

RETAIL/OFFICE/INDUSTRIAL SPACES: 493-3,386 SF

FOR LEASE | DESCHUTES BUSINESS CENTER

20340-20370 EMPIRE AVE., BEND, OR 97701

**ONE MONTH OF
FREE BASE RENT***
*for every year of term

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**



DESCHUTES BUSINESS CENTER

OFFICE/RETAIL/INDUSTRIAL SPACES AVAILABLE

Deschutes Business Center is a well-established multi-tenant business park offering office, retail, and industrial suites in one of North Bend’s most accessible commercial corridors. Located at 20340–20370 Empire Avenue, just off the Highway 97 Empire exit, the property provides excellent connectivity and convenience for both employees and customers. Multiple suites ranging from 493 to 3,386 square feet are available, accommodating a variety of users from professional office and retail to light industrial operations. The center features 60+ onsite parking spaces, Mixed Employment (ME) zoning, and professional management, making it an attractive and functional environment for growing businesses.

The available suites offer flexible configurations, including open retail layouts, office suites with private offices and in-suite restrooms, and an office/industrial suite with warehouse space and a fenced security storage yard. Positioned in a thriving commercial area surrounded by established businesses and strong residential growth, Deschutes Business Center provides tenants with long-term stability in a proven Bend location.

PROP. SUMMARY	Address	20340-20370 Empire Ave., Bend, OR 97701
	NNNs	Est. at \$0.73/SF/Mo.
	Parking Spaces	60+ onsite spaces
	Zoning	Mixed Employment (ME)
AVAILABLE SPACE	Suite B4	985 SF \$1.85/SF/Mo. NNN
	Suite B9B	719 SF \$2.00/SF/Mo. NNN
	Suite C5	1,370 SF \$1.85/SF/Mo. NNN \$1.65/SF/Mo. NNN
	Suite D3	937 SF \$1.65/SF/Mo. NNN
	Suite D7	493 SF \$1.65/SF/Mo. NNN
	Suite E6-7	955 SF \$1.65/SF/Mo. NNN
	Suite F6/F7	3,386 SF \$1.20/SF/Mo. NNN

PROPERTY HIGHLIGHTS



FLEXIBLE SUITES

Office, retail, and light industrial suites accommodate a variety of users



MIXED-USE ZONING

Mixed Employment (ME) zoning supports a wide range of uses



HIGH VISIBILITY

Traffic counts of 18,626 AADT (2025) on the corner of NE 3rd Street and Empire Avenue



