

OLD MILL OFFICE SUITES

FOR LEASE

395 SW Bluff Drive, Suites 20 & 110 | Bend

Newly established office suites in the highly desirable Old Mill District.



Ryan Amerongen, CCIM
Broker, Licensed in Oregon

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RE/MAX
KEY PROPERTIES
COMMERCIAL

HIGHLIGHTS

Suite 20

1,365 SF

\$1.80 NNN

Available: 08/01/2026

Suite 110

2,031 SF (Main level)

\$2.10 NNN

Available: 07/01/2026

Newly established office suites in the highly desirable Old Mill District. Build to suit options are available. The building features an elevator, shared kitchen/break area, and ample onsite parking. Join co-tenants First American Title, Sorren, Ascent Capital Management, and Alpine Physical Therapy. Enjoy convenient access to restaurants, shops, and the Deschutes River Trail.

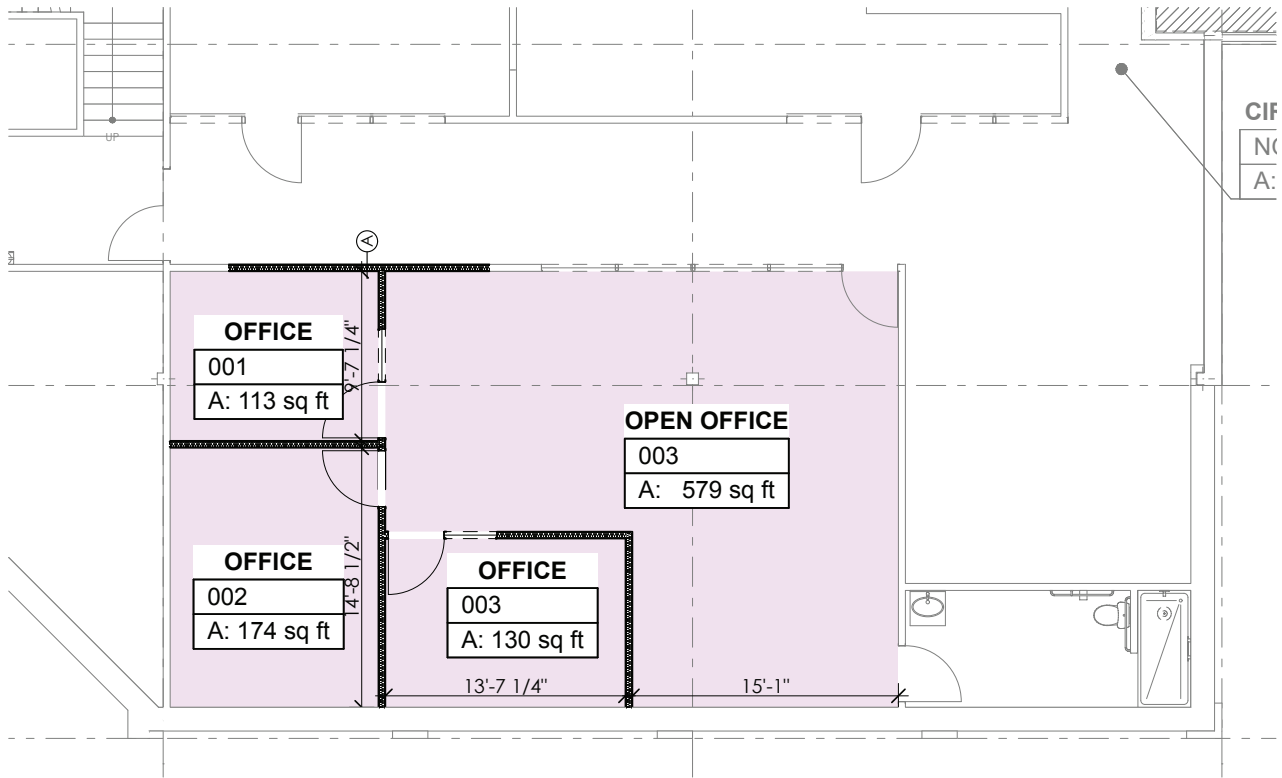
The two remaining suites will be delivered fully completed at no cost to the tenants. Suite 20 is located on the bottom level along with two medical tenants. Suite 110 is on the ground level right inside the main entrance and adjacent to First American Title. The entry area and all common areas including restrooms will be fully updated by July 1, 2026. Other upcoming improvements include new monument signage, parking lot enhancements, and a new roof.



