

## BEND CLINICAL/MEDICAL BUILDING

452 NE Greenwood Ave | Bend, OR



3,773 +/-SF on the first floor and 700 +/-SF of basement office/storage space in NE Bend. Excellent condition and ready for a new Owner/User. Zoned CL - Commercial Limited.

- Originally constructed in 1964, extensively remodeled 2015
- One tax lot of 0.32 acres
- 27 parking stalls (13 on property & 14 shared w/City of Bend on separate tax lot)
- Currently occupied for medical use

**Offered at: \$1,690,000**

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**With You Every Square Foot of the Way.**

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**DISCLAIMER:** This information is 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 Fratzke Commercial Real Estate. All measurements are approximate.



**1. PROPERTY DETAILS**

**2. SITE PLAN**

**3. ENTERPRISE ZONE MAP & INFORMATION**

**4. PROPERTY PHOTOS**

**5. AERIALS**

**6. CENTRAL OREGON AREA INFORMATION**



**Price: \$1,690,000**

**Property Details:**

- Single story office building plus basement with 4,473 +/- RSF on a 0.32 acre lot
- Zoning: CL - Commercial Limited; Enterprise Zone & Opportunity Zone
- Vestibule with large entry
- Retail eye dispensary/waiting room
- 7 offices/exam rooms on main floor
- 2 offices downstairs with file storage
- 1 breakroom
- 2 sinks in the breakroom & 1 in the lab area
- 4 bathrooms
- Physician assistant area
- Three (3) grade level HVAC units with air scrubbers (added in 2020)
- 27 parking spots (13 on property & 14 shared w/City of Bend on separate tax lot)
- Current tenant's lease runs through December 2021, they wish to remain in the building through April 2022