CONVENIENT LOCATION

Located off the Hwy 97 Empire exit on the north end of Bend



PROFESSIONALLY MANAGED

Well-maintained business center with professional property management

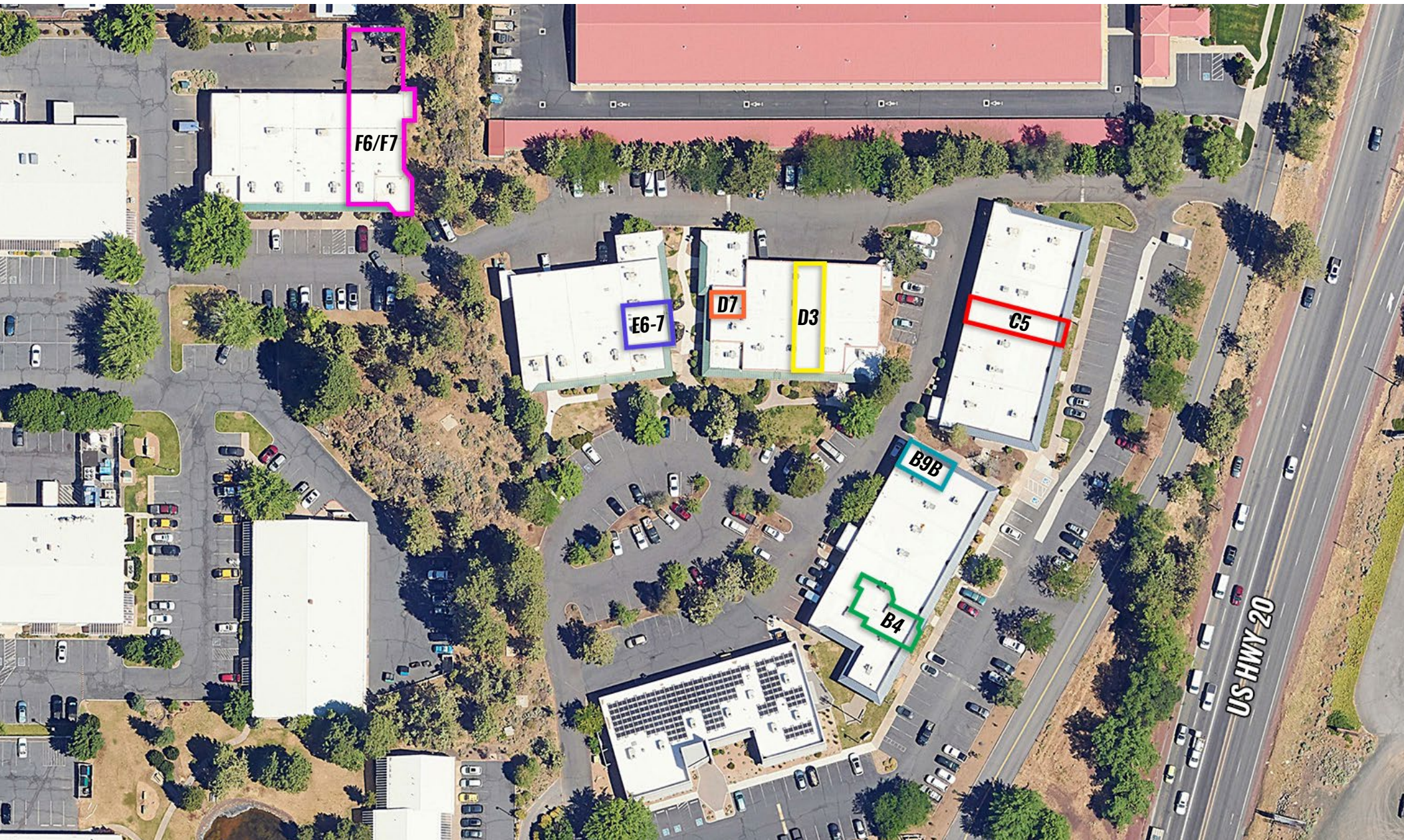


AMPLE PARKING

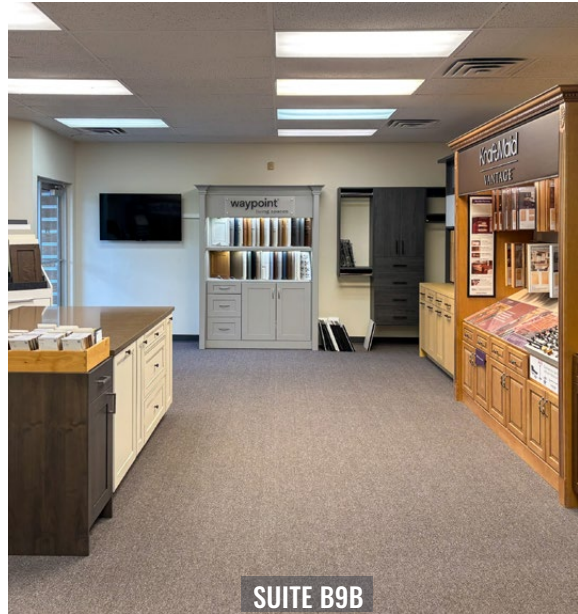
Over 60 onsite parking spaces provide convenient access for tenants and customers