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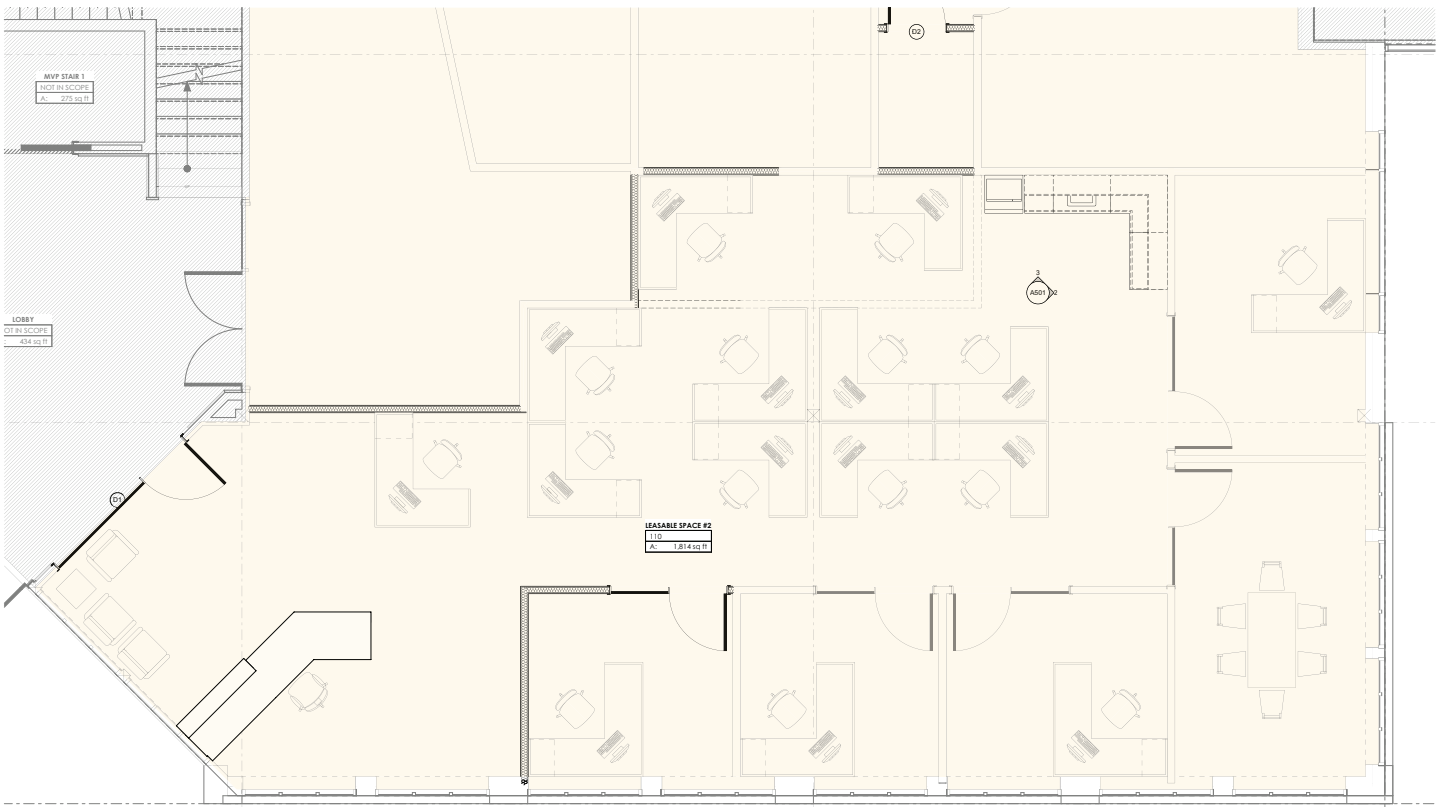
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Suite 20

Plan can be adjusted as needed.



Suite 110



Current photos of the space that will be Suite 25.



Current photos of the space that will be Suite 25.







Suite 110



Suite 110



Suite 110



Suite 110



HAYDEN HOMES
AMPHITHEATER

395 SW UPPER
TERRACE DR

OLD MILL DISTRICT

DESCHUTES RIVER
TRAIL

SW COLUMBIA ST

RIVERBEND PARK

DESCHUTES RIVER

About Bend

Bend is a dynamic and rapidly expanding city renowned for its stunning natural setting, diverse economy, and exceptional quality of life. Situated along the Deschutes River with the Cascade Mountains as a dramatic backdrop, Bend has evolved from a historic timber town into a premier destination that seamlessly combines urban amenities with unparalleled outdoor recreation access.

The city is celebrated for its craft brewery scene, vibrant downtown district, and year-round festival calendar, including events like Bend Summer Festival and the renowned Hayden Homes Amphitheater summer concert series. These cultural attractions, paired with world-class outdoor recreation opportunities—from skiing at Mount Bachelor and paddling the Deschutes River to mountain biking the extensive trail networks and rock climbing at Smith Rock—generate substantial visitor traffic and economic vitality throughout all seasons.

Bend is experiencing robust population growth and commercial expansion, driven by an influx of remote workers, retirees, and businesses seeking lifestyle-rich environments. With its central location providing access to Portland, the Columbia River Gorge, and other regional destinations via highways 97 and 20, Bend serves as Central Oregon's economic hub while preserving its distinctive mountain town character and outdoor-focused culture.

The city's favorable demographic profile, growing demand for diverse retail and professional services, and commitment to thoughtful urban planning and development make Bend an attractive market for commercial investment and business expansion.

106,926

Population

40.3

Median Age

43,278

Households

62.1%

Owner Occupied
Housing

51.1%

Bachelor's Degree
or Higher

\$88.7k

Median household
income



For more information, please contact:

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The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.