

FOR LEASE

354 SW Upper Terrace Drive, Ste 102
Bend, OR, 97702

1,628 SF Office
Old Mill District

\$2.05/SF/MO. NNN



PROPERTY DETAILS:

Suite 102: 1,628 SF

Lease Rate: \$2.05/SF/MO NNN

NNNs: \$1.17/SF/MO

Sublease Term: Through March 2033

Landlord open to direct lease

Zoning: Mixed Riverfront (MR)

Parking: Large parking lot- Unreserved & Visitor parking

HIGHLIGHTS:

- Turn-key professional office sublease opportunity
- Efficient layout ideal for professional office users
- 4 private offices, break area, IT closet and waiting room.
- Common Area restrooms
- Quiet and professional office environment
- Ideal for small professional firms, consultants, or administrative users
- Abundant natural light with Old Mill views

Dinah Green, Principal Broker
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503-689-4498



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REAL ESTATE

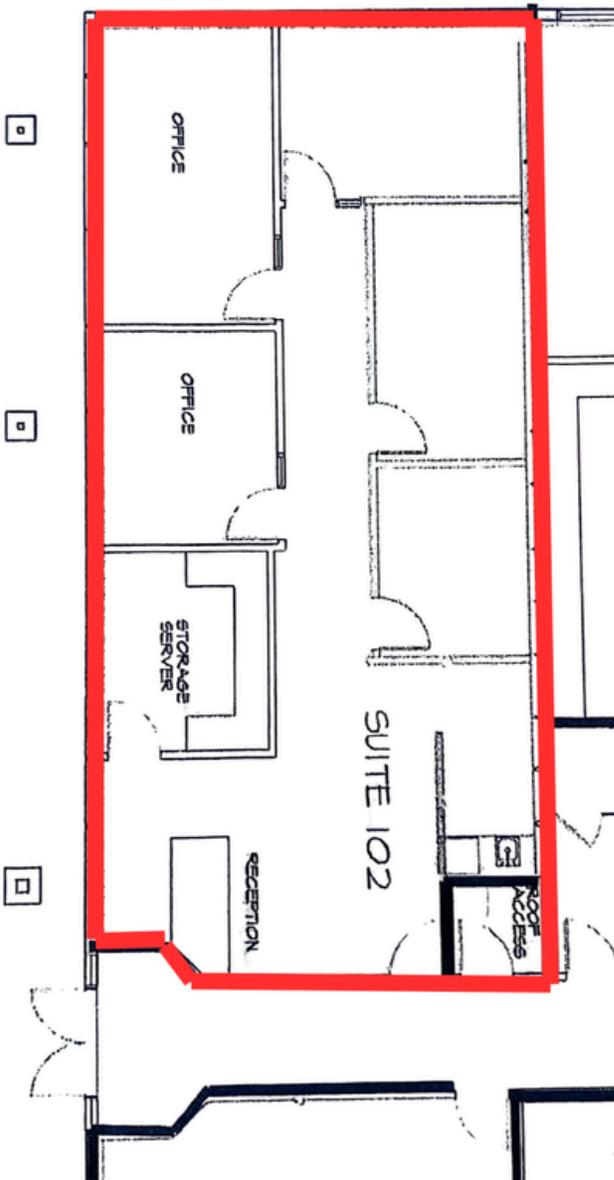
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FLOORPLAN:



IN THE HEART OF THE OLD MILL:



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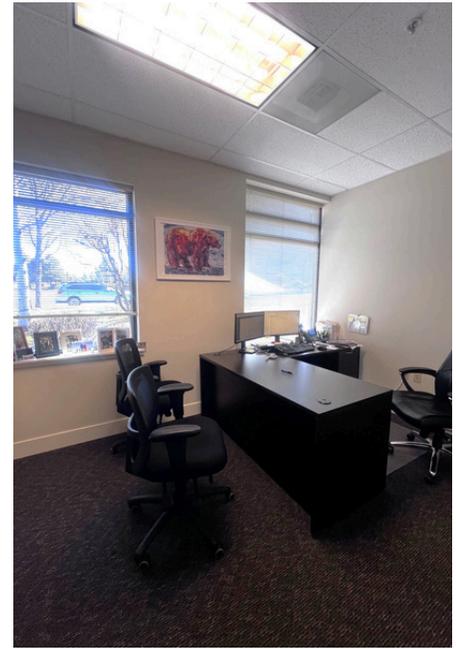
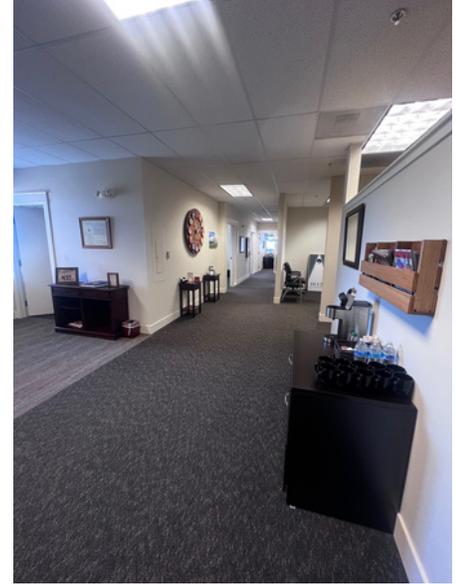
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