SITE PLAN



BUILDING B



SUITE B4

SUITE SIZE: 985 SF
LEASE RATE: \$1.85/SF/MO. NNN

FEATURES & AMENITIES

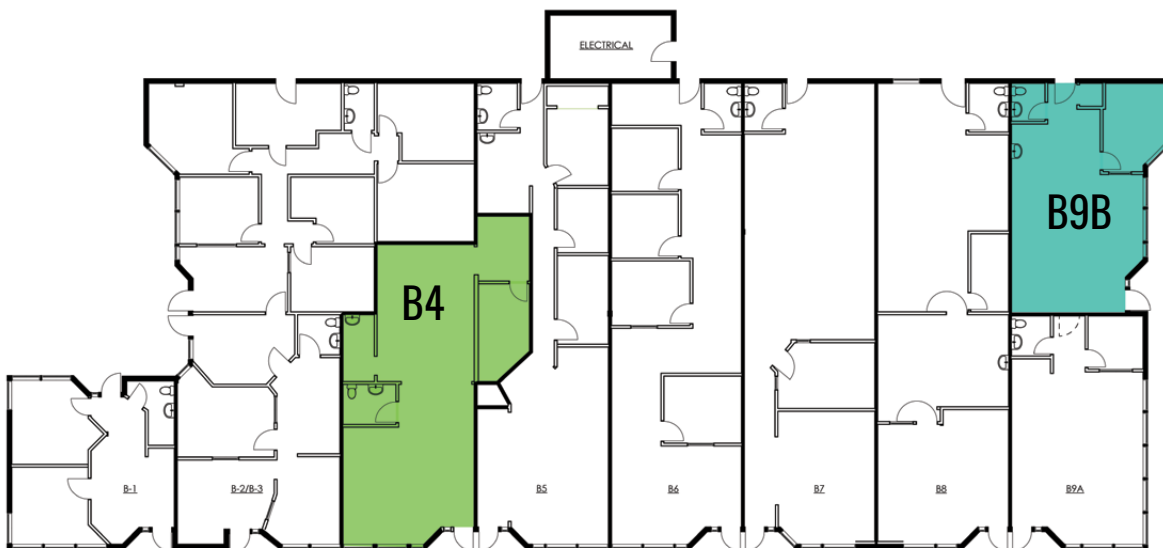
- Available Now
- Office/retail suite
- Suite has an open floor plan with one private office and private restroom
- NNNs est. at \$0.73/SF/Mo.

SUITE B9B

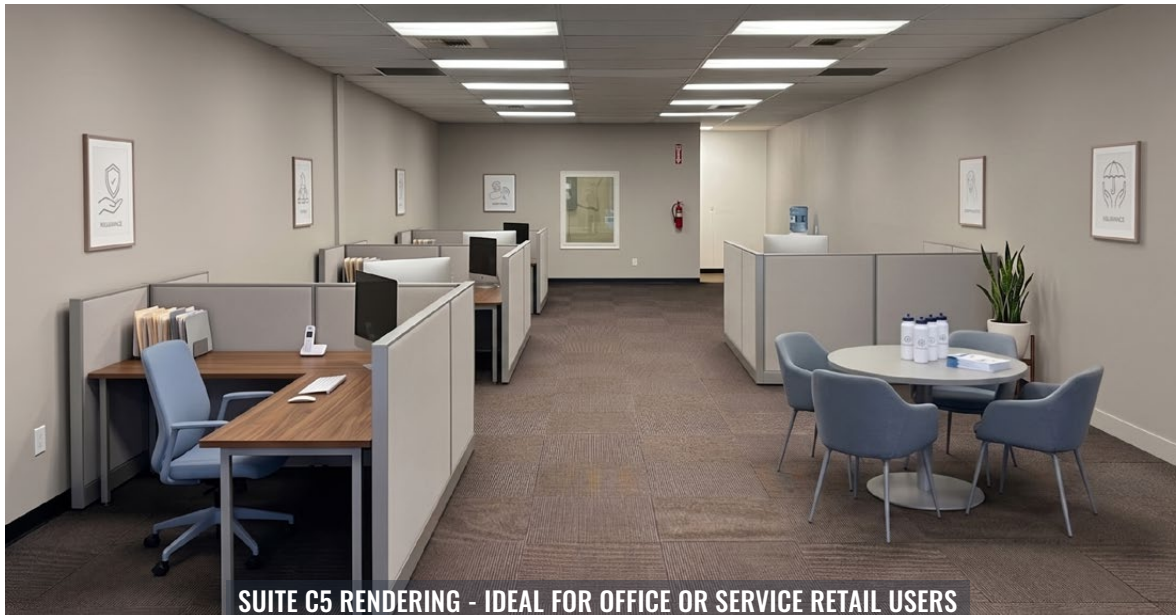
SUITE SIZE: 719 SF
LEASE RATE: \$2.00/SF/MO. NNN

