

CLASS A OFFICE AT SHEVLIN CROSSING

CREATIVE OFFICE SUITES FOR LEASE WITH MASS TIMBER CONSTRUCTION,
STATE-OF-THE-ART HVAC, AND 3.03:1,000 PARKING RATIO

SHEVLIN

CROSSING

BUILDING B



COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES

FOR LEASE: 2,071-3,770 RSF | \$3.10/SF/MO. NNN



EXECUTIVE SUMMARY

SHEVLIN CROSSING is where history and progress meet. Bend's premier Class A office development showcases the region's rich timber heritage through its cross-laminated mass timber design, delivering a modern, environmentally conscious workplace. Expansive windows, abundant natural light, and highly efficient, flexible floor plans create an exceptional user experience, complemented by secure access and advanced building systems.

Located in the desirable NorthWest Crossing neighborhood on Bend's west side, Shevlin Crossing is now fully complete across both phases. The campus includes two thoughtfully designed buildings totaling over 46,000 square feet of high-quality, first-generation office space.

With both buildings now mostly leased, only a limited number of suites remain available, presenting a rare opportunity to secure space in one of Bend's newest and most sought-after office environments.

The site, positioned at the intersection of NW Crossing Drive and NW Shevlin Park Road, features generous onsite parking with a ratio of 3.03:1,000, ample outdoor space, and strong bike accessibility, including covered employee bike storage. Electric vehicle charging stations are also available, supporting a forward-thinking, sustainable workplace.

**Suite sizes are flexible. Please call listing brokers for additional details.*

PROPERTY SUMMARY	Property Name	Shevlin Crossing, Building B
	Address	2230 NW Labiche Lane, Bend, OR 97703
	Lot Size	2.74 Acres
	Zoning	Commercial Limited (CL)
	Parking Spaces	136 onsite spaces 3.03:1,000 ratio
	Lease Rate	\$3.10/SF/Mo. NNN
	NNNs	Est. at \$0.88/SF/Mo. <i>(electricity separately metered)</i>
	TI Allowance	Negotiable
AVAILABLE	Date Available	Now
	Suite 1C	2,205 RSF
	Suite 1E	2,071 RSF
	Suite 2B	3,770 RSF

PROPERTY HIGHLIGHTS



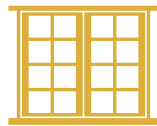
Class A office
buildings on Bend's
west side



Great location near
NorthWest Crossing
shops & restaurants



Covered employee
bike spaces plus
customer bike area



Large windows
and glass roll
up doors



136 onsite
parking spaces



Outdoor patio in
park-like setting





CROSS-LAMINATED TIMBER CONSTRUCTION

Cross-Laminated Timber Construction (CLT) construction simplifies the building design, creating a very open and light feeling and aesthetic.

It has a lighter environmental footprint than concrete or steel. Since CLT panels are prefabricated, there is little or no waste on the construction site.

As a sustainable material made out of renewable wood, CLT sequesters carbon, and does not require the burning of fossil fuels during the production.

CLT is made of layers of softwood glued and pressed together. From this small timber sections are formed into large structural panels that are light, stable and comparable in strength to steel and brick.



AIR FILTRATION SYSTEM EXCEEDING CODE

Shevlin Crossing utilizes VRF fan coils with MERV-13 filtration. This far exceeds the baseline code requirements of MERV-8. The MERV-13 filters are used in most hospital spaces as a common measure for increased indoor air quality for LEED certification.

CARBON SUMMARY:



314 m³

Volume of wood products used



1 min.

