

FOR LEASE

1,714–1,838 SF AVAILABLE

Flexible NE Bend Industrial Suites with Office & Warehouse

20802 & 20806 Sockeye Pl, Bend, OR 97701



FULLY BUILT OUT OFFICE WITH VIEWS | WAREHOUSE WITH LARGE STORAGE AREA



Luke Ross, Broker | Dan Kemp, CCIM
Emilio Tiscareno, Broker

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL ESTATE
SERVICES

FOR LEASE

\$1.10–\$1.35/SF/MO. NNN

Flexible NE Bend Industrial Suites with Office & Warehouse

20806 SOCKEYE PLACE

Suite 130: Warehouse | 1,838 SF
Lease Rate: \$1.10/SF/Mo. NNN
NNNs: Est. at \$0.30/SF/Mo.

20802 SOCKEYE PLACE

Suite 230: Office | 1,714 SF
Lease Rate: \$1.35/SF/Mo. NNN
NNNs: Est. at \$0.30/SF/Mo.

HIGHLIGHTS

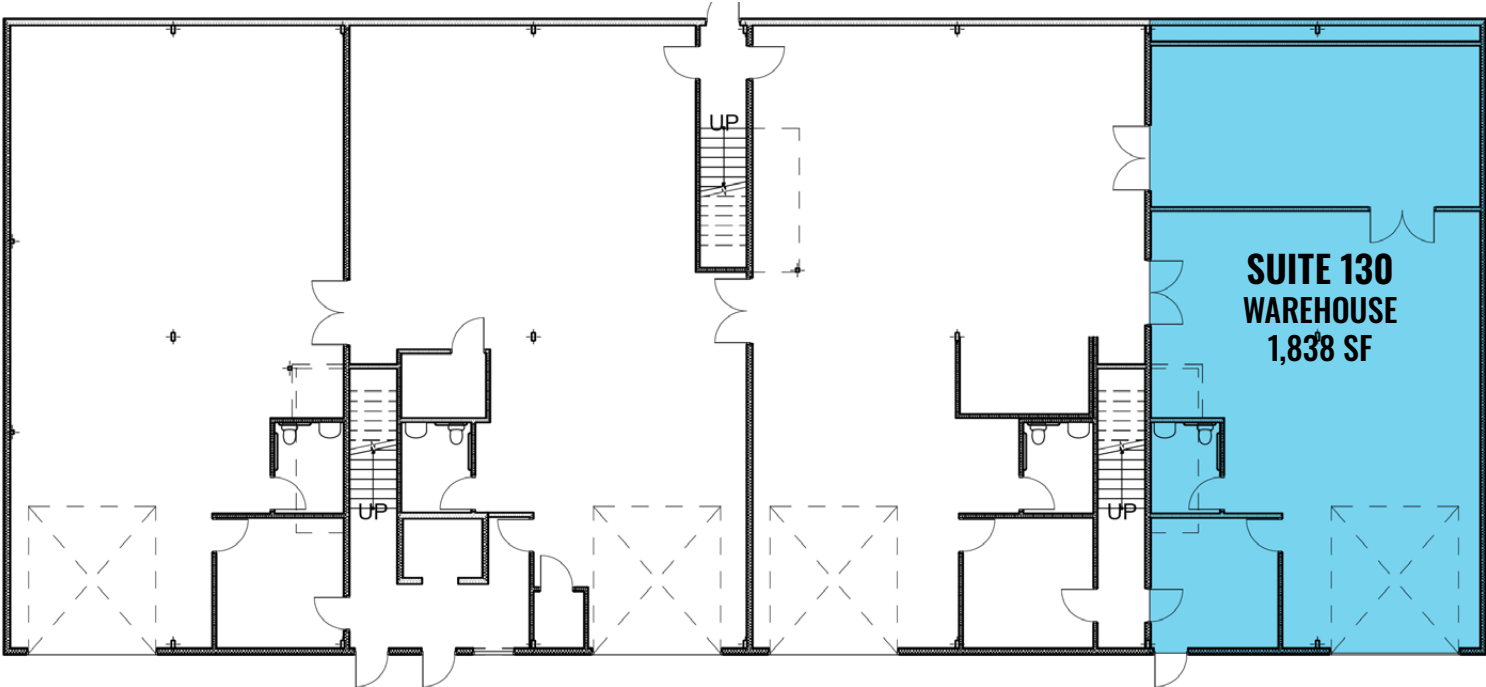
- **Suite 130** is comprised of a small office, open warehouse, storage space, private restroom and one 14' roll up door
- **Suite 230** includes an open office space, kitchen area, and private office suites
- Flexible suite configurations supporting a variety of industrial and office users
- Functional layout suited for operations, inventory, or light industrial use
- Proximity to established industrial businesses and services
- Convenient access to Bend Parkway and regional transportation routes