FEATURES & AMENITIES

- Available Now
- Office/retail suite
- Suite has an open floor plan with one private office and private restroom
- NNNs est. at \$0.73/SF/Mo.



BUILDING C



SUITE C5 RENDERING - IDEAL FOR OFFICE OR SERVICE RETAIL USERS



SUITE C5

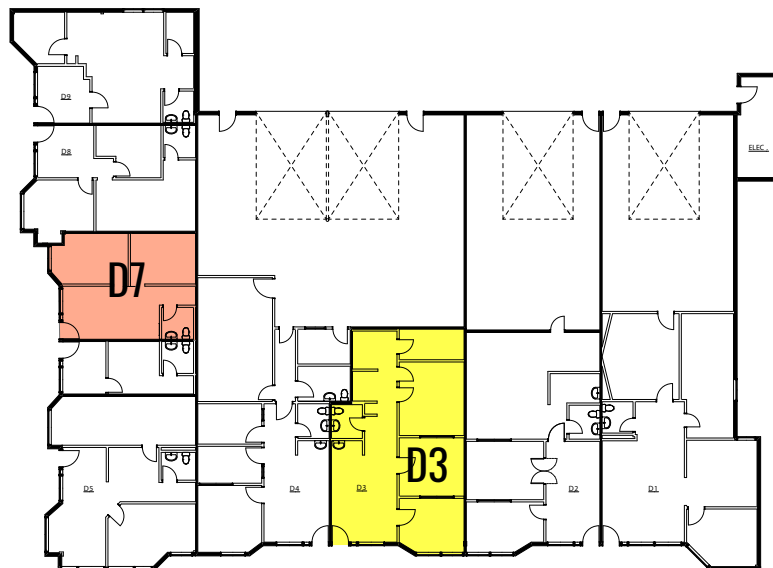
SUITE SIZE: 1,370 SF
LEASE RATE: ~~\$1.85/SF/Mo. NNN~~
\$1.65/SF/Mo. NNN

FEATURES & AMENITIES

- Available Now
- Retail/office suite
- Features an open floor plan with a private restroom
- Landlord TI available
- NNNs est. at \$0.73/SF/Mo.



BUILDING D



SUITE D3

SUITE SIZE: 937 SF

LEASE RATE: \$1.65/SF/Mo. NNN

FEATURES & AMENITIES

- Available Now
- Office suite
- NNNs est. at \$0.73/SF/Mo.