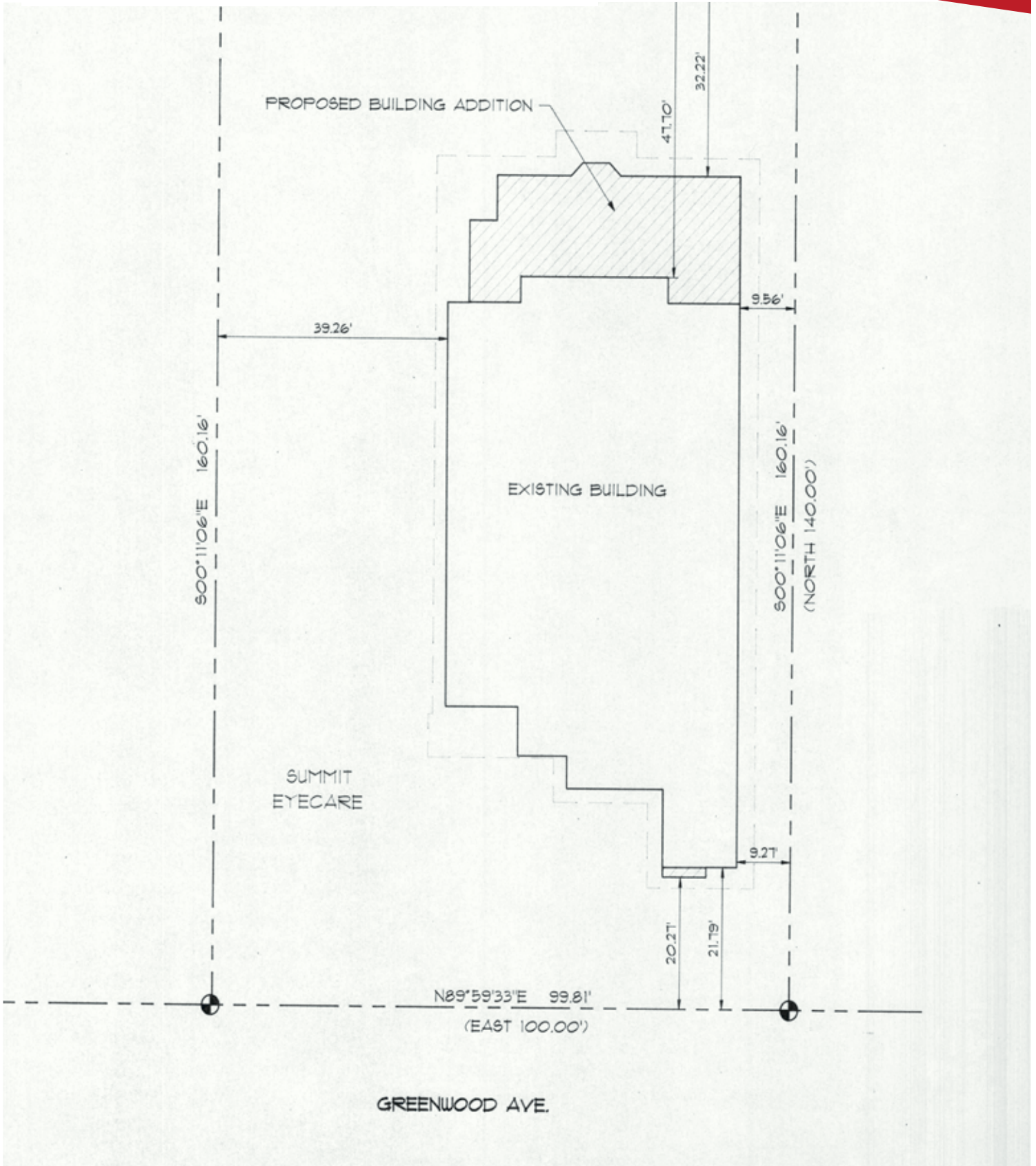
**Building Location:**

Located in the heart of Bend off NE Greenwood. This property is in both the Enterprise Zone and the Opportunity Zone. The Enterprise Zone provides multiple tax incentives limiting personal taxes on equipment, incentives with Energy Trust of Oregon, and additional programs to limit the owners financial liability.