U.S. and Canadian forests grow this much wood in



282 metric tons

Carbon dioxide (CO²) stored in the wood



109 metric tons

Greenhouse gas emissions (CO²) avoided



391 metric tons

Total potential carbon benefit

EQUIVALENT TO:



83

Cars off the road for one year

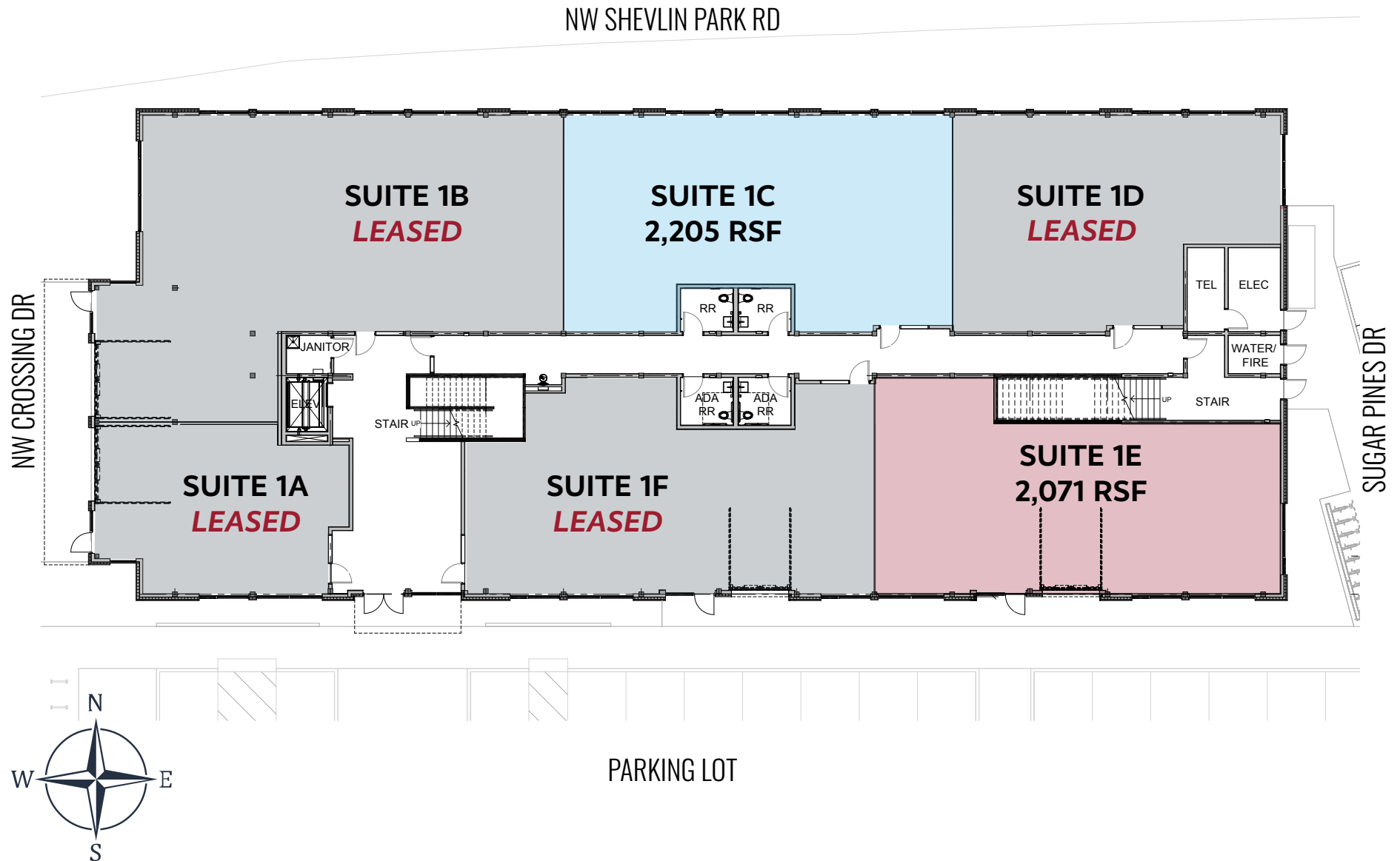


41

Homes supplied with energy for one year

1ST FLOOR PLAN

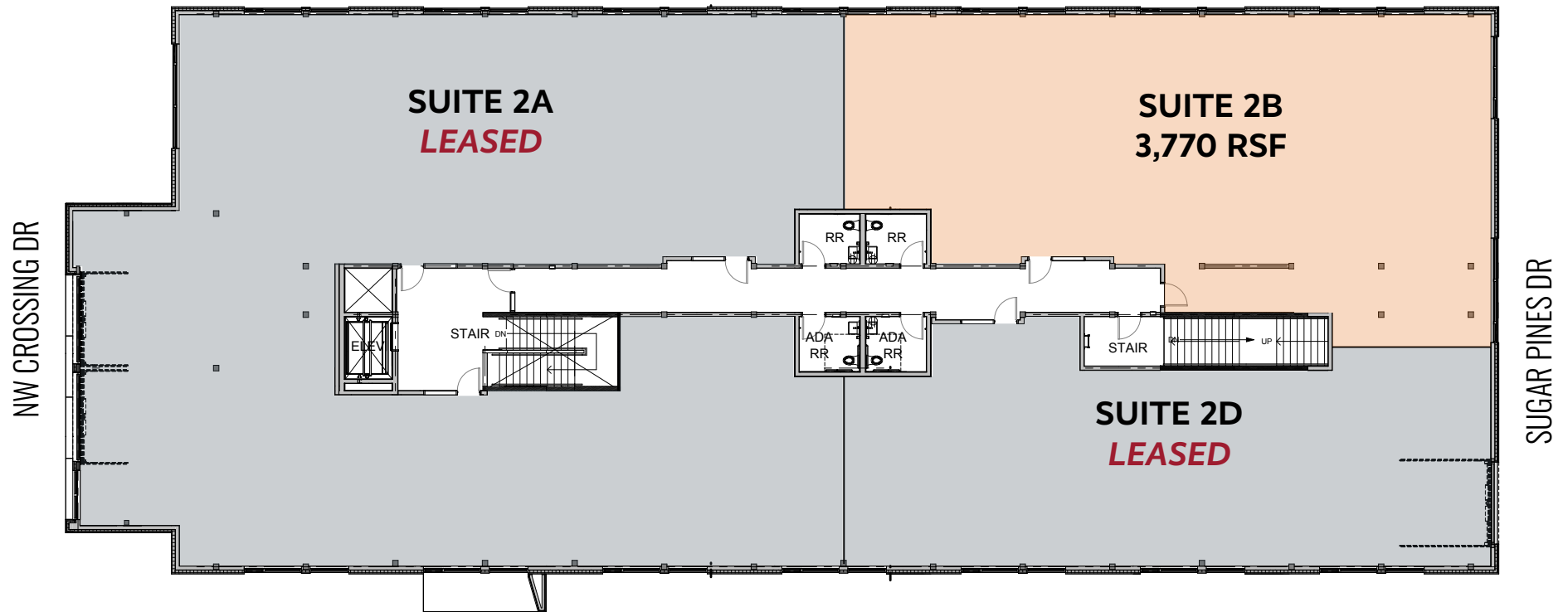
LEASE RATE: \$3.10/SF/MO. NNN



2ND FLOOR PLAN

LEASE RATE: \$3.10/SF/MO. NNN

NW SHEVLIN PARK RD



PARKING LOT

SITE PLAN



PHASE 2
BLDG B

PHASE 1
BLDG A

NW SHEVLIN PARK RD

NW LABICHE LN

NW CROSSING DR

SUGAR PINES DR

WESTSIDE CHURCH

REGIONAL AERIAL



BURGEONING AREA

The Milken Institute ranked the Bend Metro as the Best Performing Small City in the nation four years in a row (2017-2020). The report cites unmatched five-year job and wage growth, strong high-tech performance and substantial investment in its knowledge economy with Oregon State University-Cascades and Central Oregon Community College.