SUITE D7

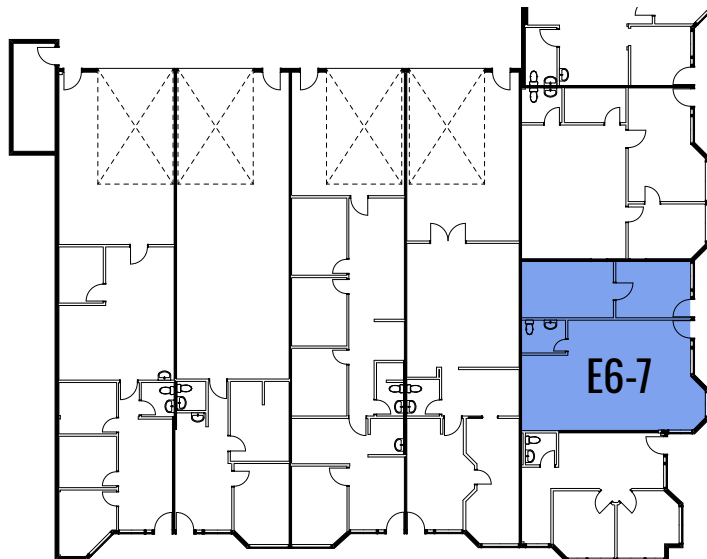
SUITE SIZE: 493 SF

LEASE RATE: \$1.65/SF/Mo. NNN

FEATURES & AMENITIES

- Available Now
- 2 office suites with private bathroom
- NNNs est. at \$0.73/SF/Mo.

BUILDING E



SUITE E6-7

SUITE SIZE: 955 SF
LEASE RATE: \$1.65/SF/MO. NNN

FEATURES & AMENITIES

- Available Now
- Office/retail suite
- Suite features two private offices and a private restroom
- NNNs est. at \$0.73/SF/Mo.