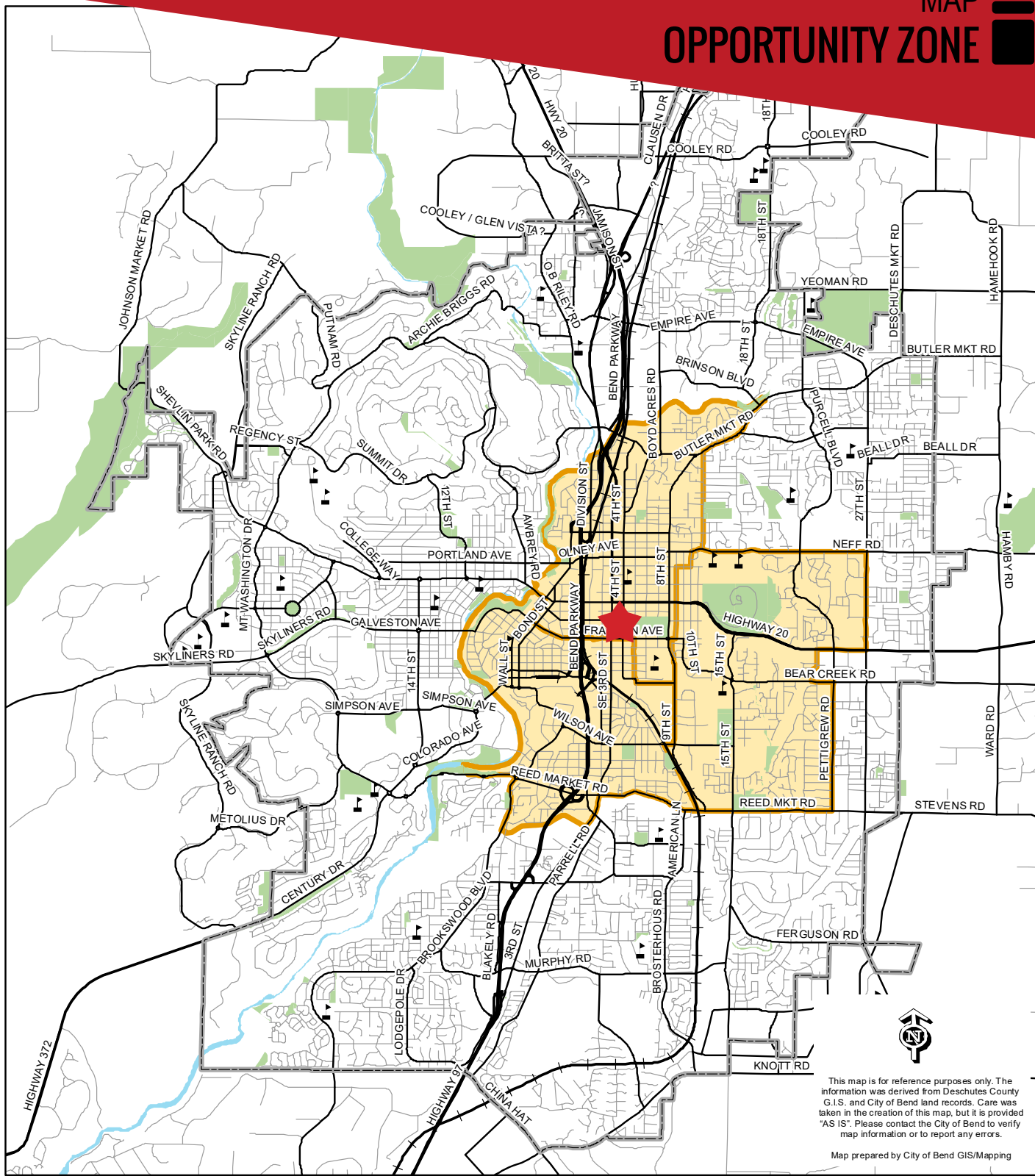
**Building Infrastructure:**

The City of Bend provides water and sewer services. The site has electric power, natural gas lines, internet and telephone services. Greenwood Avenue has concrete curbs, sidewalks, overhead streetlights and a center turn lane.

Note: For reference only



# MAP OPPORTUNITY ZONE



This map is for reference purposes only. The information was derived from Deschutes County G.I.S. and City of Bend land records. Care was taken in the creation of this map, but it is provided "AS IS". Please contact the City of Bend to verify map information or to report any errors.