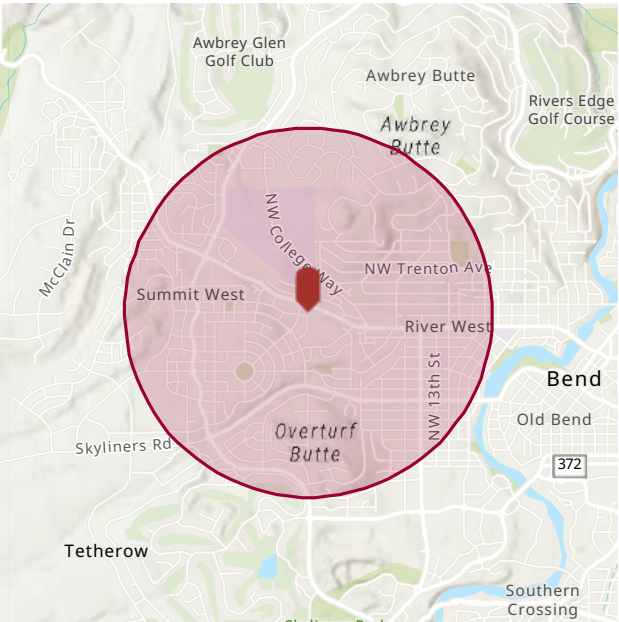
SHEVLIN CROSSING



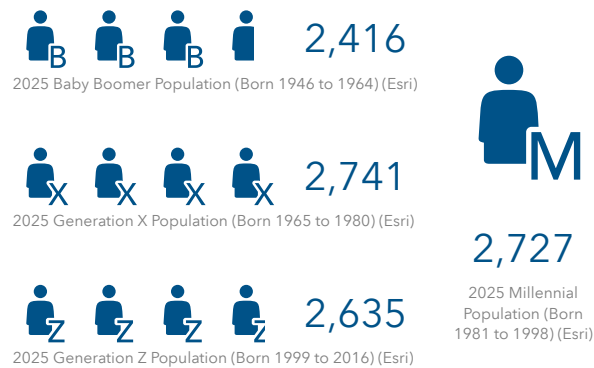
WESTSIDE CHURCH



DEMOGRAPHICS IN 1-MILE RADIUS



POPULATION BY GENERATION



POPULATION TRENDS AND KEY INDICATORS

Shevlin Crossing

POPULATION



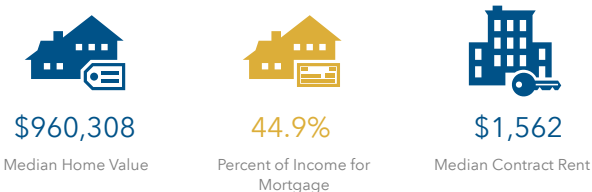
HOUSEHOLDS



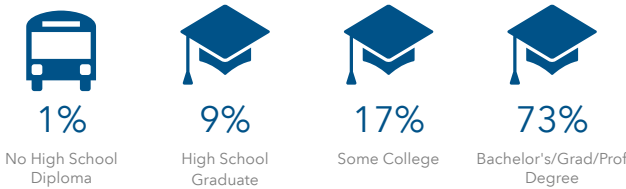
INCOME



HOUSING STATS



EDUCATION

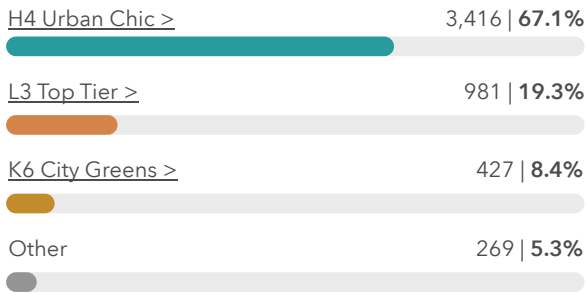


BUSINESS



Tapestry

Top 3 segments by household count





FOR LEASE | SHEVLIN CROSSING BUILDING B

2230 NW LABICHE LANE, BEND, OR 97703

EXCLUSIVELY LISTED BY:



JAY LYONS, SIOR, CCIM

Partner, Principal Broker

Direct 541.848.4048

Cell 541.410.6519

jlyons@compasscommercial.com



GRAHAM DENT, SIOR

Partner, Broker

Direct 541.848.4064

Cell 541.639.6515

gdent@compasscommercial.com



GRANT SCHULTZ, SIOR, CCIM

Broker

Direct 541.848.4051

Cell 541.480.9873

gschultz@compasscommercial.com

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

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.