

THE QUAD

AT SKYLINE RIDGE

1,799 – 11,710 SF AVAILABLE



CLASS A OFFICE SPACE

1777 SW Chandler Ave., Bend, OR 97702

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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 office options, accommodating users from approximately 164 SF to over 11,000 SF. In addition to traditional office suites, ownership is offering a turnkey office concept for Suite 155, creating a rare opportunity for a larger user to occupy approximately 11,710 SF of newly delivered Class A office space. 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.

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 professional, creative, and technology-focused users seeking a high-quality office environment in one of Bend's most dynamic and sought-after submarkets.



**CLASS A OFFICE WITH
TWO-STORY LOBBY
& CATWALK**



**TURNKEY OFFICE
OPPORTUNITY NOW
AVAILABLE IN SUITE 155**



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



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



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



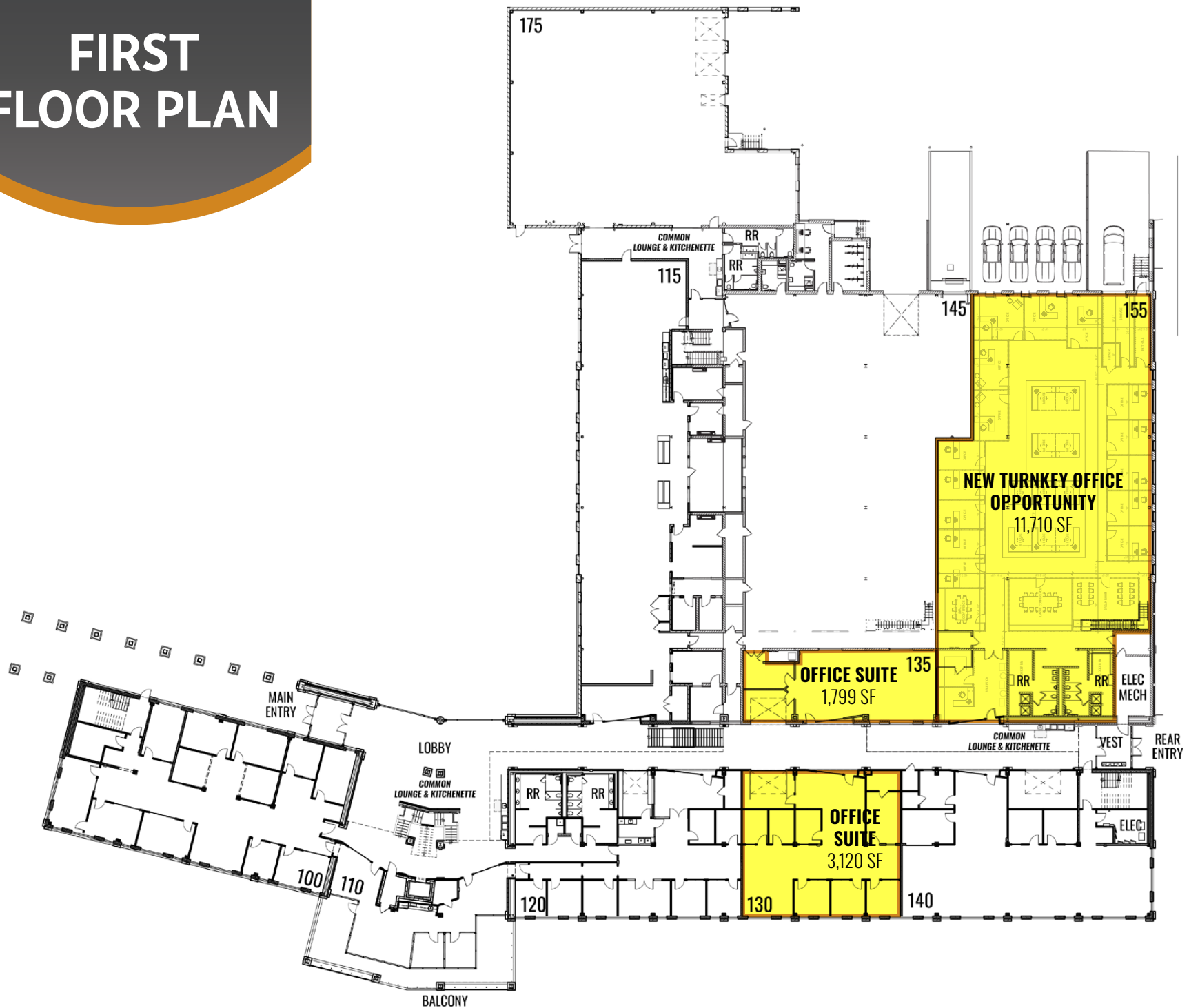
SUITE 155 CONCEPTUAL OFFICE BUILDOUT

AVAILABLE SPACES

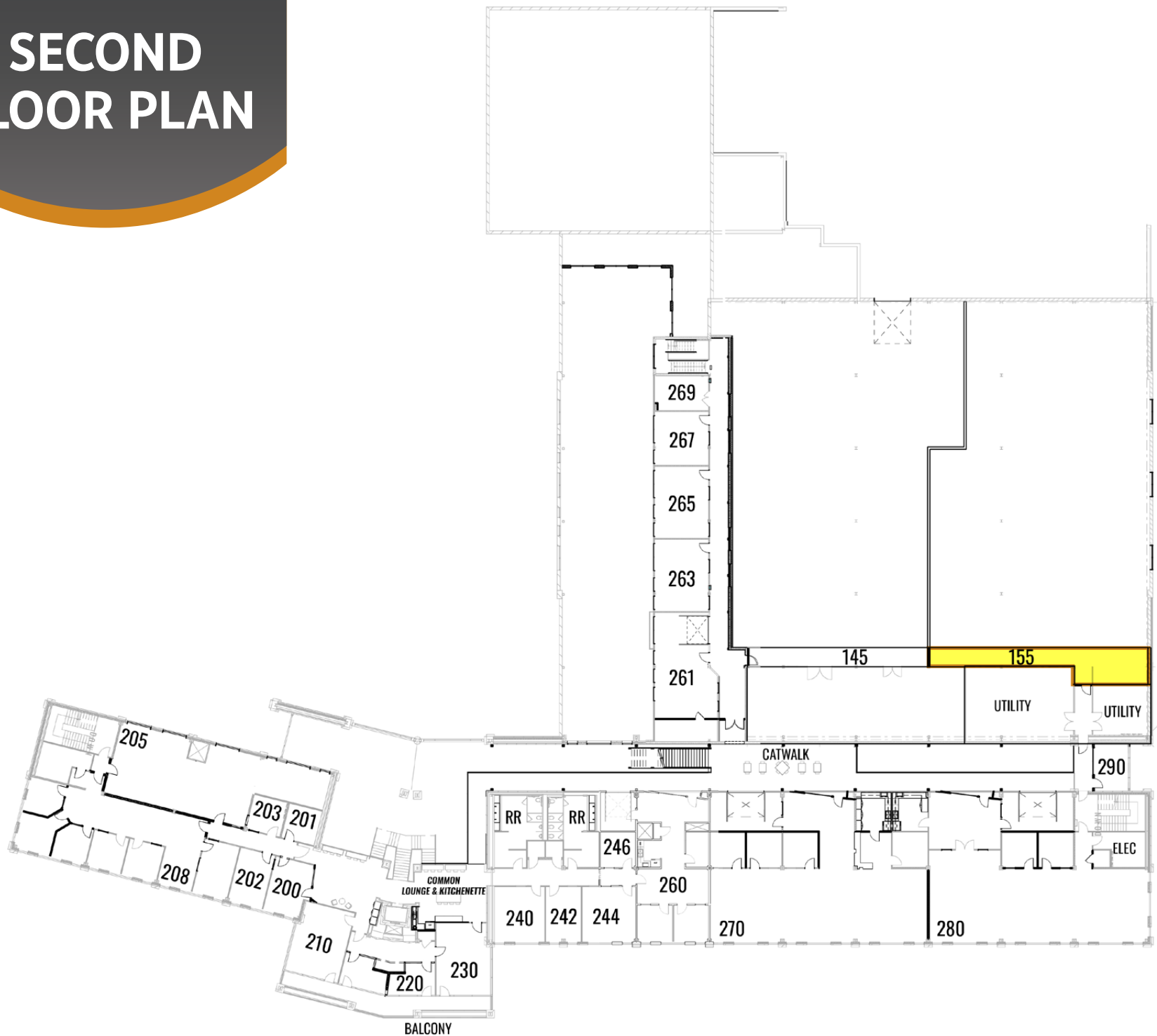
SUITE 130	3,120 SF	\$2.25/SF/Mo. NNN	Class A Office
SUITE 135	1,799 SF	\$1.85/SF/Mo. NNN	Class A Office
SUITE 155	11,710 SF	\$2.50/SF/Mo. NNN	New Turnkey Office Opportunity