Map prepared by City of Bend GIS/Mapping

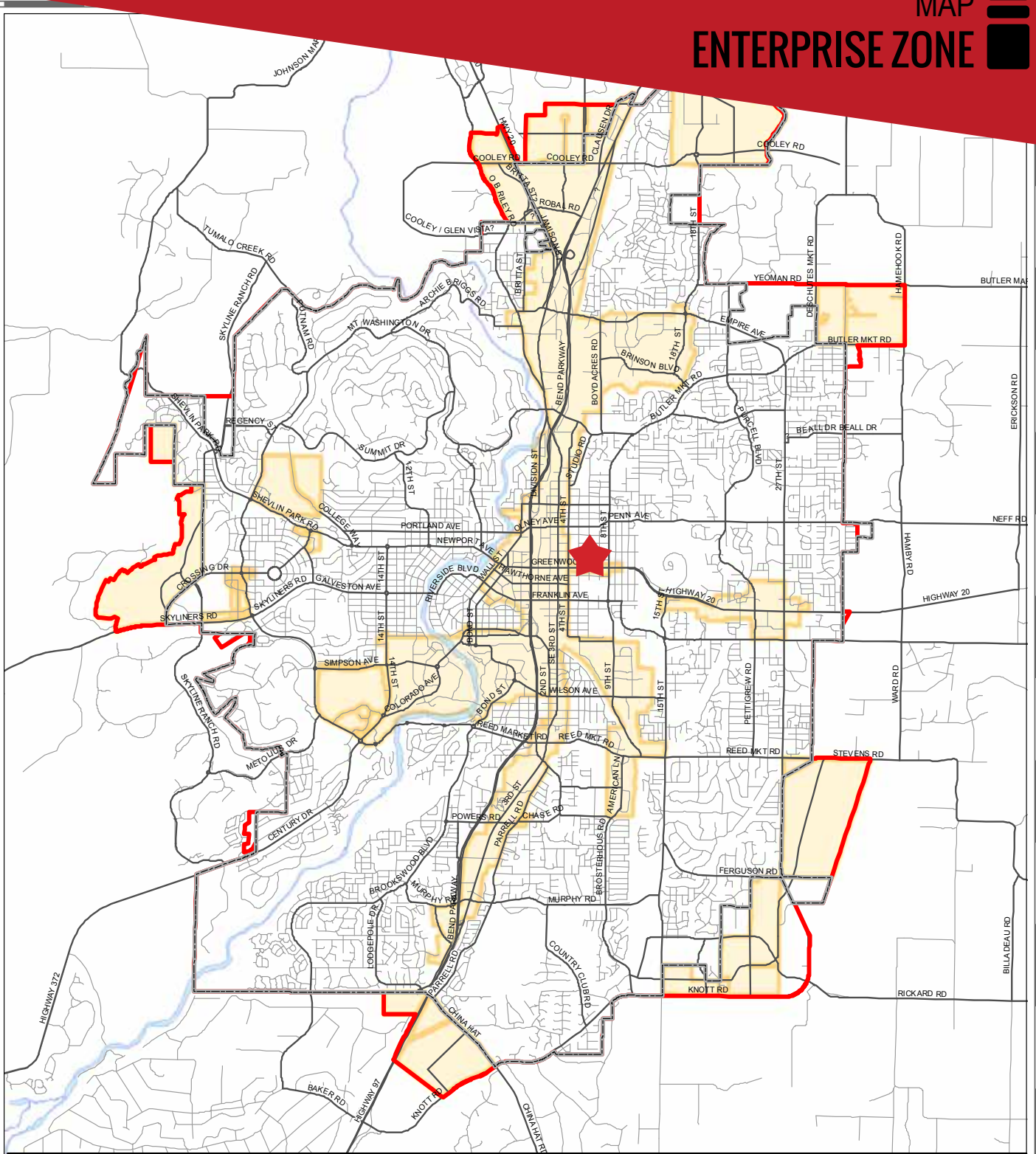


**City of Bend, OR  
Opportunity Zones**

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Print Date: May 2018

- Legend**
- Opportunity Zones
  - City Limits
  - Park
  - Major Roads
  - Roads
  - School

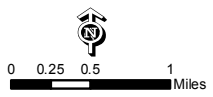


## Bend Enterprise Zone



Enterprise Zone UGB City Limit

Map prepared by City of Bend GIS  
 Print Date: November 2017  
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## Overview

The Bend Enterprise Zone (E-Zone) incentive program encourages economic development by waiving property taxes on declared investments for eligible businesses for three years. The property tax waiver may be extended to five years if the qualifying company creates jobs compensated at 150% of Deschutes County’s annual wage as published by the Oregon Employment Department. The Bend Enterprise Zone was established in 2012, and significantly expanded in May 2017. The zone encompasses land zoned for industrial, commercial or mixed use and allows traded sector employers (those whose companies sell goods or services outside the region) property tax exemptions on certain new capital investments.



- Only new facilities, equipment or improvements not yet on the tax roll are eligible for this tax incentive. The application must be in before any work/contracts are completed.

## Tax Incentives

### Standard Abatement

This economic development incentive offers 100% property tax relief on normally assessed significant new facility and/or equipment. Abatement lasts for three years after the property has been placed in service and returns to the tax roll at the depreciated value.

### Extended Abatement

The Program Sponsor (City of Bend) may extend the standard exemption to four or five consecutive years if the qualifying company creates jobs compensated at 150% of Deschutes County’s annual wage.

## Eligibility

Eligible employers include headquarter operations, manufacturing, warehouse & distribution, fabrication, R & D, manufacturing suppliers and other employers engaging in business-to-business commerce. Those employers that do not qualify include retail, commercial, most services and other non-business-to-business operations. New companies to the Central Oregon area that are eligible for the program must create at least one new full time job. Existing companies must expand by at least 10% in the first year to be eligible.

To receive E-Zone authorization, companies must commit to entering into a first-source hiring agreement before hiring new employees which entails an obligation to consider referrals from local job training providers for filling eligible job openings.

- New investments must be \$50,000 or more, in total, for qualified “real property,” which includes newly constructed buildings or structures; new additions or modifications to existing buildings or structures; heavy/affixed machinery and equipment.
- Existing firms must increase and maintain full-time employment by ten percent (10%) for the full term of their exemption. Firms new to the area must employ at least one person.
- There are no limits to the number of times a company may use the zone.
- Land, non-inventory supplies, rolling stock, vehicles, and motor propelled devices do not qualify toward new investment minimums.

