

FOR LEASE

1,499 SF | \$2.45/SF/MO. NNN

Osprey Point

Beautiful Class A Office Space

400 SW Bluff Drive, Suite 240, Bend, OR 97702



PROPERTY DETAILS

Suite 240:	1,499 SF
Lease Rate:	\$2.45/SF/Mo. NNN
NNNs:	Est. at \$0.90/SF/Mo. (gas and electric included)
Zoning:	Mixed Riverfront (MR)
Parking:	Ample parking available
Available:	February 1, 2026

HIGHLIGHTS

- Located in the Old Mill District with easy access to Highway 97
- Space consists of a reception area, two private offices, a conference room, break room, file room and storage
- Near shops, restaurants and the Deschutes River Trail
- Large windows maximize natural light with mountain views

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

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

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FOR LEASE

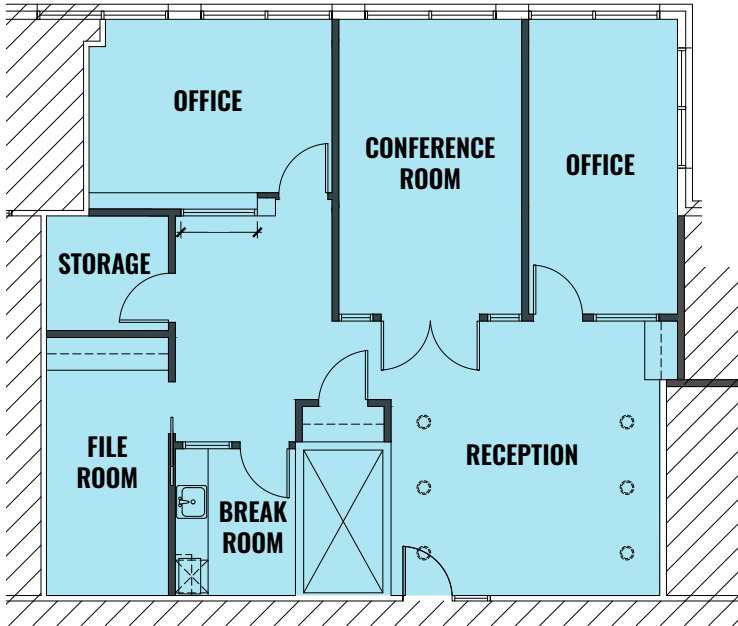
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FLOOR PLAN



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