



AT SKYLINE RIDGE

11,710 – 30,802 SF AVAILABLE



WAREHOUSE / FLEX / RECREATION OPPORTUNITY

1777 SW Chandler Ave., Bend, OR 97702

COMPASS 
COMMERCIAL

REAL ESTATE
SERVICES

THE QUAD

AT SKYLINE RIDGE

The Quad at Skyline Ridge is a mixed-use building located on Bend's highly desirable west side, adjacent to the expanding OSU-Cascades campus. Suite 155 offers approximately 11,710 SF of warehouse/flex space and serves as the anchor opportunity, with the ability to expand into adjacent suites for a combined footprint of up to ±30,800 SF—creating a rare, scalable option for users seeking larger contiguous space in this supply-constrained submarket.

The property has been extensively renovated and features modern common areas, including a two-story lobby, second-floor catwalk, and high-end finishes. Tenants benefit from shared amenities such as kitchenettes, lounge areas, and elevator access within a cohesive campus-style environment.

Suite 155 is well-equipped for a variety of warehouse, flex, and experiential users, offering dock-high loading, heavy power (480Y/277V, up to 5000A), and clear-span warehouse space with ceiling heights up to 31 feet. Adjacent suites provide additional open area and built-out office space, creating an ideal configuration for fitness, recreation, showroom, light assembly, or hybrid office/warehouse users.

With flexible layouts, a 3:1,000 parking ratio, and proximity to OSU-Cascades and surrounding residential growth, The Quad offers a unique opportunity for businesses seeking scale, functionality, and visibility in Bend's premier west side submarket.



