

OWNER-USER  
OPPORTUNITY

## BEND OFFICE BUILDING

1012 SW Emkay Drive | Bend, Oregon

LOCATED IN THE  
ENTERPRISE ZONE



2,984 +/- SF single story office building in SW Bend.

Excellent condition and ready for a new Owner/User. Zoned Mixed-Use Urban (MU).

- Originally constructed in 1998
- One tax lot of 0.37-acres
- 5 access points to building
- 15 parking stalls (12 on property & 3 shared with City of Bend on separate tax lot)
- Large primary entryway
- All offices fully sound proofed, and separate HVAC systems
- All UIC and Drywells have been Registered and Rule Authorized as of 2022

Offered at \$1,450,000

**Brian Fratzke, CCIM, Principal**

brian@fratcommercial.com | O 541-306-4948 C 541-480-2526





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

**963 SW Simpson Ave Suite 220 | Bend, OR 97702**

**541-306-4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)**

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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. BUILDING SCHEMATICS**

**3. AERIAL PROPERTY PHOTO**

**4. AERIAL & TAX MAP**

**5. ENTERPRISE ZONE MAP & INFORMATION**

**6. PROPERTY PHOTOS**

**7. CENTRAL OREGON AREA INFORMATION**



**Price: \$1,450,000**

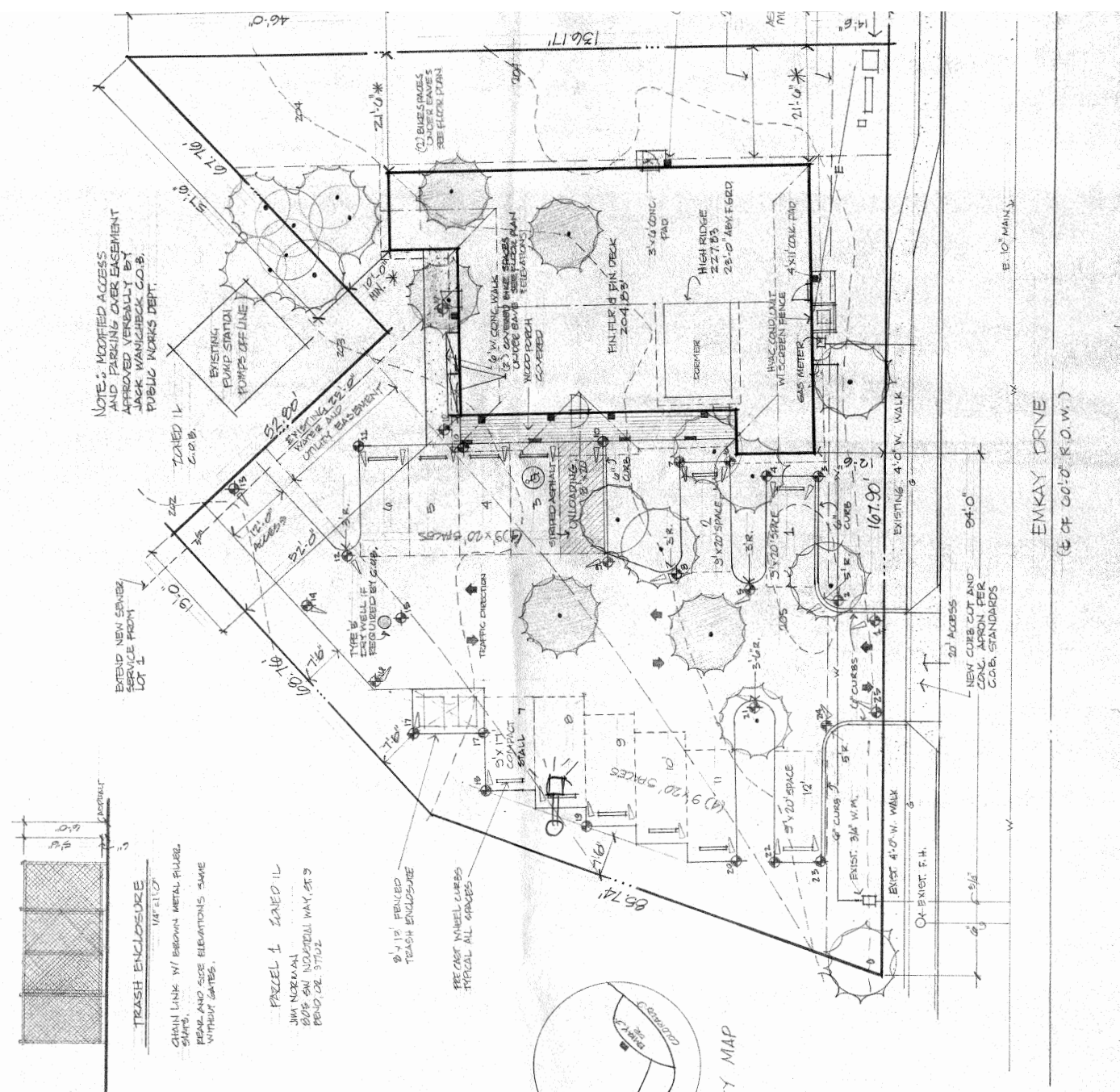
### Property Details:

- Originally constructed in 1998
- Single-story office building of 2,984 +/- RSF on a 0.37-acre lot
- Zoning: MU - Mixed-Use Urban
- Large primary entryway
- 1 breakroom
- 1 full bath with shower and 2 half-baths
- 1 large conference room
- Two separate storage areas for file cabinets
- 6 private offices
- Full HVAC with separate heating and cooling zones for each office
- All offices fully sound-proofed

### Building Location/Enterprise Zone:

With incredible westside location just a few blocks to Oregon State University, the owner/user will appreciate locating their firm in a modern building located next to many shops, restaurants, educational facilities, and quick access to premium housing, Mount Bachelor and the Cascade Lakes. The property is located in the Enterprise Zone providing multiple tax incentives limiting personal taxes on equipment, incentives with Energy Trust of Oregon, and additional programs to limit the owners financial liability.

Note: For reference only



NOTE: MODIFIED ACCESS AND PARKING COVER EASEMENT APPROVED VERTICALLY BY JACK WANGHEAL C.O.B. PUBLIC WORKS DEPT.

TRASH ENCLOSURE  
1/4" PLYWOOD

CHAIN LINK W/ BROWN METAL FLUTED SHAFTS, REAR AND SIDE ELEVATIONS SAME WITHOUT GATES.

FRZEL 1 ZONED I/L  
3/4" NORMAL  
80% SW INDIANAPOLIS MAY 17, 19  
REAR, OR 3702

8'-1 1/2' PEACED  
TRASH ENCLOSURE

FRESH PAINT  
TYPICAL ALL SPACES

VICINITY MAP

EMKAY DRIVE  
(E OF 60'-0" R.O.W.)

20' ACCESS  
NEW CURB CUT AND CONC. APPROX PER C.O.B. STANDARDS

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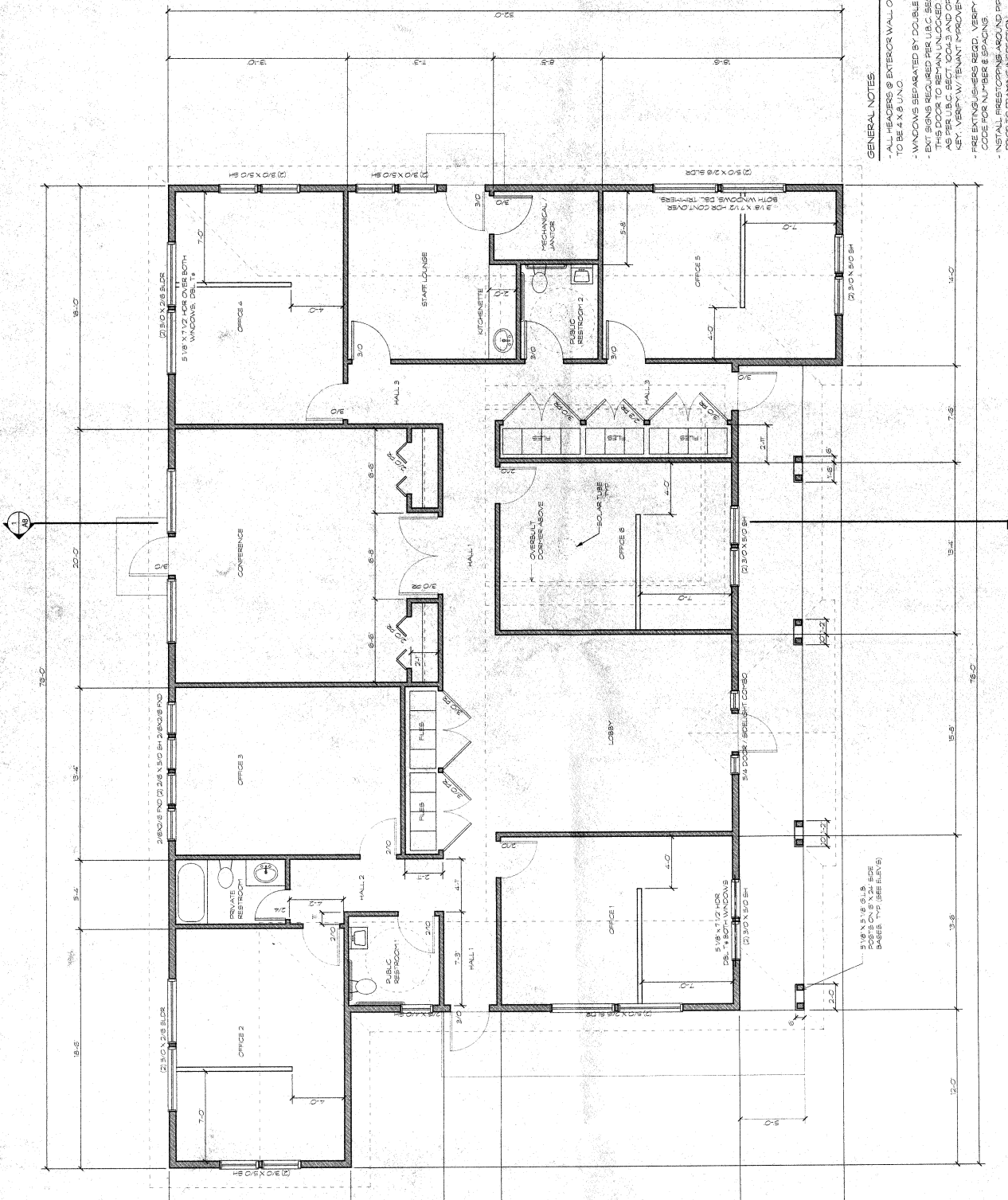
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Note: For reference only