Minimum Qualifying Criteria	Minimum Qualifying Criteria	5 Years (Extended)
Investment	\$50,000	\$50,000
New employment for existing company	10% increase in first year	10% increase in first year
Average compensation per employee	No minimum	150% of Deschutes County average annual wage*

*\*may include non-mandatory benefits, overtime and profit sharing*

## E-Zone Incentive Savings

Estimated property tax savings are illustrated below for both a Standard 3 year abatement and an Extended 5 year abatement. Savings are based on new investments of \$100,000 and \$1,000,000 and are calculated using Bend’s property tax millage rate per \$1,000 of assessed valuation and are rough estimates as the millage rate and change property ratio are subject to change.

Approximation of Bend E-Zone Savings		
Original Investment	3 Years (Standard)	5 Years (Extended)
\$100,000	\$4,000	\$6,600
\$1,000,000	\$40,000	\$66,000



# BEND OREGON - ENTERPRISE ZONE INFORMATION

## Frequently Asked Questions

### **Does the Enterprise Zone take away from the existing tax base?**

No. The Legislature, in coordination with cities and counties across Oregon, has structured the Enterprise Zone to ensure that no property (land, buildings, equipment) previously on the tax rolls can be removed through an exemption process. Only new investment qualified by an application process with the local Enterprise Zone Manager, and coordinated with the local tax assessor, can be exempted.

### **May my company use the Enterprise Zone multiple times for future expansions?**

Yes. Expansion projects for qualifying employers are eligible as long as the employer adds at least 10% to their existing workforce each time the program is used.

### **When the exemption period expires, does my property (building and equipment) come back on the tax rolls?**

Yes. Buildings and equipment are assessed throughout the exemption period, but come back on the tax rolls at a depreciated or appreciated value. Eligible property taxes on real and some personal property are exempted, not deferred.

### **Are commercial developments eligible for Enterprise Zone exemptions?**

No. Only primary employers are eligible. The general test for commercial versus primary or industrial is that a majority of a company's products or services must be sold or delivered outside the region, or to another business.

### **Can eligible employers who rent their facilities qualify?**

Yes. If a facility has not been previously occupied or is a build-to-suit for an eligible company, landlords are required to pass on savings resulting from property tax exemptions to their tenants.

### **My company is eligible for the E-Zone, but I've already started construction. Can my facilities be exempted?**

Typically not. Companies wishing to access the program need to complete the two-page Enterprise Zone Authorization Application prior to purchasing equipment or breaking ground on new or expanded facilities. It is strongly recommended that companies meet with the Zone Manager before making any land use application, obtaining building permits, or purchasing equipment.

### **Must my facility be located within the boundaries of the Bend Enterprise Zone?**

Yes, operations not located within the E-Zone boundaries do not qualify. To view a Bend Enterprise Zone map visit [www.edcoinfo.com/maps/](http://www.edcoinfo.com/maps/) or call the Zone Manager for information concerning zone boundaries.

### **How difficult is the approval process?**

Most companies find the application process quick, non-bureaucratic and easy to navigate. The process normally consists of a short consultation meeting with the Zone Manager, completion by the company of a two-page application and attachments, and approval by the Zone Manager and County Assessor. Complete applications are generally processed within one week. After filing the completed application, investment can commence immediately.

Annual (specific) reports are required for employment and property exemption claims which are one or two-page forms submitted directly to the Oregon Department of Revenue.

### **Do eligible employers who rent their facilities qualify?**

Yes. If a facility has not been previously occupied or is a build-to-suit for an eligible company, landlords are required to pass property tax exemptions saving along to their tenants.

## Application Process

To receive incentives, businesses must file an Enterprise Zone Authorization Application with the local Zone Manager and be approved prior to any eligible investments. For information about E-Zone use in Bend, contact Don Myll, Bend Manager for Economic Development for Central Oregon (EDCO).

### **Zone Sponsor: City of Bend**

Ben Hemson, Bend Business Advocate  
541-388-5529  
[bhemson@bendoregon.gov](mailto:bhemson@bendoregon.gov)  
[bendoregon.gov/business](http://bendoregon.gov/business)

### **Zone Manager: EDCO**

Don Myll, Area Director  
541-388-3236 ext. 4  
[don@edcoinfo.com](mailto:don@edcoinfo.com)  
[edcoinfo.com](http://edcoinfo.com)

### **Economic Development for Central Oregon**

705 SW Bennett Way, Suite 1000  
Bend, OR 97702

541.388.3236  
[www.edcoinfo.com](http://www.edcoinfo.com)

Economic Development for Central Oregon (EDCO)'s mission is to create middle-class jobs in Central Oregon by recruiting new employers to move to the region, helping entrepreneurs start new, scalable businesses, and working with existing businesses to grow their operations.