**HIGH-POWER
CAPABILITIES WITH
480Y/277V AND UP TO
5000A SERVICE**



**DOCK-HIGH LOADING
WITH ROLL-UP DOORS**



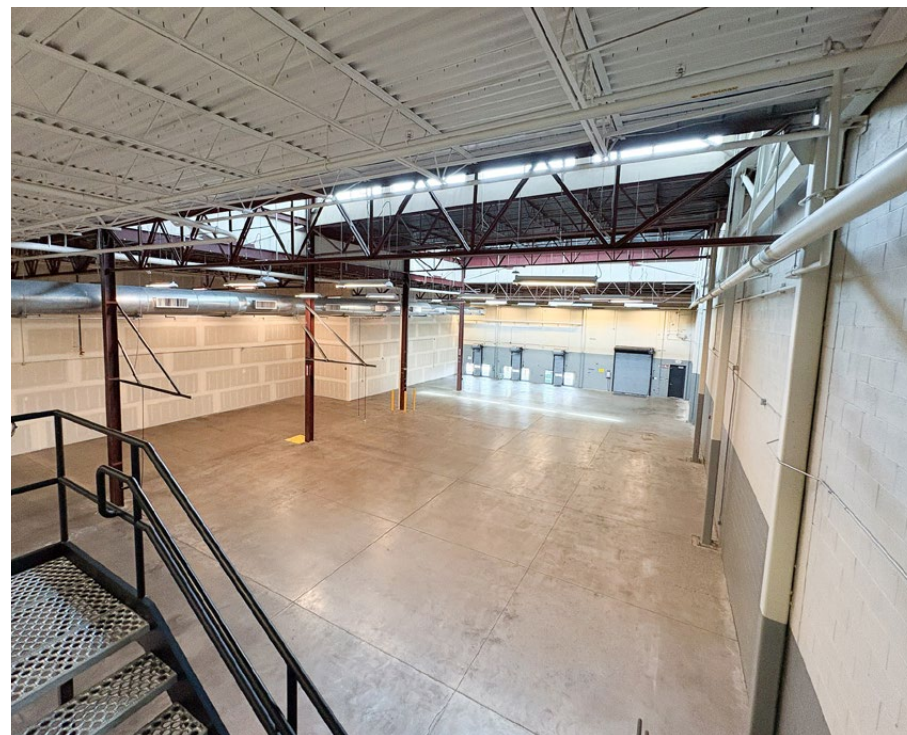
**CLEAR-SPAN WAREHOUSE
SPACE WITH CEILING
HEIGHTS UP TO 31 FEET**



**IDEAL FOR FITNESS,
RECREATION, SHOWROOM,
AND FLEX USERS**



**EXPANSION POTENTIAL
UP TO ±30,800 SF WITH
ADJACENT SPACE**



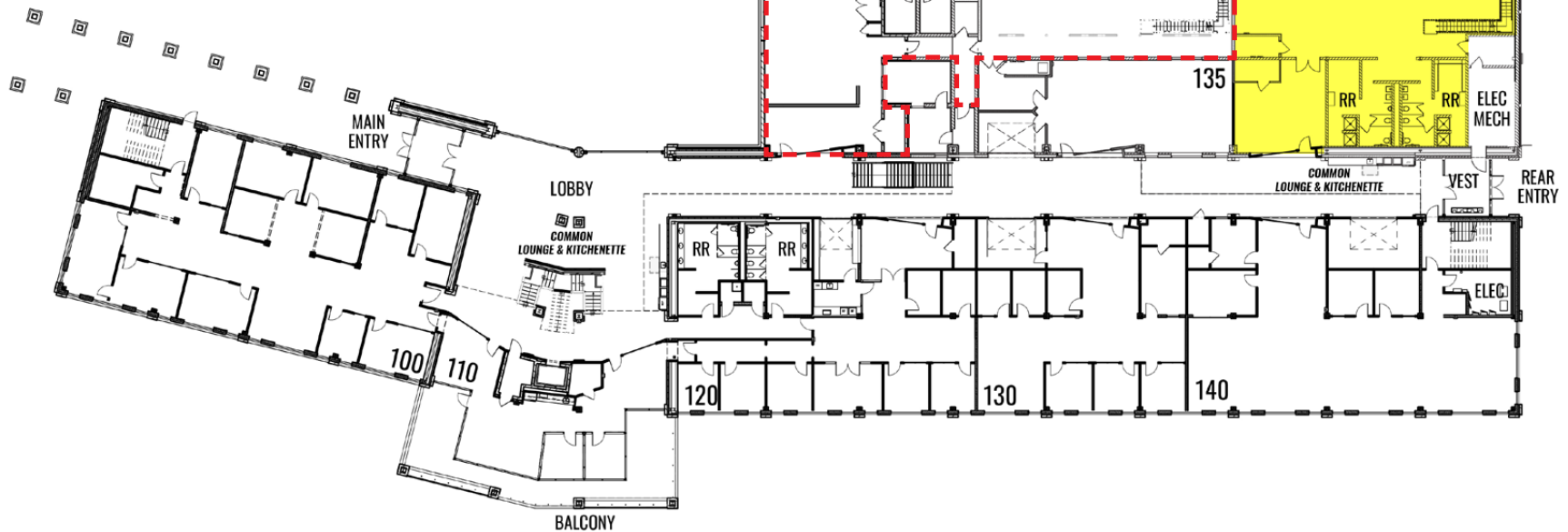