2 1/8  
5/8



GENERAL NOTES:

- ALL HEADERS & EXTERIOR WALL OPENINGS TO BE 4 X 8 U.N.O.
- WINDOWS SEPARATED BY DOUBLE TRIMMERS TYP.
- EXITS REQUIRED PER U.B.C. SECT. 103 SIGNAGE STATING THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS AS PER U.B.C. SECT. 100.3 AND CREMABLE FROM INSIDE W/O KEY. VERIFY W/ TENANT IMPROVEMENTS.
- FIRE EXTINGUISHERS REQ'D. VERIFY W/ CURRENT UNIFORM FIRE CODE FOR NUMBER & SPACING.
- INSTALL FIRESTOPPING AROUND PIPES, DUCTS, AND WIRING PRIOR TO FRAMING INSPECTION.
- A VAPOR BARRIER SHALL BE PLACED BETWEEN WALLS AND CEILING ASSEMBLIES. INSULATION SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 150 WHEN TESTED AS PER U.S.C. A ONE SECT. VAPOR RETARDER SHALL BE INSTALLED ON WARM SIDE.
- WINDOW & DOOR INFO:
  - ALL DOOR FRAMEWARE SHALL BE PUSH-TYPE W/ AUTO CLOSURE.
  - ALL DOORS SHALL BE 48" MIN. CLEARANCE.
  - INSULATED GLASS-UNITED THESE OLD 1/2" ABR. ADU. SURFACE MAX. U-RATING OF 0.3 MAX.
  - ALL WINDOWS TO BE DEL. GLAZED LOWE W/ U-RATING OF 0.5 MAX. & SHADING COEFFICIENT OF 0.57 PER CODE.