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



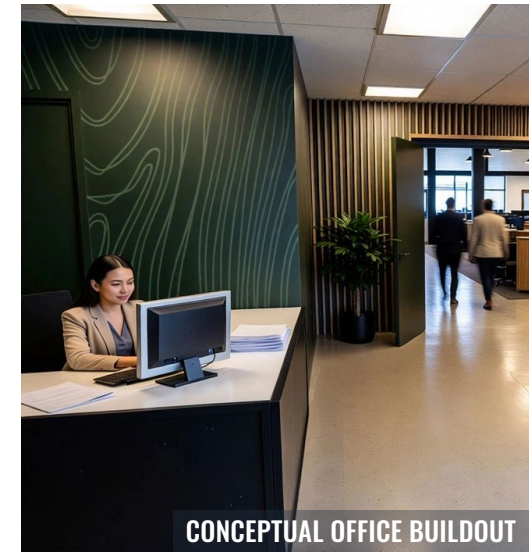
FOR LEASE

SUITE 155

TURNKEY OFFICE SUITE

\$2.50/SF/MO. NNN

11,710 SF

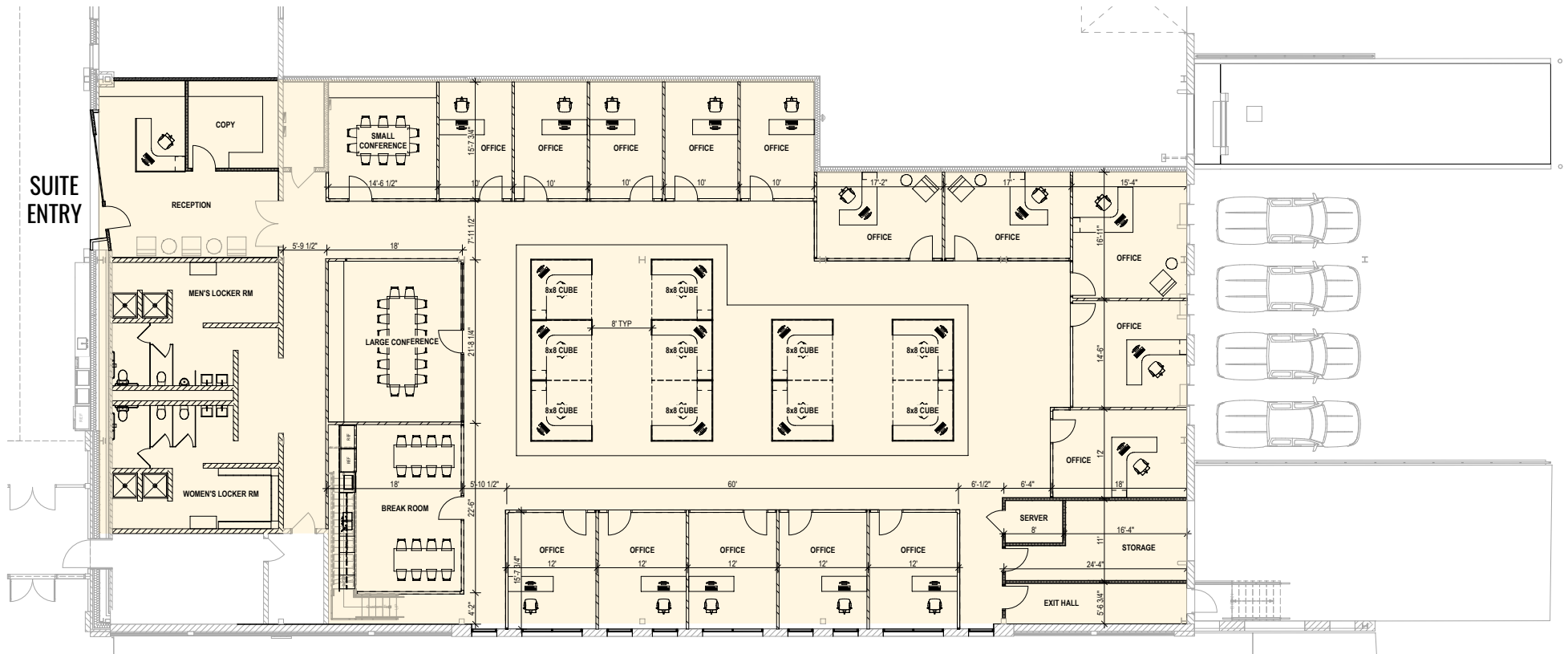


SUITE 155

TURNKEY OFFICE SUITE

11,710 SF | \$2.50/SF/MO. NNN

- Conceptual Class A office buildout shown
- Ownership to deliver turnkey office environment
- Reception, offices, conference and break areas
- Designed for professional, creative & tech users
- Modern open workspace
- Abundant natural light
