

# West Side Class A Medical Office Building

14,710 SF | 1.62 AC | \$5,200,000

**FOR SALE**  
1080 Mt. Bachelor Dr.  
Bend, Oregon



*Great Owner User or Investment Opportunity*



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## Medical Office Building

Sale Price: \$5,200,000

### Property Details

<b>Bldg. Size:</b>	14,710 SF
<b>Stories:</b>	2
<b>Lot Size:</b>	1.62 Acres
<b>Tax Lot:</b>	181206DC00300
<b>Year Built:</b>	2005
<b>Zoning:</b>	Mixed Urban (MU)
<b>Parking:</b>	67 onsite spaces
<b>Cross Streets:</b>	On SW Mt. Bachelor Dr. between SW Reed Market Rd. and SW Century Dr.

### Highlights

- Priced below replacement cost
- Great owner user or investment opportunity
- Current office vacancy rate of 3% with no new construction underway
- Flexibility to convert to general office or other use
- Excellent visibility and location on Bend's west side
- Large vestibule and waiting areas
- Heated sidewalk and covered portico
- Plumbing in most exam rooms



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The floor plan illustrates the layout of the second floor, featuring a central lobby and various functional areas. Key rooms and their dimensions include:

- Sleep Labs:** SLEEP LAB 1, SLEEP LAB 2, SLEEP LAB 3, and SLEEP LAB 4.
- Diagnostic Rooms:** EEG, EMG, and SLEEP TECHS.
- Reception and Check-in:** RECEPTION, CHECK-IN / RETAIL, and TECH.
- Exam Rooms:** EXAM 1, EXAM 2, EXAM 3, EXAM 4, EXAM 5, EXAM 6, and EXAM 1 (bottom).
- Procedure Rooms:** PROCEDURE 1 and PROCEDURE 2.
- Screening Room:** SCREENING ROOM.
- Specialized Rooms:** MOTHER'S ROOM, (E) BREAK ROOM, and MED ASST.
- Restrooms:** RR (multiple locations).
- Other Areas:** MECH., STOR., and a large LOBBY.

Dimensions for various rooms and corridors are specified, such as 7'-2" for a corridor, 12'-2" for a room, and 6'-0 1/2" for a room. The plan also shows the location of stairs and elevators.

Architectural floor plan of the first floor, showing various rooms and dimensions:

- Exercise Room:** Located at the top right, labeled "EXERCISE ROOM".
- Lobby:** Central area with a staircase and labeled "LOBBY".
- Conference Education:** Large room on the left, labeled "CONFERENCE EDUCATION".
- Bio Waste:** Room adjacent to the conference area, labeled "BIO WASTE".
- IT:** Room adjacent to the bio waste room, labeled "IT".
- Storage:** Room adjacent to the IT room, labeled "STORAGE".
- Restrooms:** Multiple restrooms labeled "TOILET", "WOMEN", and "MEN".
- Check-in:** Labeled "CHECK-IN MED ASST &".
- Doctor Offices:** Labeled "DOC 1" and "DOC 2".
- Utility:** Room between the doctor offices, labeled "UTILITY".
- Staff Work Area:** Labeled "P-1 STAFF WORK AREA" with a reception desk and labeled "NO WORK THIS AREA".
- Examination Rooms:** Five rooms labeled "EXAM" along the bottom.

Dimensions and other labels include:

- Dimensions: 4'-11", 2'-11", 4'-3/4", 2'-0", 6'-7", 6'-7", 6'-3", 3'-7", 7'-11", 5'-0", 22'-4 1/2", 2'-0", 2'-9", 1'-6", 8'-2", 4'-11", 2'-11", 2'-0", 6'-7", 6'-3", 3'-7", 7'-11", 5'-0", 22'-4 1/2", 2'-0", 2'-9", 1'-6", 8'-2".
- Labels: "E) MECH/ELEC", "WOMEN", "MEN", "STORAGE", "BIO WASTE", "IT", "E) TOILET", "CORRIDOR", "EXAM", "P-1 STAFF WORK AREA", "NO WORK THIS AREA".





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