For more information, visit [www.edcoinfo.com](http://www.edcoinfo.com).

EXTERIOR  
PROPERTY PHOTOS







INTERIOR  
PROPERTY PHOTOS







# CENTRAL OREGON MARKET OVERVIEW

Welcome to Central Oregon where the commute times are short and breathtaking views await you at every turn. The region features dramatic snow-capped mountain ranges and high desert plateaus within Deschutes, Crook and Jefferson counties.

Located halfway between San Francisco and Seattle, the hottest small metropolitan market in the U.S. is Central Oregon. In the last decade the region has seen some of the highest sustained GDP growth, job growth and population growth. With these factors in mind, The Milken Institute has named the region the best small metropolitan in the nation three years in a row – an accolade no other location has ever received.

Central Oregon is pulling extraordinary talent and capital, fostering a diverse and highly entrepreneurial business ecosystem. Lured by natural scenic beauty and big city amenities (world-class health care, education, dining) without big city costs or hassle, people are learning that having a true work-life balance is possible. Employees are happier; companies are more innovative and capital-efficient. All in a region dominated by small to mid-sized firms that compete globally – and win.

**240,280**

## REGIONAL POPULATION

*2019 estimates from  
Portland State University*

**117,050**

## REGIONAL LABOR FORCE

*Seasonally adjusted total for Q1 2019  
from Oregon Employment Department*

**#6**

## FASTEST POPULATION GROWTH IN THE U.S.

*U.S. CENSUS, 2018*

## WHY CENTRAL OREGON?

Central Oregon has been among the fastest growing regions anywhere in the U.S.

In-migration has been the dominating factor in the region's growth with approximately 7,000 new residents moving to the area from all over the country every year. At the same time, the region's ability to attract young families has resulted in strong birth rates.

When compared against its neighbors to the north and south, Oregon's overall business costs rank significantly lower. Average electricity rates, natural gas rates, state and local sales tax rates, and business tax climates in particular are significantly lower than the national average.

For a relocating business, Central Oregon has a reputation for welcoming new companies without sacrificing workforce, talent, quality healthcare, transportation, or infrastructure.

**GROWTH**

The combination of a collaborative culture, a supportive attitude among government and economic development agencies, plus a location that attracts talent and investment all help Central Oregon compete nationally.

***"BEND ENJOYS A TRULY COLLABORATIVE ENVIRONMENT.  
Everyone is not only supportive of each other, but excited to see one another grow. We share the same trails, rivers and slopes and ultimately share a similar vision to help Bend succeed."***

