



Commercial Leasing Opportunities





805 SW Industrial Way, Suite 4 Bend, OR

1,942 Rentable SF Office Space
Located in the historic Mill A Building

Highlights:

- Premier corner office location overlooking the Deschutes River adjacent to the Old Mill District
- Direct access to the Deschutes River and Deschutes River Trail
- Expansive shared lawn and outdoor area
- Abundant natural light throughout the suite
- Panoramic views of the Cascades and Deschutes River
- Private in-suite kitchenette

Space/Lease Availability (1):

- Space: Upper Level, Suite 4
- Lease Type: NNN
- Monthly Base Rate: \$4,600 (\$2.37 SF per month)
- NNN Expenses:
 - Estimated \$2,280 month for 2026 (\$1.17 SF per month)
 - NNN estimate includes utilities (power, gas, water)
- Space Use: Office
- Available: Now

Property Facts & Amenities

- Property Type: Office/Commercial
- Total Space Available: 1,942 Rentable SF
- Riverfront and trail access
- Outdoor lawn/common area
- Walkable amenities i.e. restaurants, retail shops, workout studios, Hayden Homes Amphitheater
- Common area shower
- Shared parking
- 24/7 access
- Current building tenants include Upper Deschutes Watershed Council, Deschutes River Conservancy, Tumalo Creek Kayak & Canoe, and barre 3



Walk Score
84
Very Walkable

Bike Score
82
Very Bikeable





About the Property

Located on the desirable west side of Bend, the Mill A Building at 805 SW Industrial Way offers a premier office setting positioned between Downtown Bend and the vibrant Old Mill District. This highly sought-after location provides direct access to the scenic Deschutes River Trail and is within walking distance of the Old Mill District's restaurants, retail, and entertainment amenities.

Mill A delivers a creative yet highly professional office environment where tenants benefit from an inspiring riverfront setting and a dynamic community of neighboring businesses. Originally developed during Bend's historic lumber mill era in the 1900s, the building blends historic character with functional workspace, featuring large windows that fill the interior with natural light and showcase exceptional views of the Deschutes River.

The property also features a spacious lawn and professionally maintained landscaping, providing an inviting outdoor environment for informal meetings, employee breaks, and client gatherings. Tenants enjoy a unique work-life balance with opportunities to walk to nearby restaurants and shops, take breaks along the river, and experience the energy of one of Bend's most lively districts.

Conveniently located near major roadways including the Bend Parkway and Reed Market Road, the property offers excellent accessibility while maintaining a walkable, amenity-rich setting.



Mill A Building

Unrivaled River Frontage

- Steps away from Deschutes River Trail and Bend Whitewater Park
- Miller's Landing, Sawyer Park, Columbia Park, and Drake Park minutes away by foot
- Immediate access to privately maintained Old Mill District section of Bend River Trail

Mill A Building Lawn and Outdoor Area

Box Factory

Mill A Building Suite 4 Office Space Available for Lease

1 mile
From North/South Bend Parkway Access

5 min.
River trail walk to Old Mill District

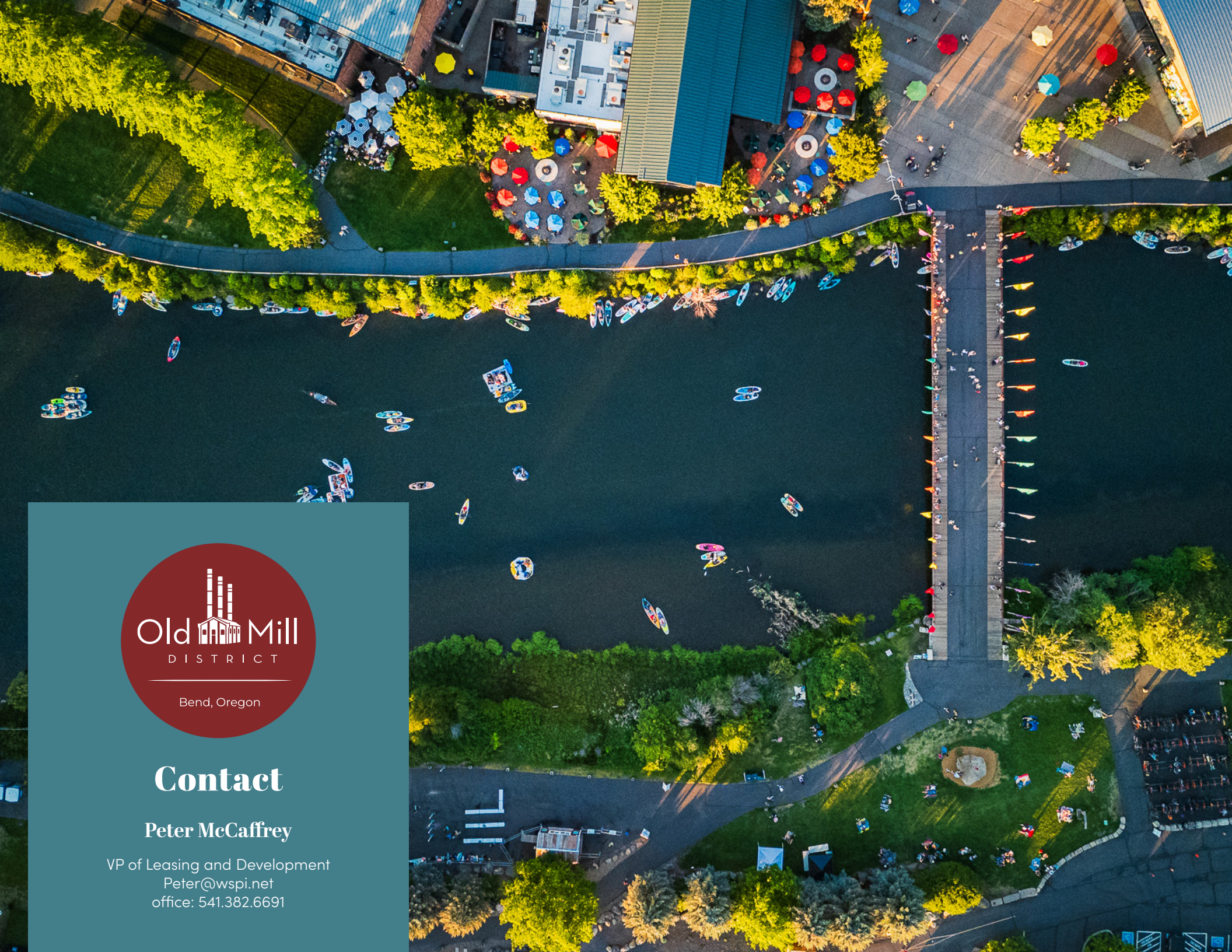
10 min.
River trail walk to Hayden Homes Amphitheater

Old Mill District

Hayden Homes Amphitheater

Hilton Garden Inn





Bend, Oregon

Contact

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