AVAILABLE SPACE

SUITE 155	11,710 SF*	\$1.50/SF/Mo. NNN	Warehouse/Flex
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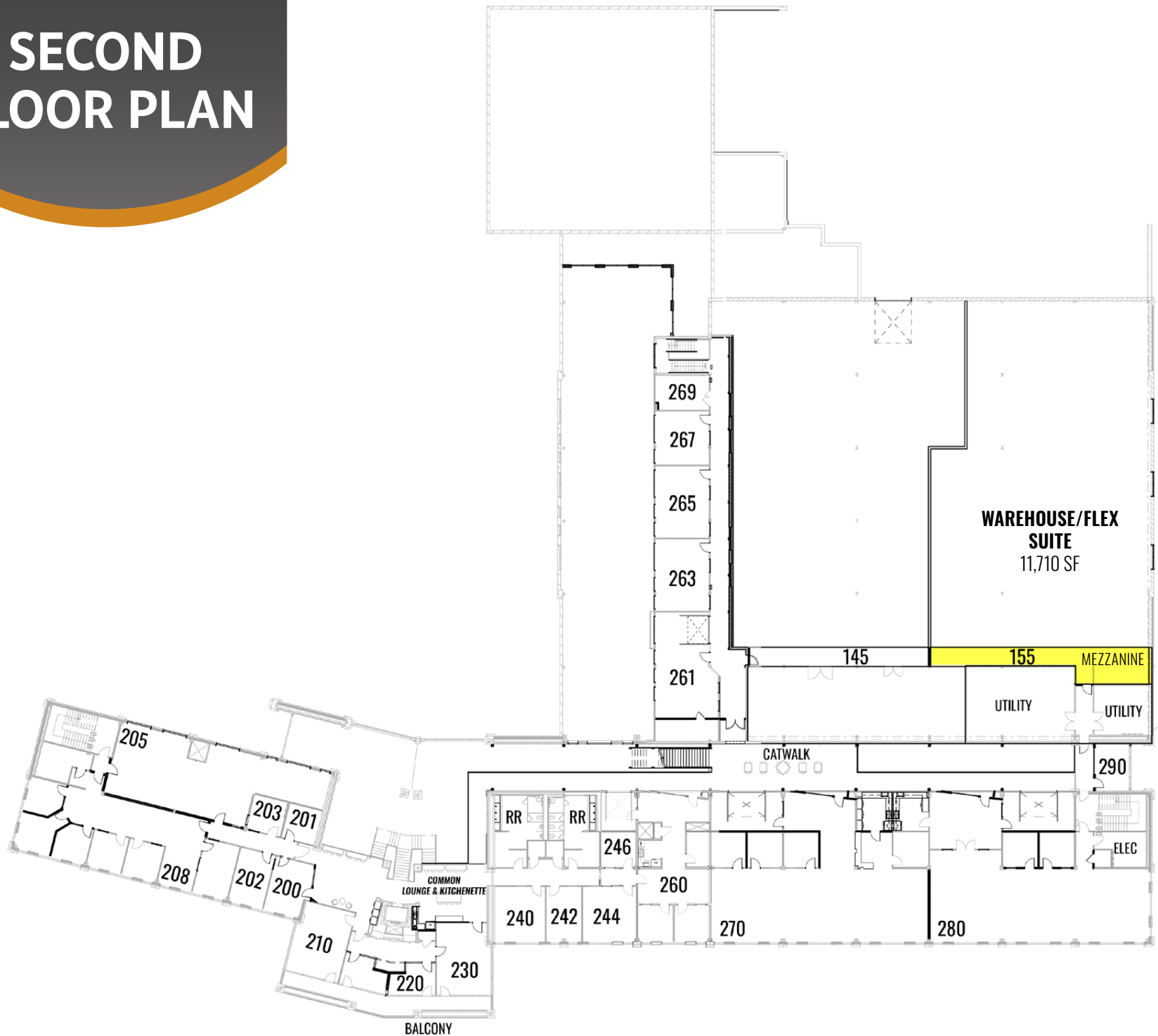
**Ability to expand into adjacent suites for a combined footprint of up to ±30,800 SF*

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
PROPERTY INFORMATION	Number Of Stories	2
	Parking Ratio	3:1,000 (unassigned)