- Rate reflects proposed office improvements
- NNNs estimated at \$0.90/SF/Mo.



Dan Kemp, CCIM
Partner, Principal Broker
Cell 541.550.8413
dkemp@compasscommercial.com



Adam Bledsoe
Principal Broker
Cell 541.915.5669
abledsoe@compasscommercial.com



Emilio Tiscareno
Broker
Cell 541.213.9640
etiscareno@compasscommercial.com

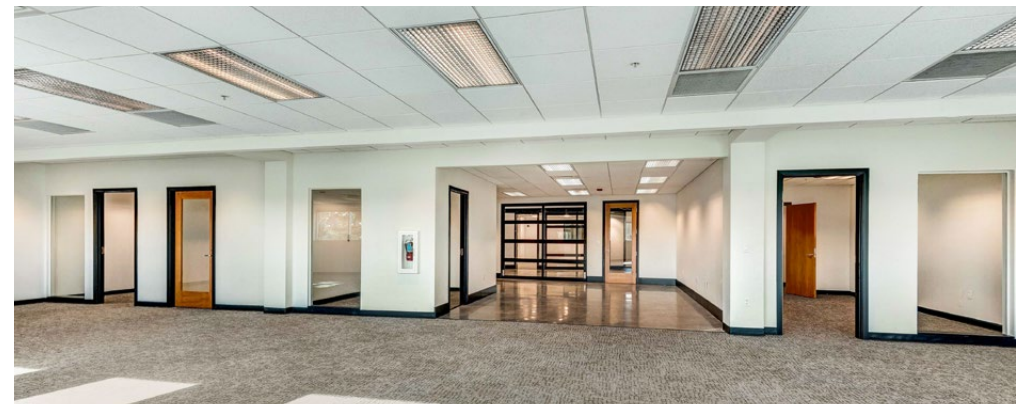
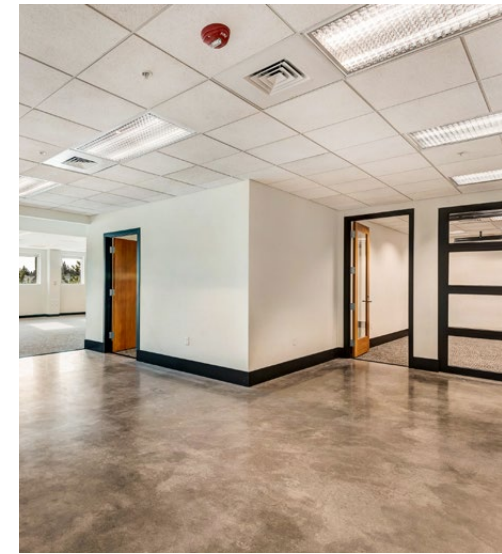
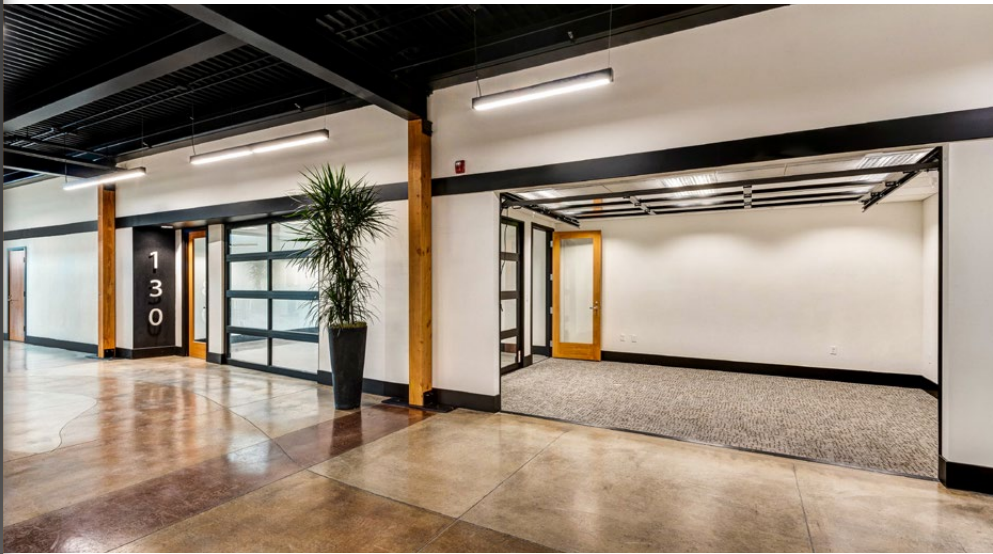
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THE QUAD
AT SKYLINE RIDGE

