



AT SKYLINE RIDGE

SUBLEASE OPPORTUNITY

8,422 SF + EXECUTIVE OFFICE AVAILABLE



CLASS A PROFESSIONAL & EXECUTIVE OFFICES

1777 SW Chandler Ave., Bend, OR 97702

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES

THE QUAD

AT SKYLINE RIDGE

The Quad at Skyline Ridge offers a unique sublease opportunity within a well-located westside Bend campus adjacent to the expanding OSU-Cascades. The available space includes approximately 8,422 SF of flexible office and open area, along with executive office suites, providing a range of options for users seeking a move-in-ready solution.

The suite features a combination of open workspace and built-out offices, creating an ideal layout for a variety of uses including fitness, recreation, creative workspace, showroom, or hybrid office users. Existing improvements allow for efficient occupancy with minimal upfront investment.

This sublease opportunity offers flexibility in both layout and term, with availability through June 2029. Tenants benefit from access to shared amenities including multiple kitchenettes, lounge areas, and modern common spaces within a professionally maintained building.

Located near Century Drive amenities and surrounding residential growth, The Quad provides an attractive and convenient setting for businesses seeking value, flexibility, and immediate usability in one of Bend's most desirable submarkets.



**SUBLEASE OPPORTUNITY
WITH FLEXIBLE TERM
THROUGH JUNE 2029**



**±8,422 SF WITH A MIX OF
OPEN SPACE AND BUILT-
OUT OFFICES**



**IDEAL FOR FITNESS,
RECREATION, OR CREATIVE
OFFICE USERS**



**MOVE-IN READY
SPACE WITH EXISTING
IMPROVEMENTS**



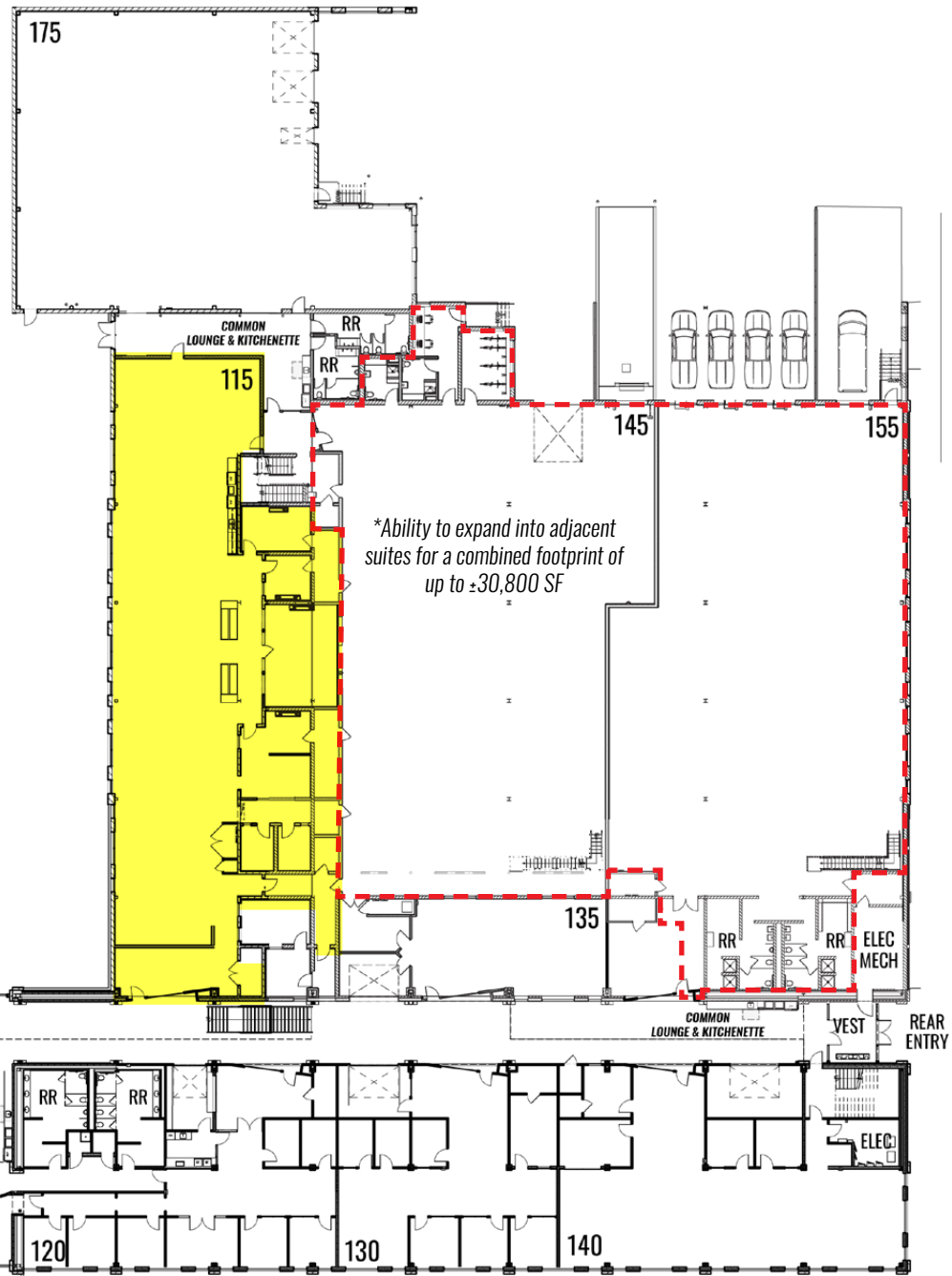
**ACCESS TO SHARED
AMENITIES AND MODERN
COMMON AREAS**