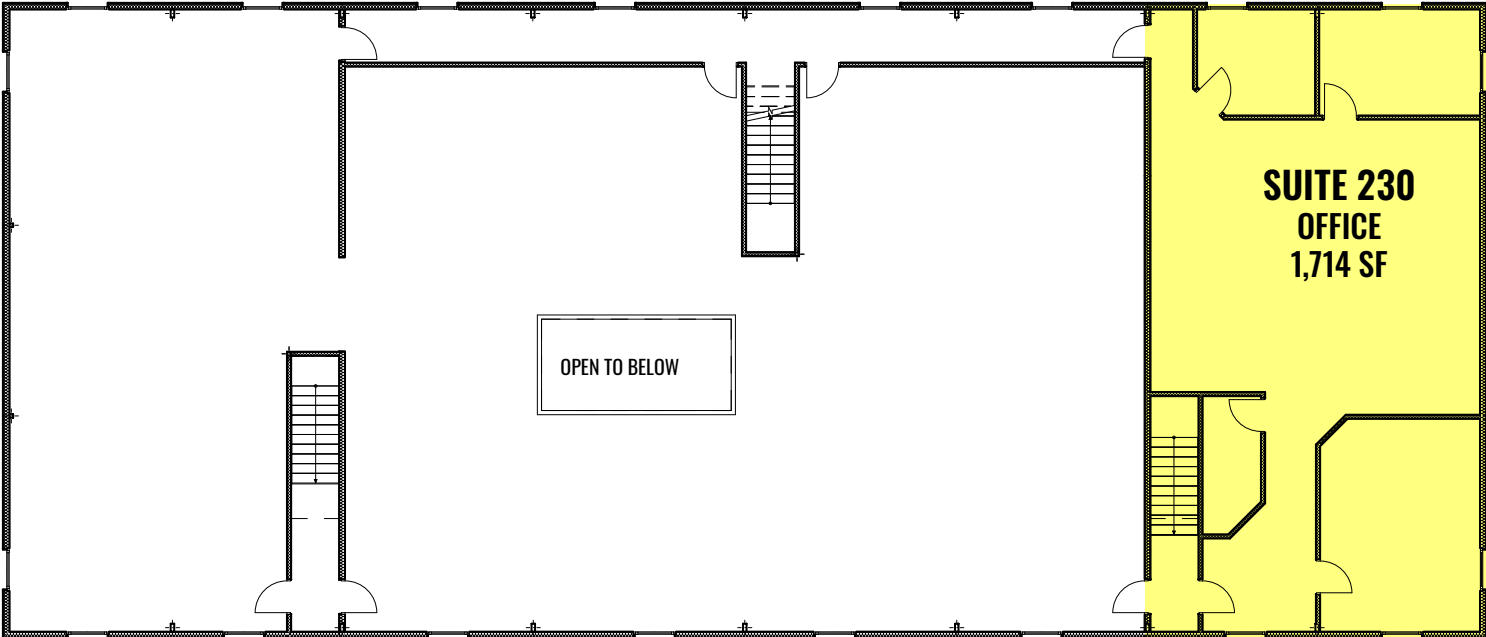
PROPERTY DESCRIPTION

20802 & 20806 Sockeye Place offer two distinct leasing opportunities within a modern, multi-tenant industrial campus in Bend. Available spaces include Suite 130, a 1,838 SF ground-floor warehouse suite located in the south building at 20806 Sockeye Place, and Suite 230, a 1,712 SF second-floor office suite located in the north building at 20802 Sockeye Place. While situated in separate buildings, both structures feature similar floor plans and construction, providing a cohesive and professional business environment. Positioned within one of Bend's premier industrial corridors, these suites offer flexible options for warehouse, office, or combined operational needs.

20806 SOCKEYE FIRST FLOOR PLAN



20802 SOCKEYE SECOND FLOOR PLAN



FOR LEASE

20802 & 20806 Sockeye Pl, Bend, OR 97701



SUITE 230 - OFFICE



SUITE 130 - WAREHOUSE



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



Luke Ross
Broker
Cell 541.480.6144
lross@compasscommercial.com



Dan Kemp, CCIM
Partner, Principal Broker
Cell 541.550.8413
dkemp@compasscommercial.com



Emilio Tiscareno
Broker
Cell 541.213.9640
etiscareno@compasscommercial.com

COMPASS COMMERCIAL
REAL ESTATE SERVICES