*—Scott Allan, GM, Hydro Flask*

**#2**

## FASTEST JOB GROWTH IN THE U.S.

*BLS, 2017*

## DESCHUTES COUNTY

**#1**

## COUNTY RECEIVING MOST INVESTMENT IN OREGON

*SMARTASSET, 2019*



# TRANSPORTATION

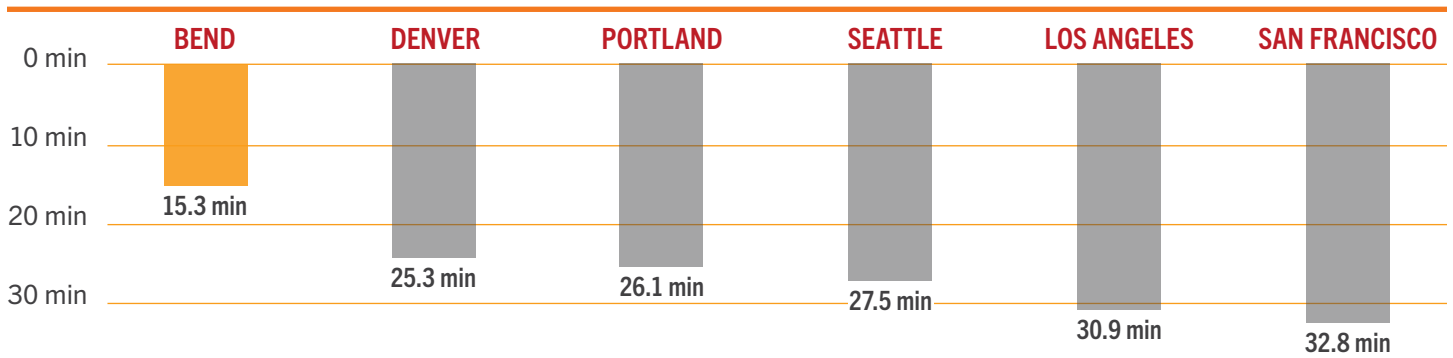


Redmond Municipal Airport (RDM) provides commercial air service with 26 daily round-trip flights to Denver, Portland, Seattle, Los Angeles, San Francisco, Mesa, Phoenix, Salt Lake City, Las Vegas, and Chicago via six carriers (Alaska, SunCountry Airlines, Allegiant, American, Delta, and United.)

Burlington Northern-Santa Fe (BNSF), Union Pacific (UPRR), and the City of Prineville Railway (COPR) provide direct connections for shipping to any market in the United States, Canada, and Mexico.

U.S. Highways 97 and 20 are two of the state's major trucking routes, with access to major metro areas with connections to Interstate 5 (N-S) and Interstate 84 (E-W).

**AVERAGE COMMUTE TIMES** The Central Oregon average commute time is 21 minutes each way, saving the average worker over one work week per year! ([Census.gov 2019](https://www.census.gov))



TRAVEL TIME/  
DISTANCE



CAR



TRAVEL TIME



AIR



- Bend, OR
- Portland, OR • 3 hrs. 13 min./153 mi.
- Medford, OR • 3 hrs. 22 min./173 mi.
- Olympia, WA • 4 hrs. 55 min./269 mi.
- Boise, ID • 5 hrs. 19 min./317 mi.
- Seattle, WA • 5 hrs. 45 min./328 mi.
- San Francisco, CA • 7 hrs. 54 min./491 mi.
- Los Angeles, CA • 12 hrs. 39 min./821 mi.

- Redmond, OR (RDM)
- Portland, OR • 40 min.
- Seattle, WA • 1 hr.
- Salt Lake City, UT • 1 hr. 30 min.
- San Francisco, CA • 1 hr. 40 min.
- Los Angeles, CA • 2 hrs. 10 min.
- Denver, CO • 2 hrs. 15 min.
- Phoenix & Mesa, AZ • 2 hrs. 25 min.
- Chicago, IL • 3 hrs. 40 min.

# SERVICES AND INFRASTRUCTURE

## Utilities



Because most of our region has been built new in the past two decades, our telecommunications infrastructure is one of the Northwest's most technologically advanced, meeting business and telecommuting requirements for capacity, redundancy, and reliability.

## Education



Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2018, the Bend-La Pine school district's average SAT scores surpassed the national average by over 100 points. Additionally, higher education opportunities abound. From Oregon State University-Cascades ongoing expansion, to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

## Healthcare



Top quality healthcare is one of the crown jewels of Central Oregon. St. Charles Health System is the largest healthcare provider in the region, and is also the largest employer with over 4,400 employees across the tri-county area. A network of more than 100 clinics and specialty practices further support the community.

# LIFESTYLE

Central Oregon is blessed with a rare mix of city amenities and restful isolation. It offers the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.



30 Golf Courses



Miles and Miles of Trails



Thriving Arts and Culture Scene



33 Breweries and Counting



300 Days of Sunshine

**#1**

**BEST PERFORMING  
SMALL CITY THREE  
YEARS IN A ROW!**

—MILKEN INSTITUTE, 2016, 2017, 2018

**#1**

**SMALL CITIES FOR  
BUSINESS AND CAREERS**

—FORBES, 2016

**BEST**

**PLACES TO LIVE  
ON \$55,000**

—SMARTASSET, 2017

**#8**

**BEST PLACES TO LIVE  
IN THE U.S.**

—NEW YORK POST, 2016

**BEST**

**MULTI-SPORT TOWN**

—OUTDOOR MAGAZINE, 2017