FOR LEASE
SUITE 130

1ST FLOOR OFFICE SUITE
\$2.25/SF/MO. NNN
3,120 SF

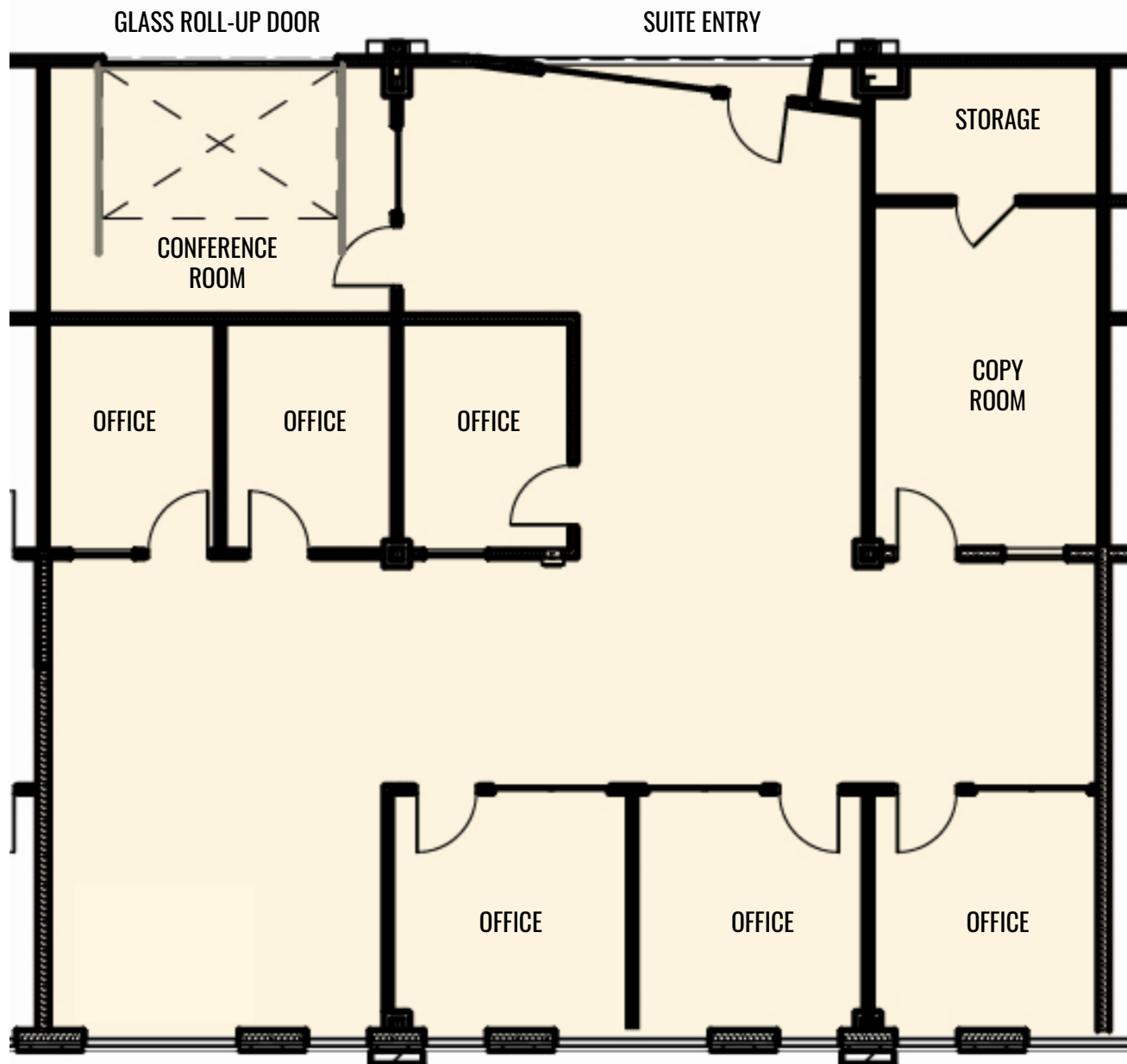


SUITE 130

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.



Dan Kemp, CCIM
 Partner, Principal Broker
 Cell 541.550.8413
 dkemp@compasscommercial.com



Adam Bledsoe
 Principal Broker