AVAILABLE SPACE

SUITE 115	8,422 SF	\$1.75/SF/Mo. NNN	1st Floor Office
SUITE 261	987 SF	\$3.50/SF/Mo. MG	2nd Floor Executive Office

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
PROPERTY INFORMATION	Parking Ratio	3:1,000 (unassigned)
	Office Class	A



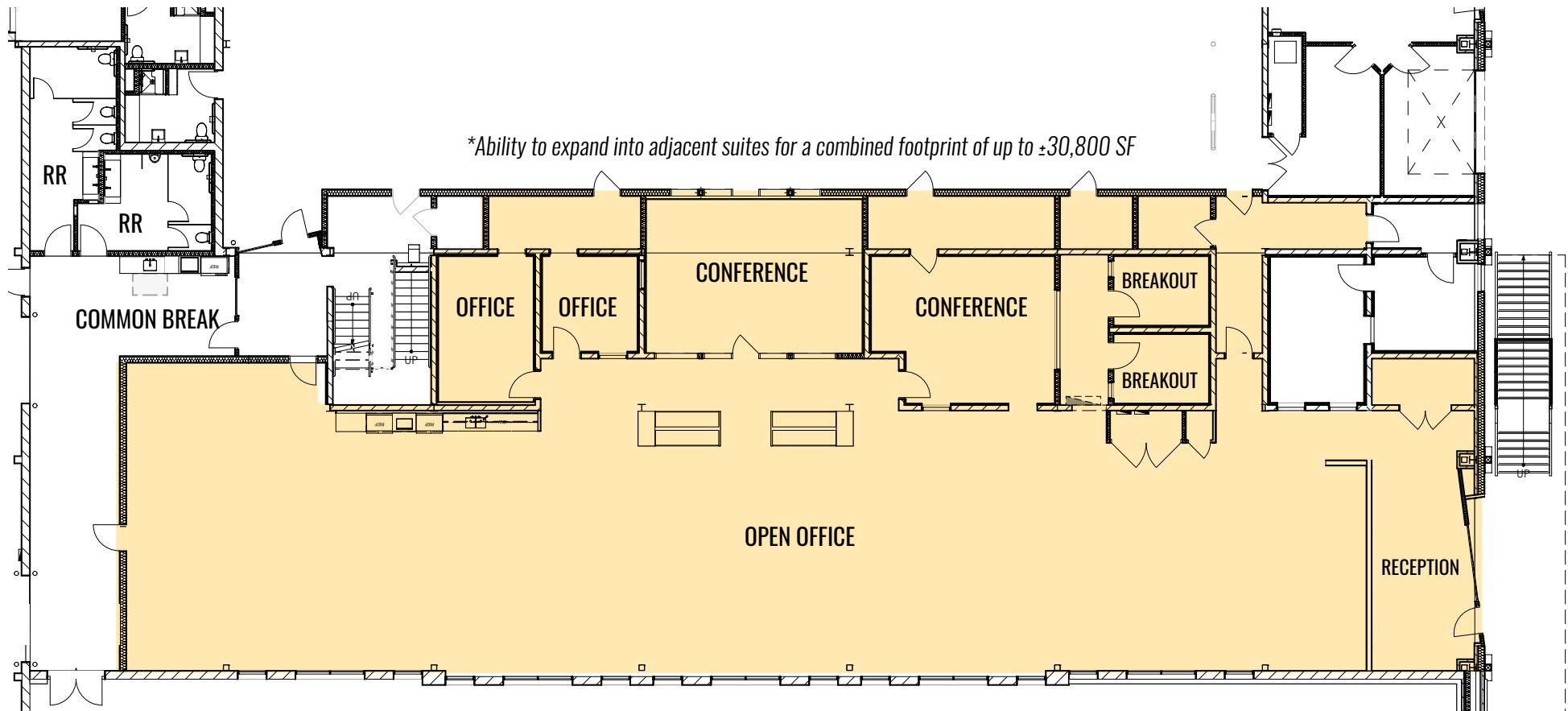
SUITE 115

OFFICE / FLEX SPACE

8,422 SF* | \$1.75/SF/MO. NNN
SUBLEASE THROUGH JUNE 30, 2029

- Move-in ready space with existing improvements
- Large open area ideal for fitness, recreation, or collaborative workspace
- Private offices, conference room, and breakout areas
- Panoramic views from second-floor suites
- Access to shared amenities including kitchen and lounge areas
- NNNs estimated at \$0.90/SF/Mo.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