FLOOR PLAN



**SUBJECT PROPERTY**



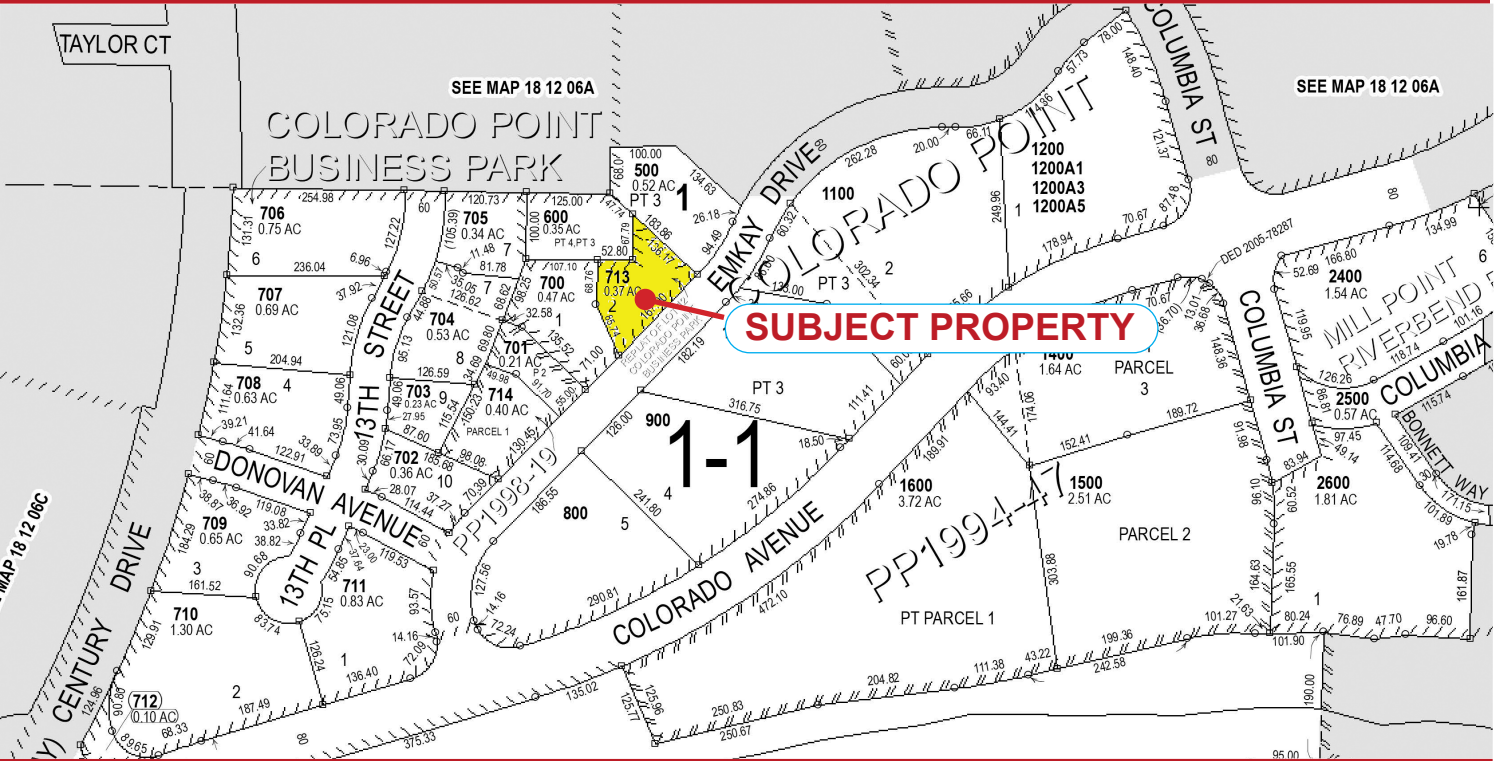
Riverbend Park

DESCHUTES RIVER

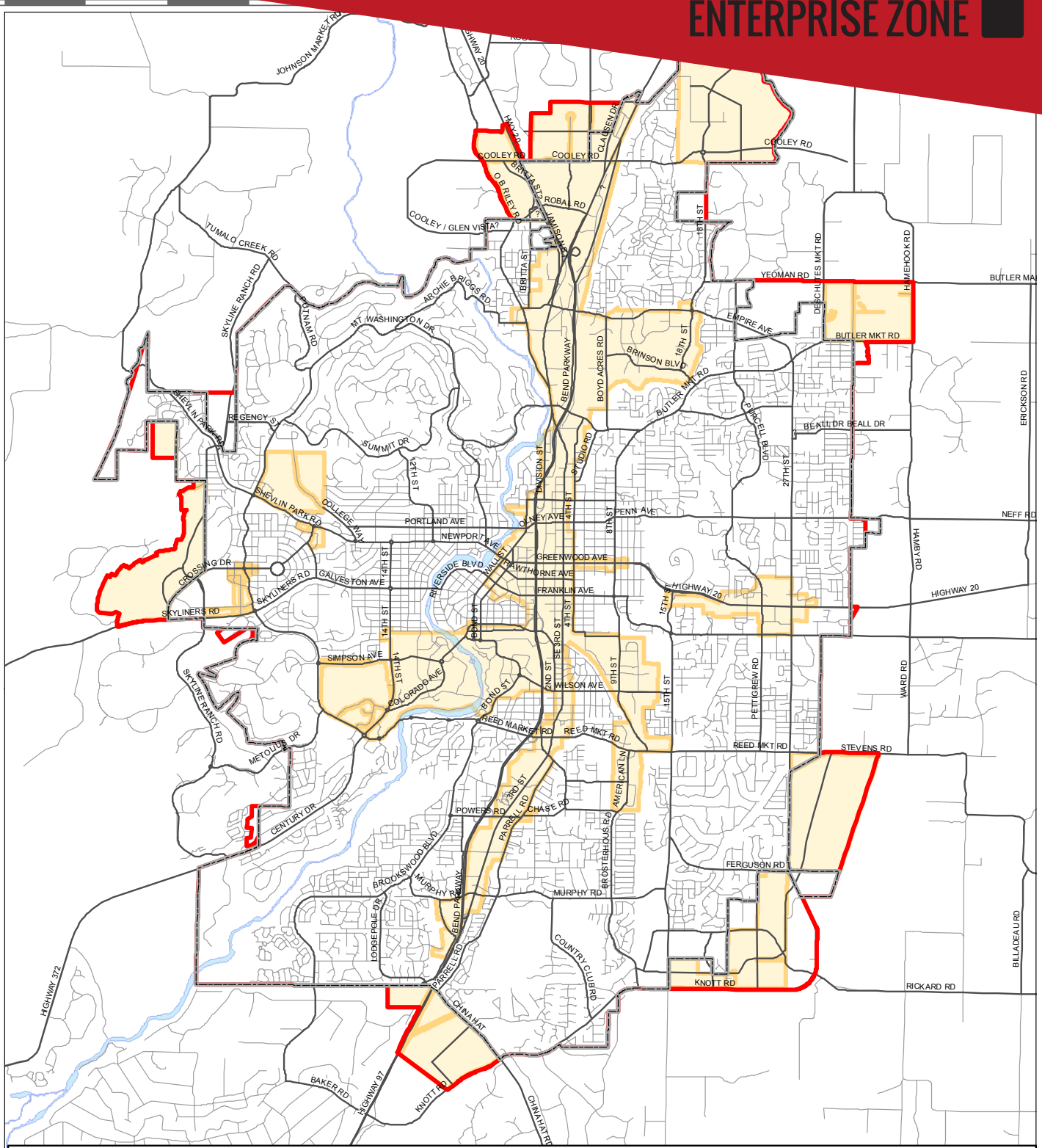
Farewell Bend Park

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNR  
USDA, USGS, AeroGRID, IGN, and the GIS User Community  
County GIS

SW REED MARKET RD







## Bend Enterprise Zone

Enterprise Zone
  UGB
  City Limit



CITY OF BEND



0 0.25 0.5 1 Miles

Map prepared by City of Bend GIS  
 Print Date: November 2017  
 This map is for reference purposes only. The information was derived from Deschutes County GIS, 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.

