

FOR LEASE

Upper Terrace Phase II
Office Building with Mountain Views and Parking
486 SW Bluff Dr, Bend, OR 97702

11,624 SF | \$1.60/SF/MO. NNN



PROPERTY DETAILS:

- Avail Space: • 11,624 SF
- Lease Rate: • \$1.60 SF/Mo.. + NNN
- CAMs: • Estimated \$.62 SF/Mo.
- TI's: • Tenant Improvement allowance negotiable
- Bldg Size: • 11,624 SF
- Lot Size: • 0.99 AC (43,124 SF)
- Year Built: • 2000
- Zoning: • MR - Mixed-Use Riverfront District
- Parking: • 44 on-site spaces
- Available: • Available now

HIGHLIGHTS:

- Prime location in the highly desirable Old Mill District
- Standalone private building—no shared walls with other tenants
- 45 private offices, 31 of which feature perimeter window views and abundant natural light
- 2 conference rooms with mountain views
- 2 large training/meeting rooms, 1 lounge/kitchen, 4 storage/file rooms
- 40+ parking stalls included—a rare amenity
- Walkable to the Deschutes River, The Shops, restaurants, coffee shops, retail, and other Old Mill District amenities
- Elevator services 2nd Floor

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STANDALONE BUILDING IN BEND'S DESIRABLE OLD MILL BUSINESS DISTRICT



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FEATURING SWEEPING MOUNTAIN VIEWS



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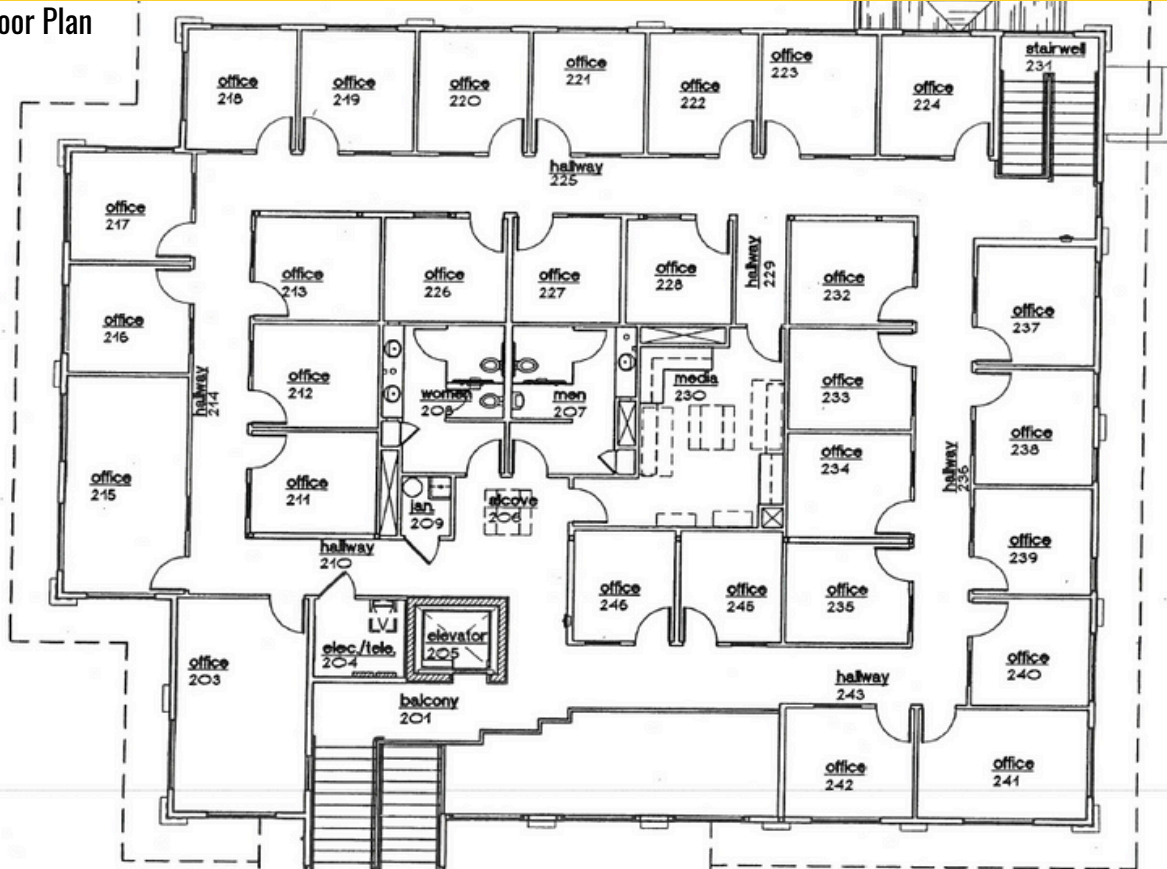


