

**FOR LEASE**

**3,883 RSF | \$2.25/SF/MO. NNN**

**Office Suite with River Views  
and Private Outdoor Deck**

**1001 SW Disk Dr., Suite 110, Bend, OR 97702**



**SUITE LOCATED IN COVETED DESCHUTES RIDGE BUSINESS PARK**



**Jay Lyons, SIOR, CCIM | Grant Schultz, CCIM**

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**FOR LEASE**

**\$2.25/SF/MO. NNN**

## Office Suite with River Views and Private Outdoor Deck

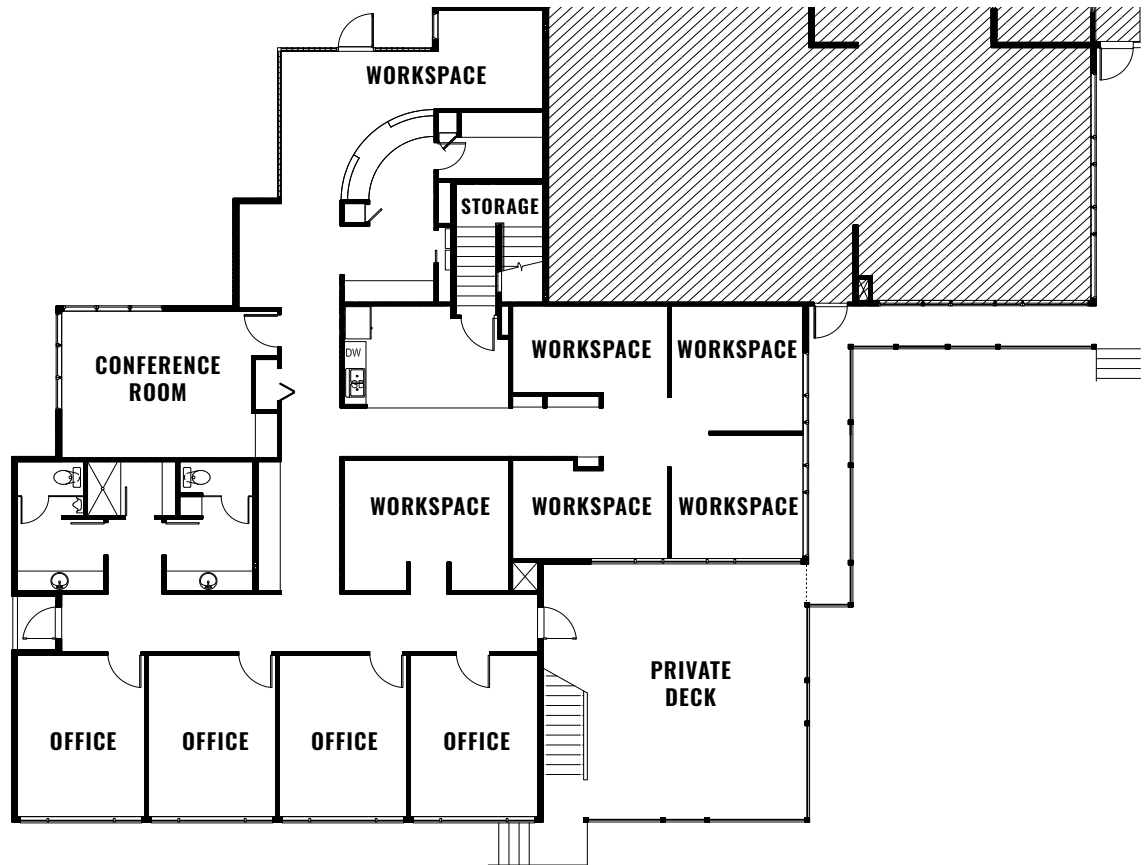
### PROPERTY DETAILS

<b>Suite 110:</b>	3,883 RSF
<b>Lease Rate:</b>	\$2.25/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.80/SF/Mo. <i>(gas and electricity included)</i>
<b>Bldg. Size:</b>	25,520 SF
<b>Lot Size:</b>	7.85 AC
<b>Year Built:</b>	1985 (remodeled in 2019)
<b>Zoning:</b>	Mixed-Use Riverfront (MR)
<b>Date Avail.:</b>	August 15, 2025

### HIGHLIGHTS

- Suite 110 features a reception area, conference room, break room, four private offices, and an open work space
- River views and private outdoor deck
- Six building office park on 7.85 acres
- Professional office campus setting
- Near the stairs leading down to the Deschutes River Trail
- Great access to downtown and the Old Mill District
- Ample parking available







# FOR LEASE


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## DEMOGRAPHICS - WITHIN A 1-MILE RADIUS


### POPULATION STATS


  
**9,137**  
2024 Total Population

  
**9,857**  
2029 Total Population

  
**1.53%**  
2024-2029  
Population: Annual  
Growth Rate

  
**42.2**  
2024 Median Age

  
**\$762,002**  
Median Home Value

  
**4,022**  
Total Households (HH)

  
**105,687**  
Median HH Income

  
**4,807**  
Total Housing Units

### 2024 HOUSING STATS

### 2024 BUSINESS STATS


  
**1,207**  
Total Businesses

  
**10,258**  
Total Employees

  
**4.0%**  
Unemployment

  
**66,974**  
Per Capita Income

  
**2%**  
No High School Diploma

  
**14%**  
High School Graduate

  
**25%**  
Some College

  
**59%**  
Bachelor's/Grad /Prof Degree

### 2024 EDUCATION STATS



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.



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