

CBRE

OFFERING
MEMORANDUM


COMPASS
Commercial

CLASS A OFFICE/
INDUSTRIAL SPACE WITH
DEVELOPMENT UPSIDE

86,445 SF ON 9.78 ACRES



BEND BULLETIN

1777 SW CHANDLER AVE. | BEND, OR

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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The Offering

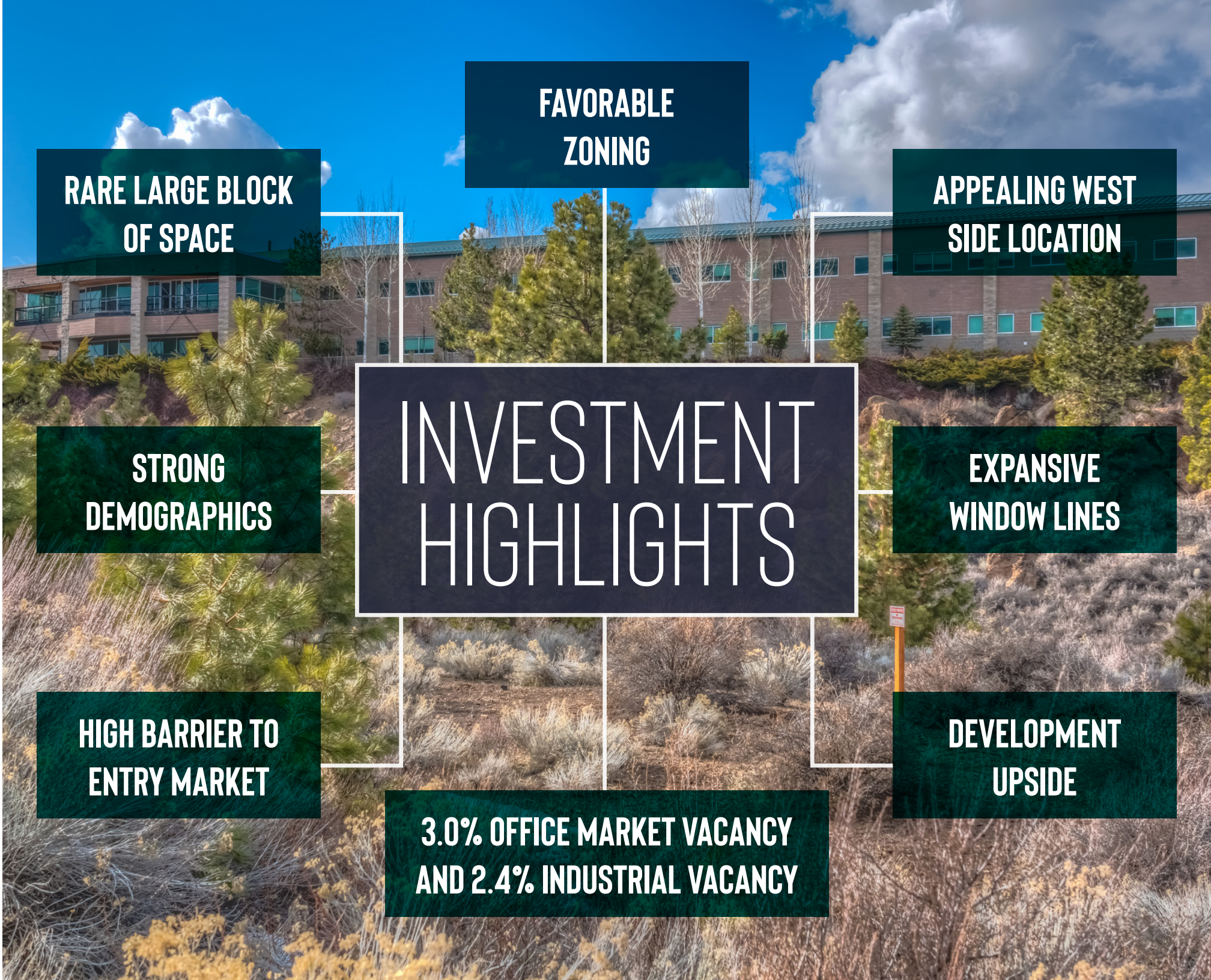
CBRE and Compass Commercial Real Estate Services are pleased to present the rare opportunity to acquire the Bend Bulletin building, a Class A mixed-use building in a thriving tertiary market. Conveniently located only two miles from Downtown Bend on the city's flourishing West Side, the property includes 86,445 square feet of office and industrial space on 9.78 developable acres.

