

FOR SALE: Class A Office Building

686 NW York Dr., Bend, Oregon



NorthWest Crossing
Class A Office Building
6,778 SF | 0.56 AC | \$2,300,000

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Bend, Oregon



Thoughtfully Designed Office Building Located in a Vibrant Community



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Class A Office Building

Sale Price: \$2,300,000

Property Details

- Bldg. Size:** 6,778 SF
- Lot Size:** 0.56 Acre
- Year Built:** 2004
- Zoning:** Mixed Employment (ME)
- Parking:** 25 onsite spaces

Demographics of Bend's West Side

POPULATION	2017 Population:	25,106
	2022 Population:	27,880
	Growth 2010-2016:	2.49%
	Growth 2016-2021:	2.12%
	2017 Daytime Population:	31,205
	2017 Median Age:	40.9
HOUSEHOLDS	2017 Households (HH):	10,737
	2022 Households (HH):	11,906
	2017 Median Home Value	\$474,346
	Growth 2010-2016:	2.26%
	Growth 2016-2021:	2.09%
INCOME	2017 Med HH Income:	\$67,267
	2017 Avg HH Income:	\$103,788
	2017 Est Per Capita Income:	\$44,304
EDUCATION	Bachelor's Degree:	36.26%
	Graduate Degree:	24.71%

Highlights

- Newer building with excellent exposure on busy Mt. Washington Drive
- Currently 46.8% occupied
- 11 perimeter private offices, two conference rooms, generous open space with exposed ceilings, break room and restrooms (with showers)
- Current gross rental revenue of \$5,606.51 increasing to \$5,718.64 in June 2018
- NorthWest Crossing is home to more than 1,500 existing housing units with an estimated 1,650 additional units planned for Bend's West Side
- Close proximity to new OSU-Cascades campus, Central Oregon Community College and Summit High School
- Located in one of the highest income communities per household in Bend
- Near the entrance to Phil's Trail Complex, a world-class mountain biking trail system and Mt. Bachelor

Floor Plan