FIRST FLOOR PLAN



SECOND FLOOR PLAN



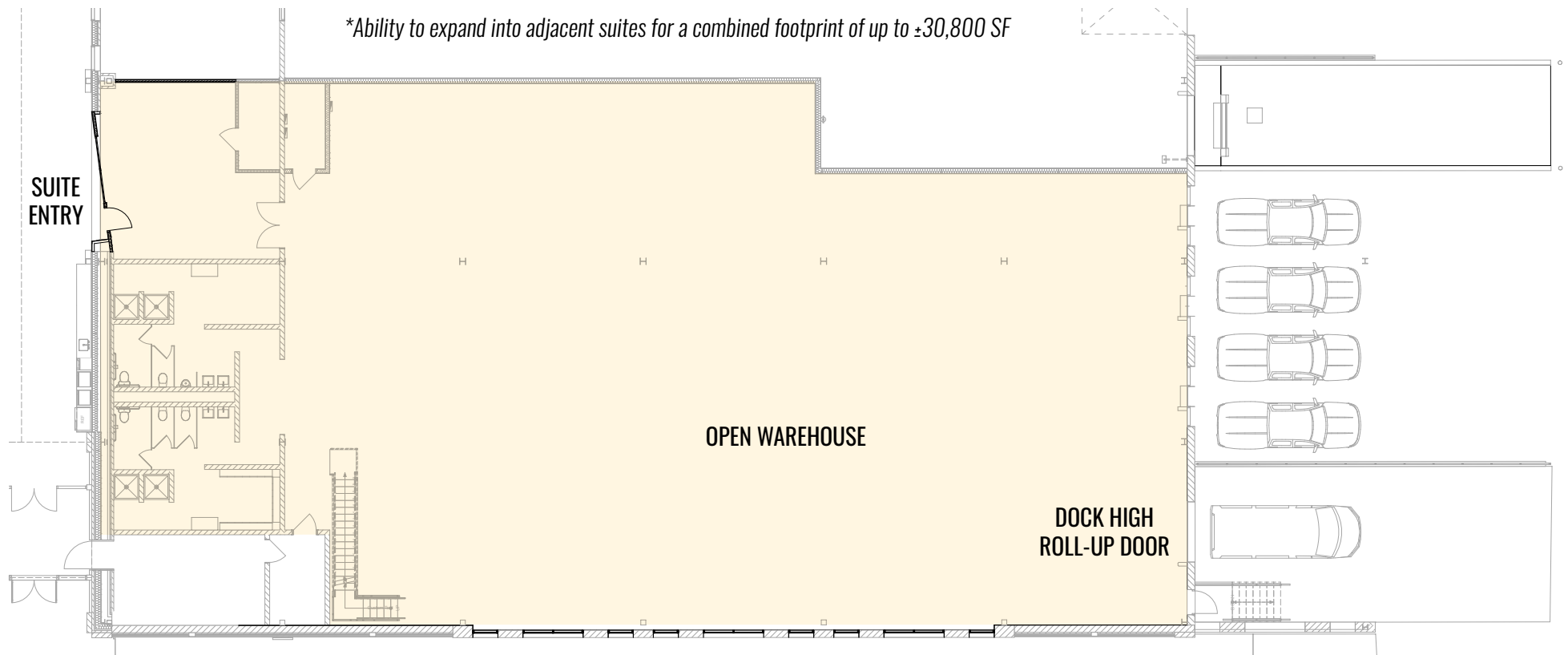
SUITE 155

WAREHOUSE/FLEX SUITE

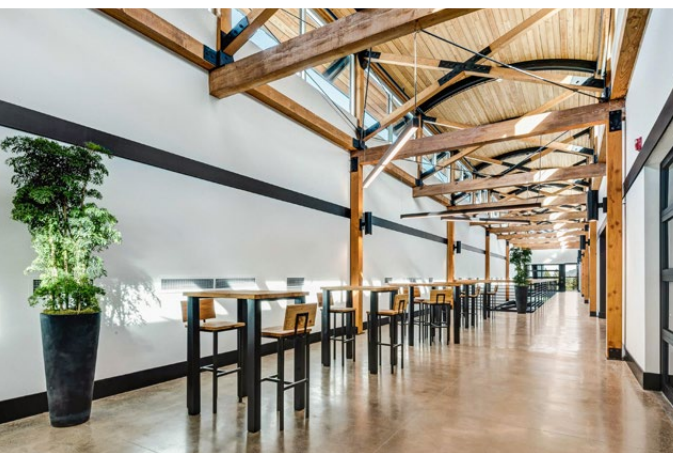
11,710 SF* | \$1.50/SF/MO. NNN

- Clear span warehouse
- Two dock high roll-up doors
- Two restrooms with showers
- Three phase 4 wire
- 480Y/277V into the building
- 5000A maximum
- 3000A with distribution breakers
- 22' to the existing main support beams
- 18' to the ducting
- 31' to the ceiling
- NNNs est. at \$0.55/SF/Mo.

FIRST FLOOR PLAN



COMMON AREA



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



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

THE QUAD

AT SKYLINE RIDGE



FOR LEASE | WAREHOUSE / FLEX / RECREATION OPPORTUNITY

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ESTATE
SERVICES**

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