

FOR SALE

Price: \$5.4 million



Future tire center location on Third Street has been cleared for development

BY MICHAEL KOHN
The Bulletin

A 3.5-acre patch of real estate on Franklin Avenue in Bend that is home to a Les Schwab Tire Center could soon be a bustling hub of offices, shops and restaurants, plus a range of badly needed housing within walking distance of downtown.

The property, located at 105 NE Franklin Ave, is listed for sale at \$5.4 million, according to NAI Cascade, the commercial real estate service company that is representing the seller, Les Schwab Tires.

The property sits at the southern edge of the Bend Central District, a neighborhood mainly comprised of warehouses and fast food joints that the city is trying to redevelop as a new area of mixed-use development. Affordable housing, shopfronts, artisan workshops and public spaces could fill the area by 2040 if the city's vision comes to pass.

"It's right in the heart of downtown at the gateway to the Bend Central District," said Walt Ramage, a broker with NAI Cascade.

See **Les Schwab** / C8



Les Schwab is selling its property on Franklin Street that is planned to be redeveloped into a mixed-use property with residential and commercial opportunities.

Ryan Brennecke/The Bulletin



Pandemic, remote work bring permanent changes to the office

C OVID-19 accelerated changes in the traditional office, but many of them were already in the works. A growing remote workforce that began years ago has accelerated, making us re-think the office, how we communicate with co-workers and redefined how we see ourselves as employees. As we ponder what the office will be like post-pandemic, there will be changes in where we choose to live, how we work with one another and to the very space in which we work.

A recent Gallup poll shows that

INSIDE BUSINESS

By Katy Brooks



more than a third of current remote workers indicated they would like to continue working remotely on a permanent basis. This realization is influencing residential and commercial design. Changes are occurring on how office space and commercial districts are designed. For example, urban land-

scapes in traditional office-dominated employment districts are increasingly a mix of housing and workspaces due to the rise of hybrid and remote work.

In Central Oregon, we see another phenomenon spurred by COVID-19 as businesses in large cities opt for smaller markets that are perceived to be safer and more livable. Many local commercial leases are from out of town or out of state companies either moving their entire business to Bend or establishing satellite hubs away from dense urban areas.

These new companies are also changing the commercial design. Renee Alexander, principal at BBT Architects in Bend sees businesses moving to a hybrid model. This includes work from home, office and out in the community with flexible hours and shared workplaces. "I know some of this already exists with consultants and smaller companies, but larger companies will be coming on board," she said.

MIT Sloan researchers studied how this trend of hybrid work is influencing the labor force. They found that

non-permanent employees are performing more than 25 percent of work for businesses. They also found that the nature of work is evolving, with more need for "short-term, skills-focused, team-based work engagements," dramatically changing the relationship between the workforce and employers. People who work for companies now include a blend of full-time employees, contractors, gig workers and a wide variety of contributors and professionals.

See **Brooks** / C8