BUILDING F

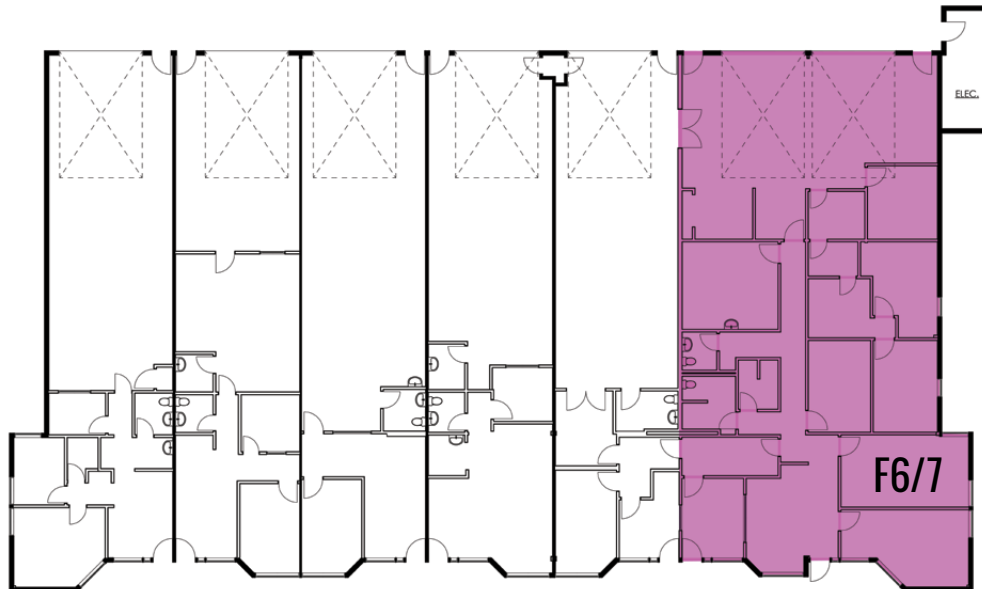


SUITE F6/F7

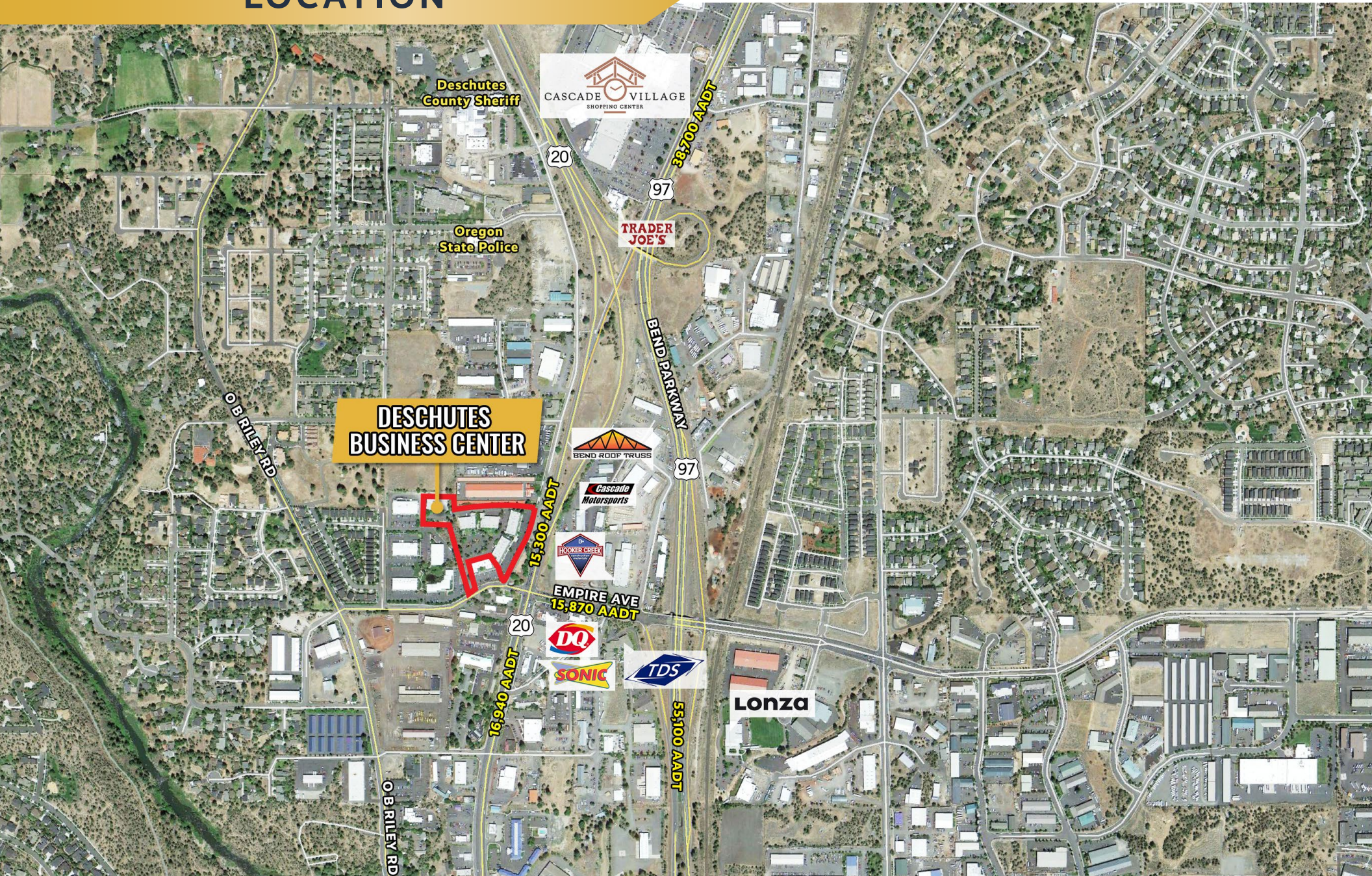
SUITE SIZE: 3,386 SF
LEASE RATE: \$1.20/SF/MO. NNN

FEATURES & AMENITIES

- Available Now
- Office/industrial space
- Suite features an office/industrial suite with a reception area, office, warehouse, and a fenced-off security storage yard
- NNNs est. at \$0.73/SF/Mo.



LOCATION





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