

**FOR LEASE**

**5,747 SF | \$2.25/SF/MO. NNN**

## Old Mill District Office Space

450 SW Powerhouse Dr., Suite 429, Bend, OR 97702



### SPECTACULAR MOUNTAIN VIEWS



**Bruce Churchill, Principal Broker**

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### PROPERTY DETAILS

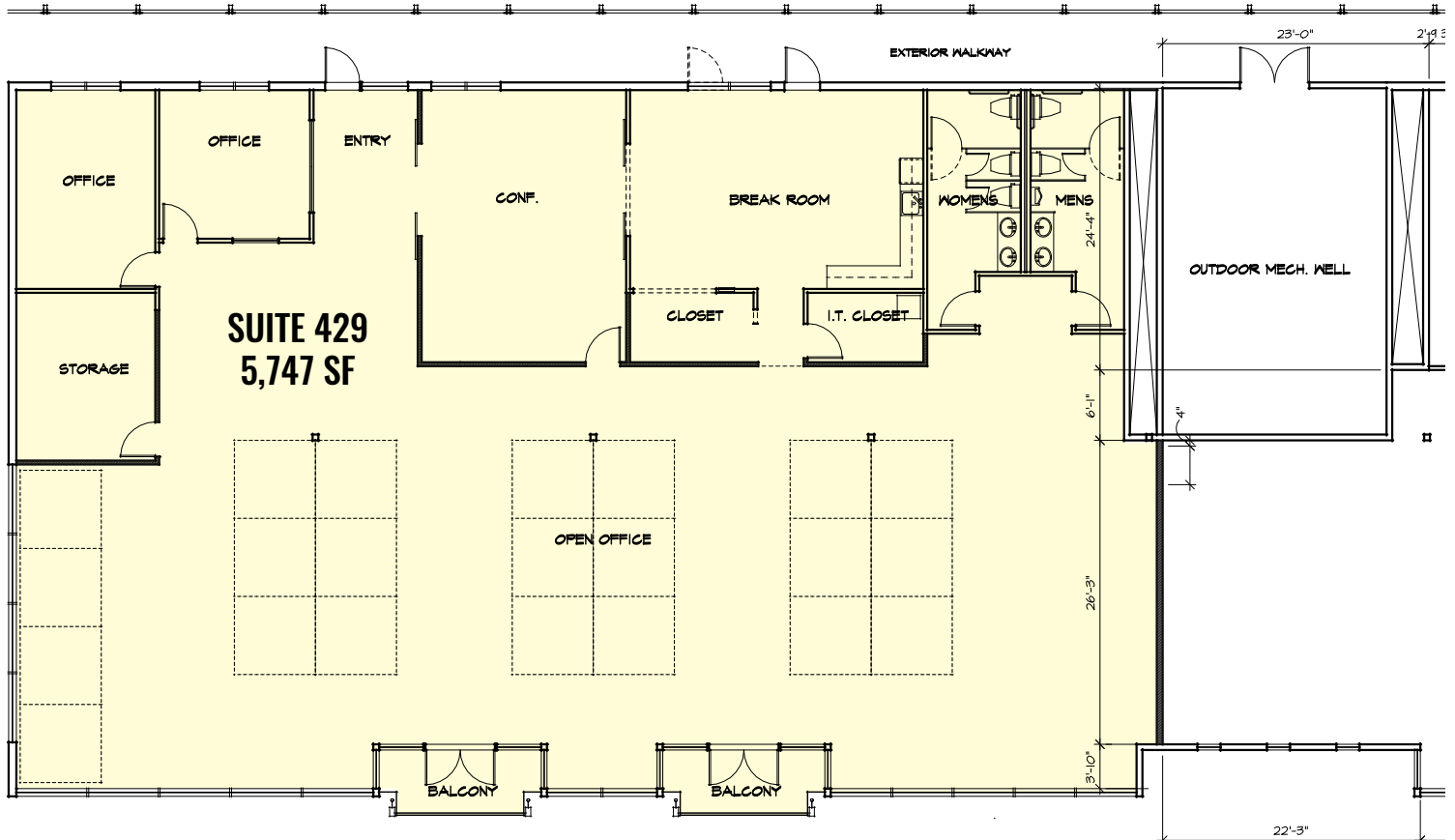
**Suite 429:** 5,747 SF  
**Lease Rate:** \$2.25/SF/Mo. NNN  
**CAMs:** Est. at \$1.32/SF/Mo.  
**Bldg. Size:** 26,240 SF  
**Year Built:** 2000  
**Zoning:** Mixed Riverfront (MR)  
**Parking:** Ample onsite spaces  
**Date Avail.:** Now

### HIGHLIGHTS

- In the Old Mill District adjacent to the Deschutes River with easy access to the river trail
- Across from the iconic Powerhouse/REI building
- Lots of natural light with outstanding river and mountain views
- Reception area, two private offices and huge open office area
- Large beautifully appointed conference/training room
- Huge breakroom with kitchen area and bar
- Two in-suite restrooms
- Two shared balconies facing the river and mountains
- Storage and IT closets









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Broker is 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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