 Cell 541.915.5669
 abledsoe@compasscommercial.com



Emilio Tiscareno
 Broker
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 etiscareno@compasscommercial.com

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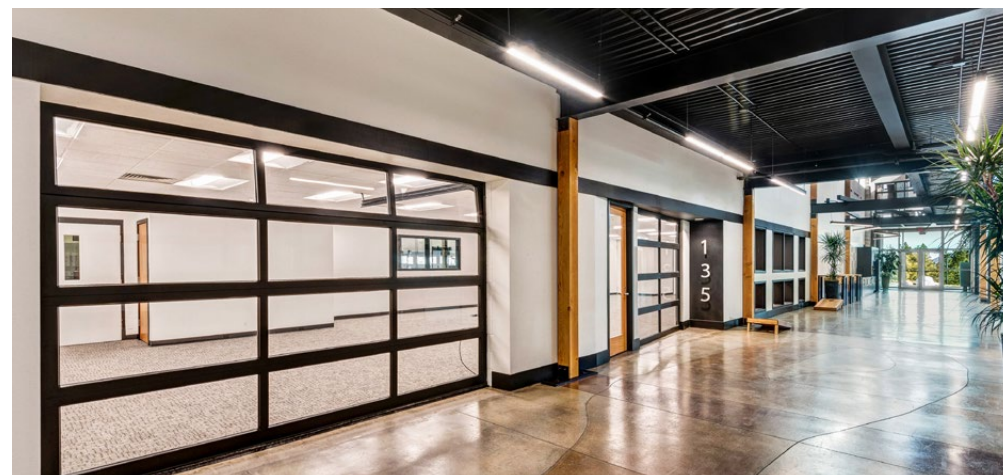
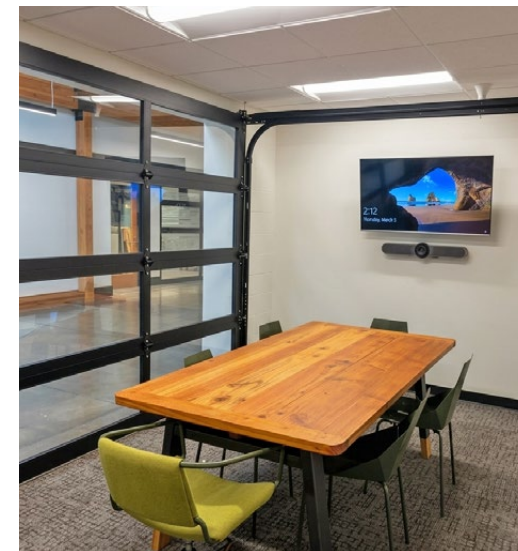
FOR LEASE