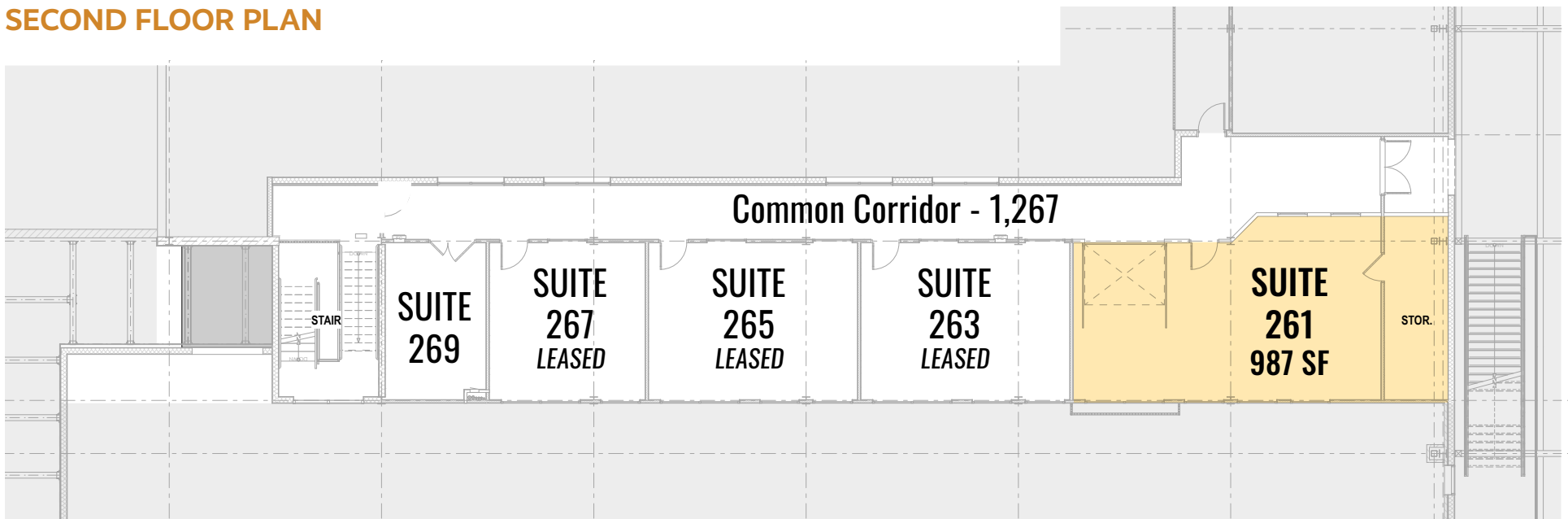
SUITE 261

EXECUTIVE OFFICE

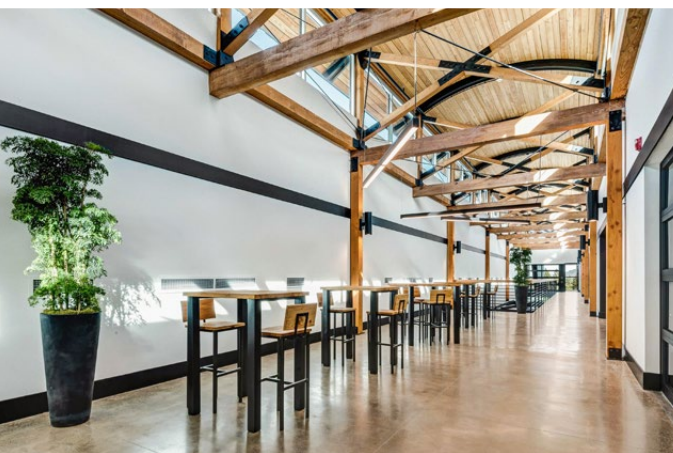
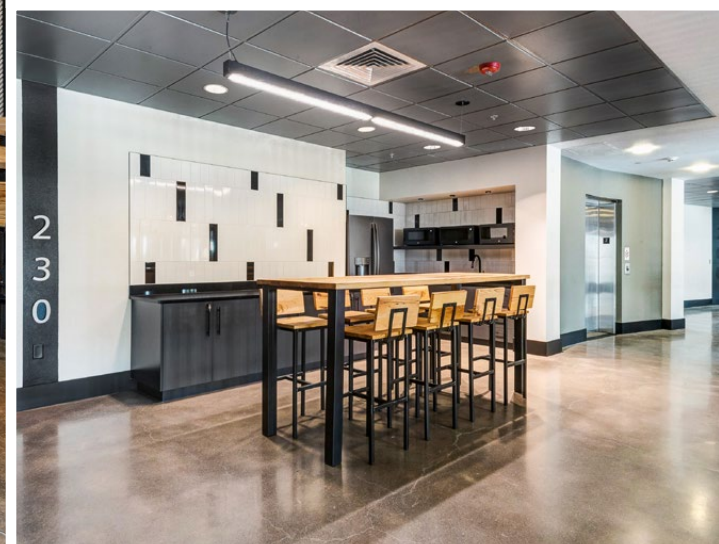
987 RSF | \$3.50/SF/MO. MG
SUBLEASE THROUGH JUNE 30, 2029

- Class A executive office suite
- Views from second floor suites
- Corner office space
- Access to shared amenities including kitchen and lounge areas
- Modified Gross Lease – simplified monthly expense

SECOND 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



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REAL ESTATE
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