

**FOR SUBLEASE**

**5,000-10,407 SF | \$1.70/SF/MO. NNN**

**Class A Office Space  
with Mountain Views**

**320 SW Upper Terrace Dr., Bend, OR 97702**



**NEAR SHOPS AND RESTAURANTS IN THE OLD MILL DISTRICT**



**Jay Lyons, SIOR, CCIM | Graham Dent, SIOR**

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**FOR SUBLEASE** \$1.70/SF/MO. NNN

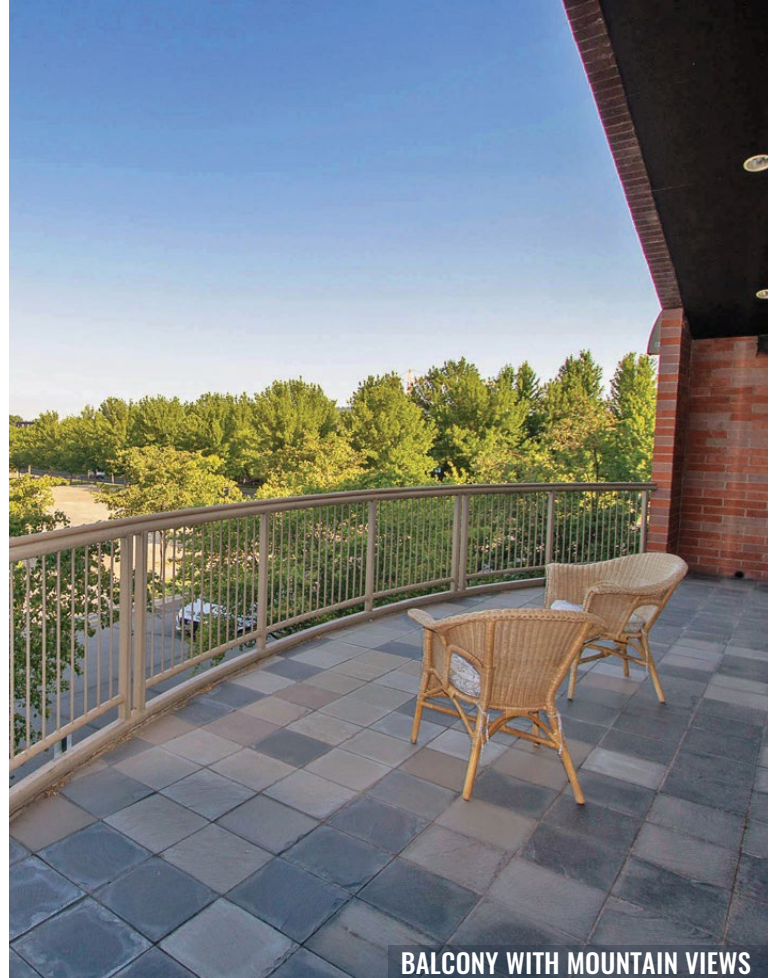
## Class A Office Space with Mountain Views

### PROPERTY DETAILS

- Avail. Space:** 5,000 – 10,407 SF
- Lease Rate:** \$1.70/SF/Mo. NNN
- CAMs:** Est. at \$1.00/SF/Mo.  
(including gas and electricity)
- Bldg. Size:** 20,432 SF
- Year Built:** 2000
- Zoning:** Mixed Riverfront (MR)

### HIGHLIGHTS

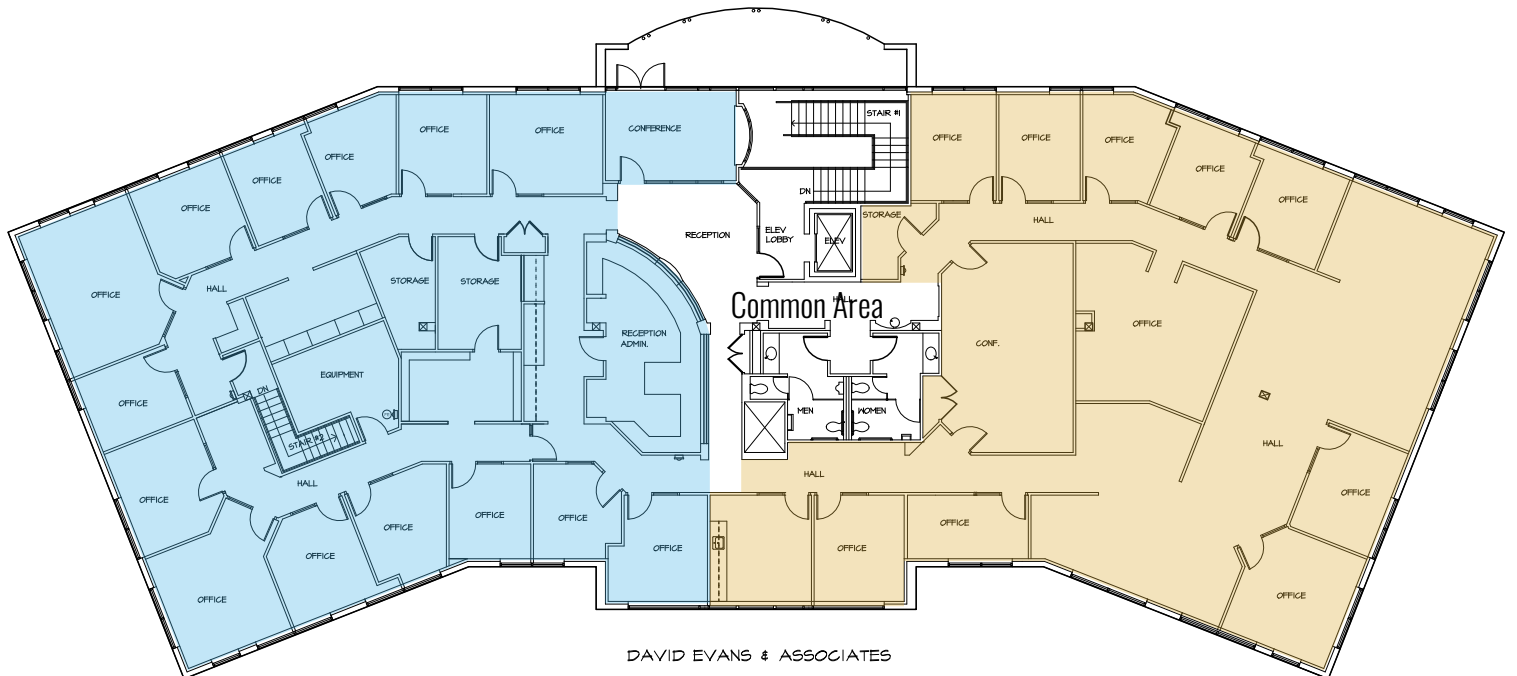
- Class A office space in the Old Mill District
- Panoramic views of the Cascade mountains
- Private balcony off the conference room
- Ample onsite parking
- Potential to demise the suite if necessary
- Near the Deschutes River and restaurants and shopping in the Old Mill District
- Served by elevator
- Below market sublease rate
- Sublease through June 30, 2030



BALCONY WITH MOUNTAIN VIEWS



## CONCEPTUAL DEMISING FLOOR PLAN



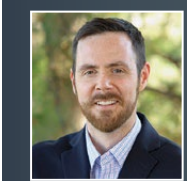
\*Floor plan is approximate

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320 SW Upper Terrace Drive, Suite 200, Bend, OR 97702



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