SUITE 135

1ST FLOOR OFFICE SUITE

\$1.85/SF/MO. NNN

1,799 SF

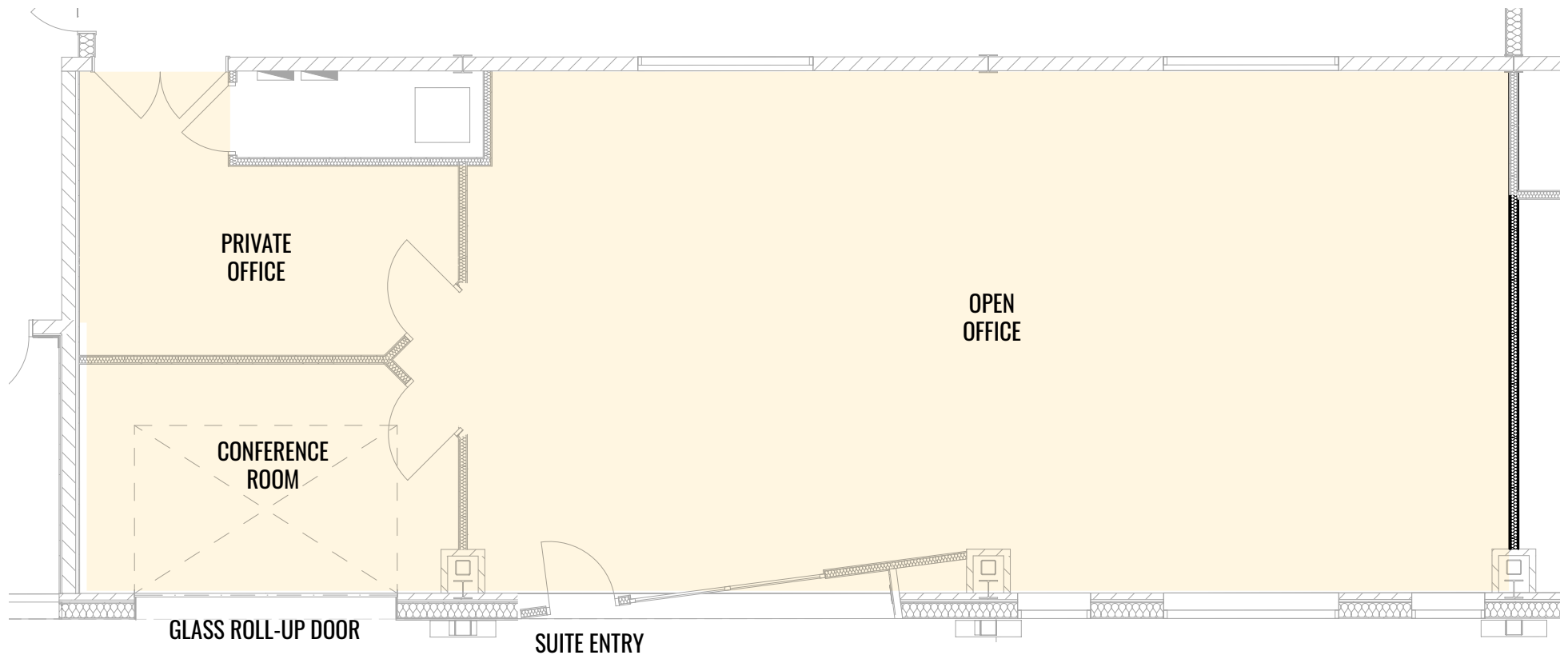


SUITE 135

1ST FLOOR OFFICE SUITE

1,799 SF | \$1.85/SF/MO. NNN

- Reception area, one private office 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.



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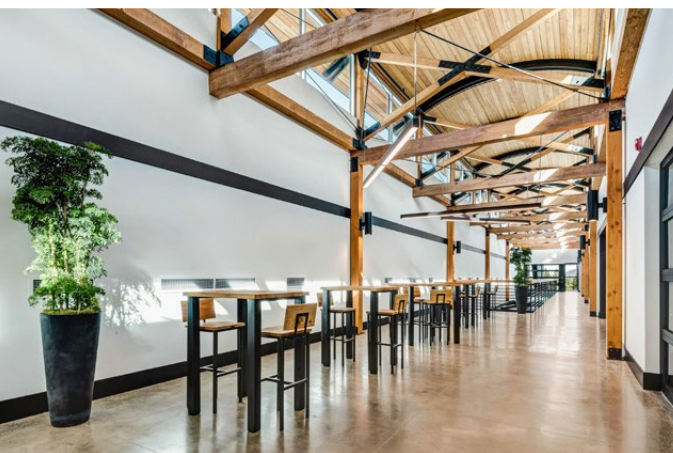


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Broker
Cell 541.213.9640
etiscareno@compasscommercial.com

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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.**

#4

Milken Institute 2026
(Ranked #1 from 2017-2020)



**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