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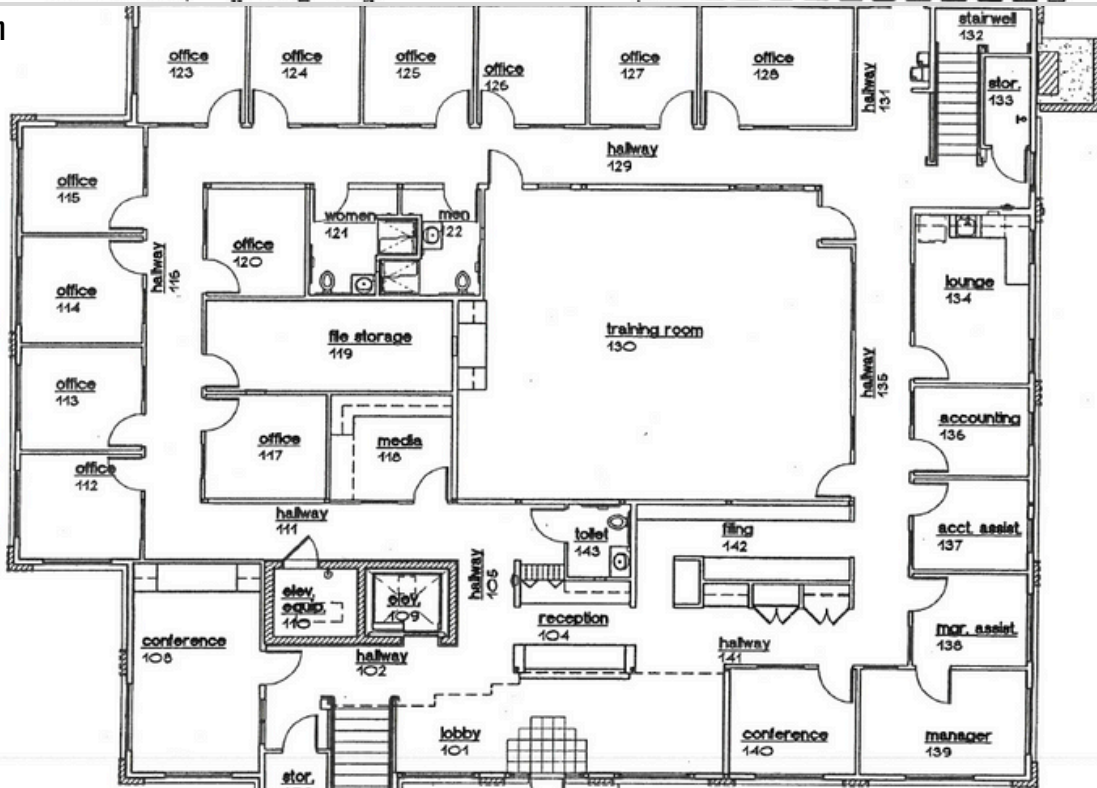
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Lower Level Floor Plan



Upper Level Floor Plan



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