

## OFFERING MEMORANDUM

# INDUSTRIAL SPACE - FOR SUBLEASE

2527 NE 4th St, Bend, OR 97701

**FOR SUBLEASE: \$14/PSF NNN**



**6,688 SF AVAILABLE | 6.92 ACRES | 12' ROLL UP DOORS | SUITE 100 & 110**

## CONTACTS

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## OFFERING MEMORANDUM

# 2527 NE 4TH ST

Bend, OR 97701

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 2527 NE 4TH ST

## Bend, OR 97701

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Bang Realty and BellCornerstone has been exclusively retained to sublease warehouse facility at 2527 NE 4th Street. A 6,688 SF portion of a 301,435 SF industrial building lot on 6.92 acres in Bend, Oregon.

Suite 100 and 110 were formerly used by the Bend Bulletin newspaper production operation, making them well-suited for manufacturing, light industrial, or distribution users. Features include 3-phase 480-volt power, two 12' roll-up doors, and plenty of on-site parking. The space provides a highly functional layout within one of Bend's most significant industrial properties.





## Bend, OR



Bend, Oregon, is a dynamic city in Central Oregon, perched along the Deschutes River on the eastern flanks of the Cascade Range, and serves as the county seat of Deschutes County. Originally a logging town, Bend has evolved into a vibrant outdoor and tourism hub, with strong cultural appeal thanks to its craft brewery scene, art galleries, and recreational lifestyle. The economy is anchored by tourism, healthcare, education, and outdoor recreation, with top employers including St. Charles Health System, Bend-LaPine School District, Deschutes County, Mount Bachelor, and Oregon State University–Cascades. The city also draws new residents, including retirees and remote workers escaping higher-cost metro areas. Bend offers an appealing fusion of high-desert ambiance, outdoor access (skiing, mountain biking, hiking, rafting), cultural richness, and quality-of-life—making it a heavily desirable place to live and visit.



# DEMOGRAPHIC SUMMARY

BEND, OR

## POPULATION

Bend  
**101,472**

State: Oregon 4.23 M

## MEDIAN AGE

Bend  
**40.3 Years**

State: Oregon 40.7 Years

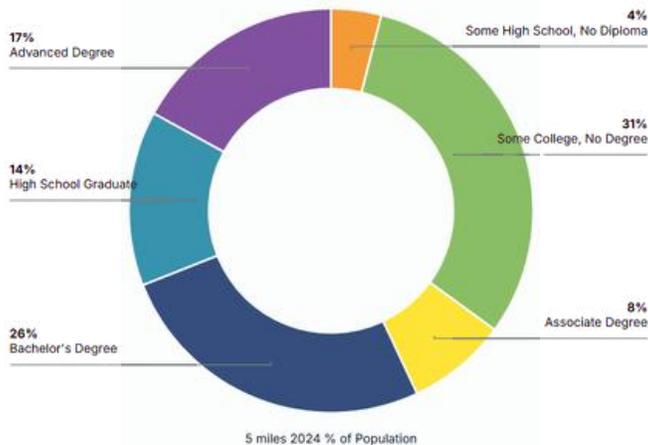
## MEDIAN HOUSEHOLD INCOME

Bend  
**\$95,500**

State: Oregon \$80,160

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Oregon at large.



## 2024 STATISTICS

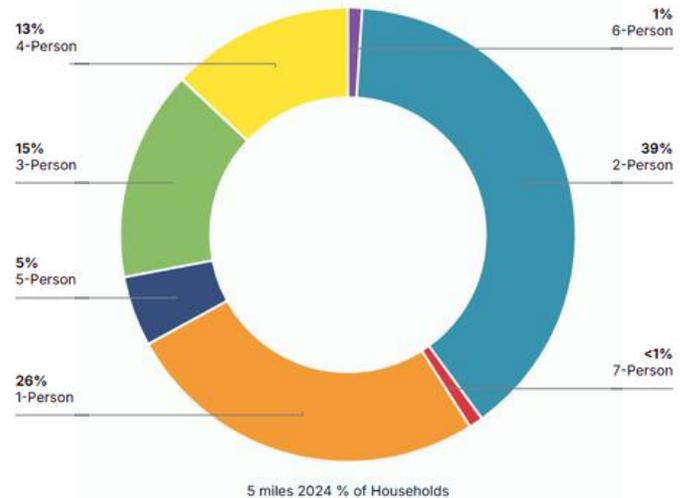
	2 Mile	5 Mile	10 Mile
Population 2024	42,207	112,716	125,599
Total Households	17,961	46,062	50,961
Avg Household Size	2.3	2.4	2.4
Avg Household Income	\$105,083	\$114,070	\$115,179

## ECONOMIC INDICATORS

**4.2%** Bend Unemployment Rate

**4.2%** U.S. Unemployment Rate

## HOUSEHOLDS



Bend  
**46,318**

State: Oregon 1.75 Million



**2.2**  
Average Household Size



# LOCATION OVERVIEW



## HIGHWAY ACCESS

**US-97 (Bend Parkway):** Bend's north-south spine and freight corridor. Runs north to Redmond, Madras, and I-84 at The Dalles and south to La Pine and Klamath Falls, with recent ODOT upgrades (North Corridor, Parkway Plan) improving flow and safety through town.

