

OLD MILL OFFICE SPACE

FOR LEASE

Owner-User - 20% Ownership Opportunity

395 SW Bluff Drive, Suite 50 | Bend

8,644 SF office space within the desirable
Old Mill District



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RE/MAX
KEY PROPERTIES
COMMERCIAL

HIGHLIGHTS

\$2,000,000 | 8,644 SF | Available immediately

This unique opportunity allows an owner-user to acquire up to 20% ownership in the building while leasing back up to 8,644 SF of premium office space. Take advantage of tax benefits such as interest deductions, a completed cost segregation study, and potential bonus depreciation to help offset build-out and relocation costs. In today's low-inventory market—where high construction costs make new development challenging—this is a rare chance to occupy Class A office space while benefiting from immediate cash flow of the building. Additionally, the owners have secured a below-market interest rate. Buyer to come in with approximately 30% down. The rate for the leaseback will be \$1.60/sf/month NNN assuming no TI contributions from the current owners.

Available suite can be demised down to 2,500 SF - Price and ownership percentage to adjust down accordingly.

The move-in-ready suite offers Cascade mountain views and easy access to the Old Mill District's restaurants, shops, and the Deschutes River Trail.

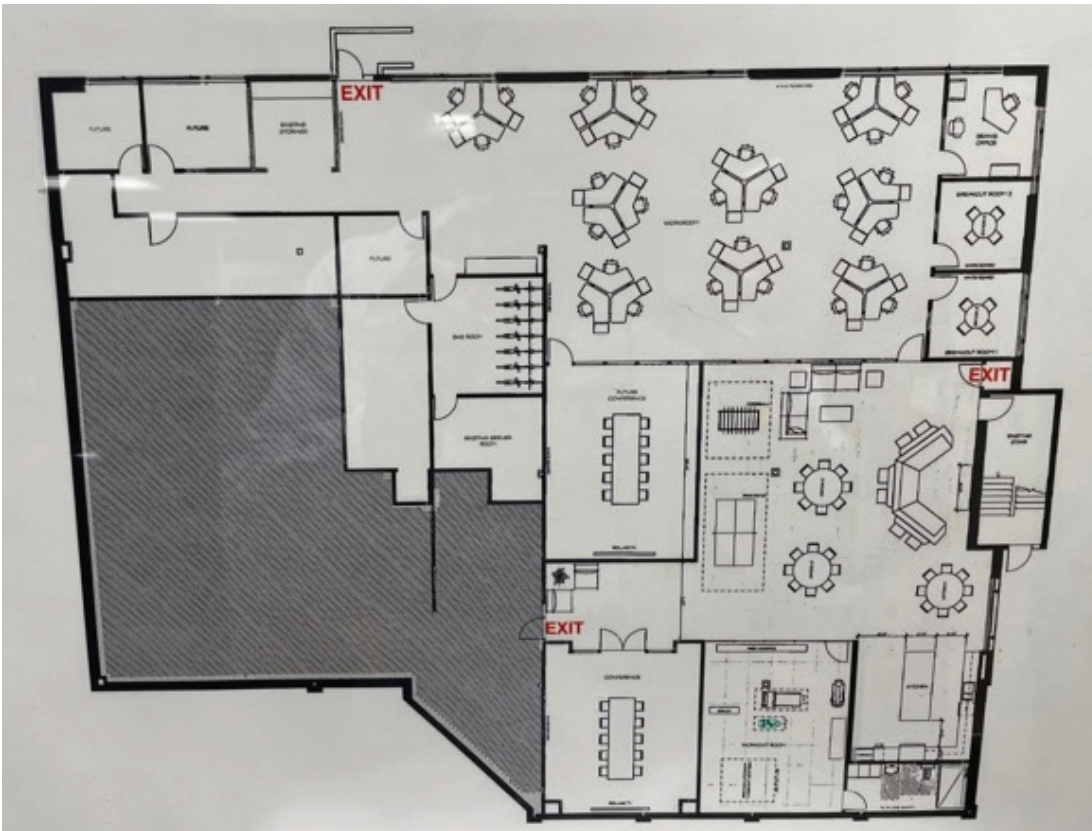
- 1 large conference room
- Fitness room with bathroom and shower
- Open lounge/break area
- Large kitchen
- Large open bullpen area
- 6 private offices
- Storage room
- Print room
- Elevator access
- Access to common restrooms
- Ample onsite parking



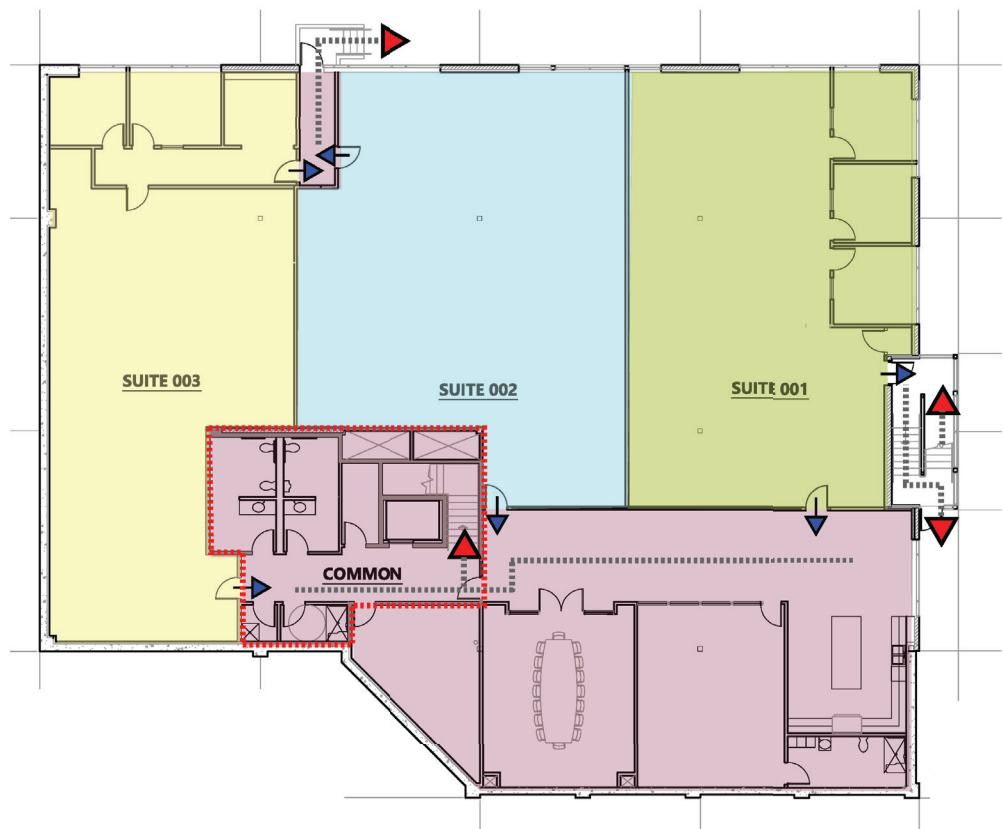
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CURRENT



POTENTIAL
DEMISING PLAN

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