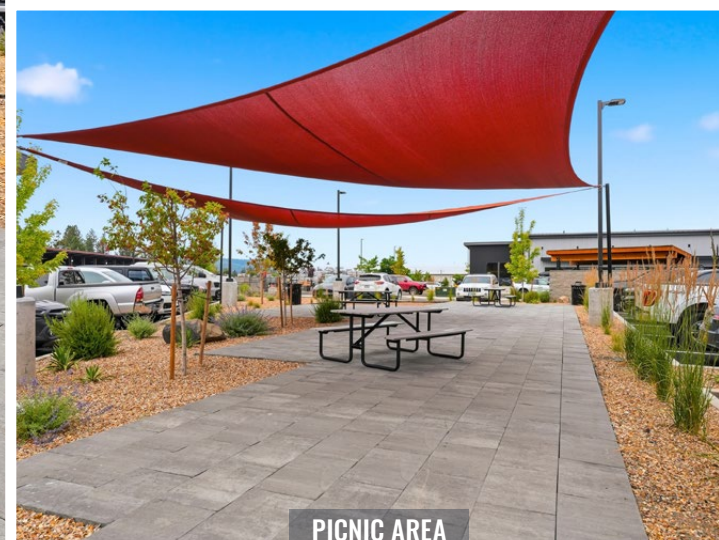
PROPERTY AMENITIES



PATIO AREA



EV CHARGING



PICNIC AREA

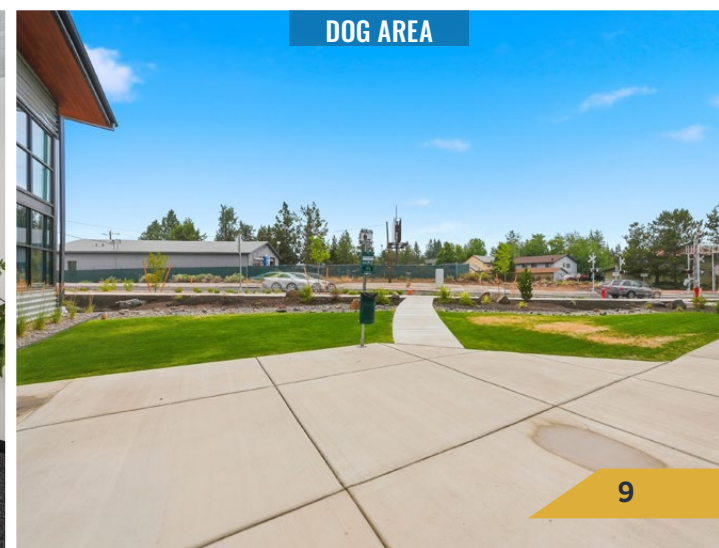


JUNCTION ROASTERY

MIDWAY INDUSTRIAL CENTER | 575 SE 9TH STREET | BEND, OR 97702

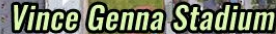
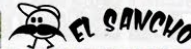


CONFERENCE ROOM FOR RENT



DOG AREA

LOCATION



MIDWAY INDUSTRIAL CENTER | 515 SE 9TH STREET | BEND, OR 97702

BEND, OREGON

With a population of 106,926 (2024), Bend is the sixth-largest city in Oregon and the largest in Central Oregon, serving as the region's economic, recreational, and cultural hub. Located on the eastern edge of the Cascade Range along the Deschutes River, Bend blends forested mountain highlands with high desert plateaus, offering stunning scenery and a wealth of outdoor activities—all within convenient reach of major West Coast metropolitan areas.

LIFESTYLE DESTINATION

Bend is known for attracting urban professionals, families, and entrepreneurs who seek the perfect balance between outdoor adventure, natural beauty, and the amenities of a vibrant, welcoming community. The city has become a gateway for outdoor sports such as mountain biking, skiing, hiking, fishing, white-water rafting, and golf.

Bend also boasts a vibrant arts and culture scene, award-winning breweries, exceptional dining, and a growing innovation economy, making it as appealing for its quality of life as it is for business and tourism.



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

#1

Milken Institute
2017, 2018, 2019 & 2020
(#6 in 2024 & #4 in 2025)



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

#4

Checkr
2023



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

#9

Milken Institute
2023

CENTRAL OREGON

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



31 Breweries
& Counting



Thriving Arts
& Culture



30 Golf Courses

Demographics



266,916

2025 Total
Population (Esri)



287,491

2030 Total
Population (Esri)



1.50%

2025-2030 Growth
Rate (Esri)

INCOME



\$95,728

Median
Household
Income



\$52,104

Per Capita Income



\$336,530

Median Net Worth

EDUCATION



5%

No High School
Diploma



22%

High School
Graduate



31%

Some College



42%

Bachelor's/Grad/
Prof Degree

BUSINESS



11,878

Total Businesses



104,183

Total Employees



3.8%

Unemployment Rate



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