**US-20:** Primary east-west route. West to Sisters, Santiam Pass, Albany/Corvallis, and Newport on the Coast; east to Burns and Idaho. Active planning along Bend's US-20 segment targets safety and reliability.

**OR-126:** Connects Redmond/Sisters to Eugene-Springfield, intersecting US-97 at Redmond and providing an alternative westside approach to the Willamette Valley.

**OR-372 (Century Drive / Cascade Lakes Scenic Byway):** Short state route from Bend southwest to Mt. Bachelor and the Cascade Lakes; scenic and heavily seasonal, with winter travel conditions and periodic closures to monitor.



## AIRPORT PROXIMITY

**Redmond Municipal Airport – Roberts Field (RDM):** Located about 17 miles north of Bend, this is the primary commercial airport for Central Oregon with multiple daily flights on major U.S. carriers. It's a straight shot via US-97 from Bend to the terminal.

**Portland International Airport (PDX):** Approximately 160 miles northwest of Bend, PDX is Oregon's largest airport with extensive domestic and international service—often the best choice for broader route availability and fare options.

**Eugene Airport (EUG):** About 130 miles west of Bend, EUG offers additional domestic connections and can be a practical alternative when routing within the West.

# SITE OVERVIEW

## SITE

Property Type:	Industrial
Building Class:	A
Zoning:	Light Industrial (IL)
Year Built:	2019
Total SF:	301,435
Available SF:	6,688 SF
Suite #:	100 & 110
Acres:	6.92 AC
Stories:	1
Parking:	Surface

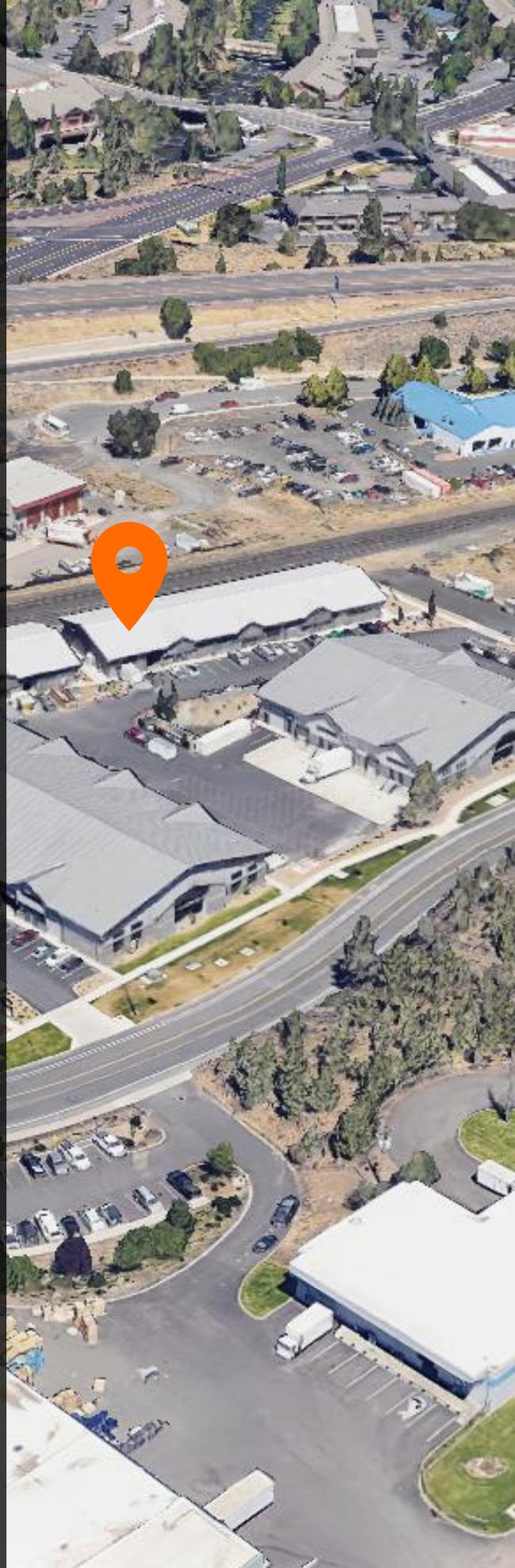
## OPERATING EXPENSES

### 2025 Expenses

Base Rent	\$8,784.40
Improvements	\$1,422.24
Cams	\$2,384.40
<b>TOTAL</b>	<b>\$12,591.04</b>

### 2024 CAM Expenses

<i>Covers Taxes, Repairs &amp; Maintenance, Utilities, Landscaping, and Security</i>	\$18,569
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