## 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 Bonnett 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).













# 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

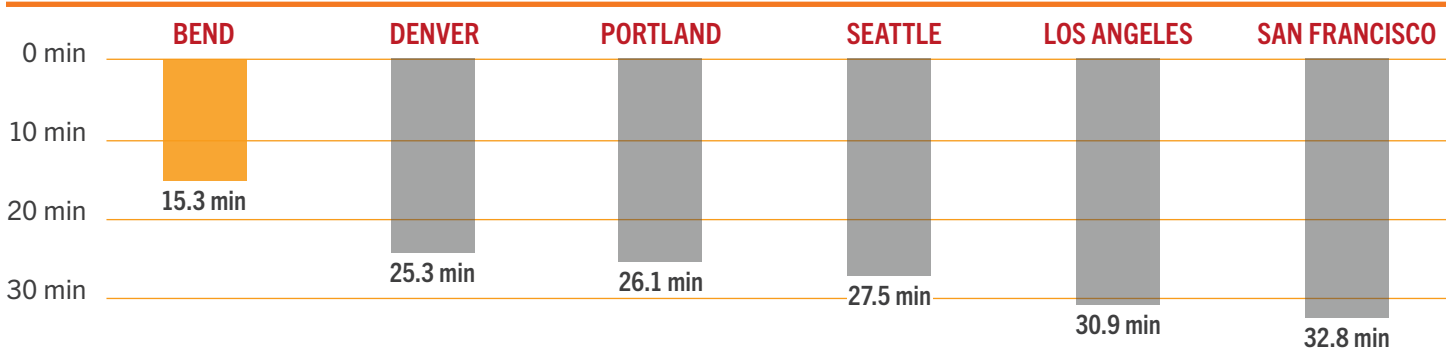


Redmond Municipal Airport (RDM) provides commercial air service with 26 daily round-trip flights to Denver, Portland, Seattle, Los Angeles, San Francisco, Mesa, Phoenix, Salt Lake City, Las Vegas, and Chicago via six carriers (Alaska, SunCountry Airlines, Allegiant, American, Delta, and United.)

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