The Bend Bulletin building represents a unique opportunity to control a large block of quality product in a low vacancy, land constrained market with limited supply. The property has a land coverage ratio of just 20%, offering significant development potential with favorable zoning and a highly desirable location near many of Bend's most sought-after amenities.

Property Summary

Price	\$18,000,000
Address	1777 SW Chandler Ave. Bend, OR 97702
Parcel Size	9.78 acres
Zoning	CL (Commercial Limited), to be up-zoned to MU (Mixed Urban)
Building Area	Total: 86,445 SF Office: 36,523 SF Industrial: 49,871 SF
Year Built	2000
Number of Buildings	1
Number of Stories	2
Parking	212 spaces, including 6 ADA stalls (surface lot)
Parking Ratio	2.5 per 1,000 SF





**RARE LARGE BLOCK
OF SPACE**

**FAVORABLE
ZONING**

**APPEALING WEST
SIDE LOCATION**

**STRONG
DEMOGRAPHICS**

**INVESTMENT
HIGHLIGHTS**

**EXPANSIVE
WINDOW LINES**

**HIGH BARRIER TO
ENTRY MARKET**

**DEVELOPMENT
UPSIDE**

**3.0% OFFICE MARKET VACANCY
AND 2.4% INDUSTRIAL VACANCY**



OREGON STATE UNIVERSITY EXPANSION

Over the next 30 years OSU Cascades will expand to create a 128-acre campus for up to 5,000 students. The transformation is one of the most innovative university development projects in the country and will emphasize community connection and environmental resiliency.

Appealing West Side Location



The Bend Bulletin building is located on the highly desirable western side of Bend. The site is central to Downtown, the high-end residential communities of Bend and many popular amenities. With easy access to the Deschutes River, Phil's trails and the road to Mt. Bachelor, the Bend Bulletin building provides tenants with a convenient location and a competitive advantage for recruiting employees.



Coveted Value Add Repositioning Opportunity

With limited industrial and office inventory and a lack of buildable land in Bend's West Side, the Bend Bulletin building presents investors with a rare, existing and sizeable opportunity to capitalize on the rising demand for well-located tenant space.



Attractive Stabilized Cost Basis



The Bend Bulletin building can be acquired at a fraction of today's replacement costs, allowing for an attractive entry point into a booming market with limited downside risk.



Burgeoning Area

The Milken Institute ranked the Bend Metro as the Best Performing Small City in the nation in 2018 for the third consecutive year. The report cites unmatched five-year job and wage growth, strong high-tech performance and substantial investment in its knowledge economy with the Oregon State University-Cascades Innovation Co-Lab, an incubator and educational resource for entrepreneurs. The Bend Metro boasts a 3.6% unemployment rate and projected job growth of 55.7%, compared to a national average of just 33.5%, over the next ten years.



Low Vacancy Market

Both the office and industrial markets in Bend are extremely tight with first quarter vacancy around 3.0% and 2.4% respectively following several years of increasing occupancy trends (Compass Points, Q1 2019). This, coupled with minimal new supply and robust job and population growth, creates a strong outlook for investment.



Conditions Of Sale

The Bend Bulletin building is being offered for sale on an “as-is, where-is” basis.

Detailed due diligence information can be found in the Virtual Deal Room, which may be accessed via CBRE Deal Flow. Contact the CBRE listing team for more details.

In order to view confidential information, all parties will be required to execute a Confidentiality Agreement, which may be completed online via CBRE Deal Flow or submitted via email.

All property tours must be scheduled in advance through the CBRE listing team.

Offering Terms

Please submit offers via email to the listing team.

Interested parties must submit a written Letter of Intent (“LOI”) outlining the terms and conditions under which they propose to purchase the Property. Such terms must include the following:

- Purchase price
- Company background and financial capability
- Source of capital (Equity/Debt)
- Amount and form of earnest money deposit(s)
- Required contingency periods (inspection, financing, etc.), including any extension(s)
- Closing timeline





Potential Leaseback:

The Bend Bulletin asset is currently 100% owner/occupied by Western Communications.

In addition to selling the operating real estate, Western Communications is selling the operating business on a corresponding timeline.

There may be an opportunity to lease back a portion of the Bend Bulletin building to the Buyer of Western Communications. The CBRE listing team will be in close contact with interested parties to communicate developments regarding a potential leaseback.

Please underwrite the Bend Bulletin asset as a vacant building sale until CBRE provides leaseback preferences to the contrary.

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