

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SUBLEASE

320 SW Upper Terrace Drive, Bend, OR 97702

FOR SUBLEASE: \$16/SF



10,407 SF OF AVAILABLE ON 2ND FLOOR | SURFACE PARKING

CONTACTS

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OFFERING MEMORANDUM

320 SW UPPER TERRACE DR Bend, OR 97702

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

320 SW UPPER TERRACE DR Bend, OR 97702

Bang Realty and BellCornerstone has been exclusively retained to sublease a property at 320 SW Upper Terrace Drive, a 19,536 SF building in Downtown Bend, Oregon. The available 10,407 SF suite offers a professional environment well-suited for office users in one of Central Oregon's most desirable business locations.

The former tenant, The Bulletin Newspaper, had the suite built out to support a mix of open work areas, private offices, and collaborative spaces. This configuration provides flexibility for subtenants, needing both administrative and creative functions, while accommodating a modern office workflow.

Positioned with convenient access to Highway 97 and downtown Bend, the property combines quality construction with surface level parking and excellent connectivity to the regional labor pool. Suite 200 at 320 SW Upper Terrace Drive presents a rare opportunity for office users seeking a strategic location in Central Oregon's thriving market.



MARKET OVERVIEW

Bend, OR

Bend, Oregon, is a dynamic city in Central Oregon, perched along the Deschutes River on the eastern flanks of the Cascade Range, and serves as the county seat of Deschutes County. Originally a logging town, Bend has evolved into a vibrant outdoor and tourism hub, with strong cultural appeal thanks to its craft brewery scene, art galleries, and recreational lifestyle. The economy is anchored by tourism, healthcare, education, and outdoor recreation, with top employers including St. Charles Health System, Bend-LaPine School District, Deschutes County, Mount Bachelor, and Oregon State University–Cascades. The city also draws new residents, including retirees and remote workers escaping higher-cost metro areas. Bend offers an appealing fusion of high-desert ambiance, outdoor access (skiing, mountain biking, hiking, rafting), cultural richness, and quality-of-life—making it a heavily desirable place to live and visit.



POPULATION

Bend
101,472

State: Oregon 4.23 M

MEDIAN AGE

Bend
40.3 Years

State: Oregon 40.7 Years

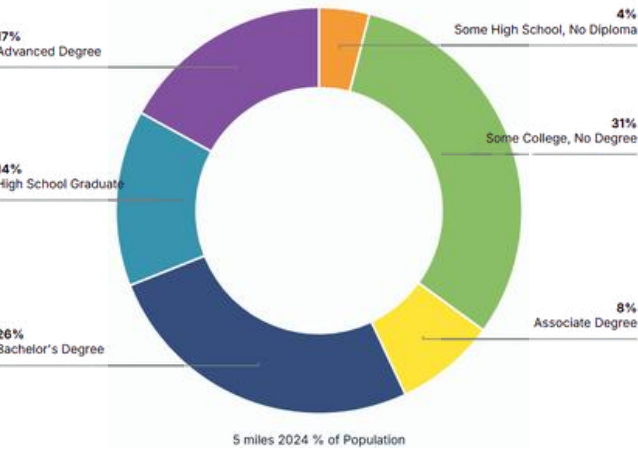
MEDIAN HOUSEHOLD INCOME

Bend
\$95,500

State: Oregon \$80,160

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Oregon at large.



2024 STATISTICS

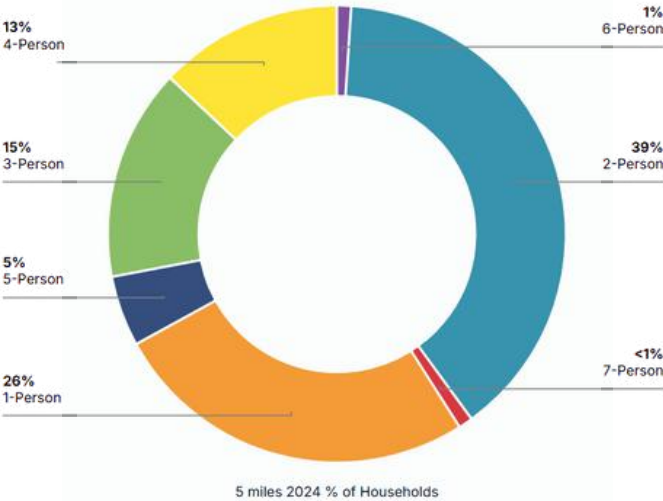
	2 Mile	5 Mile	10 Mile
Population 2024	42,207	112,716	125,599
Total Households	17,961	46,062	50,961
Avg Household Size	2.3	2.4	2.4
Avg Household Income	\$105,083	\$114,070	\$115,179

ECONOMIC INDICATORS

4.2% Bend Unemployment Rate

4.2% U.S. Unemployment Rate

HOUSEHOLDS



Bend
46,318

State: Oregon 1.75 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

US-97 (Bend Parkway): Bend's north-south spine and freight corridor. Runs north to Redmond, Madras, and I-84 at The Dalles and south to La Pine and Klamath Falls, with recent ODOT upgrades (North Corridor, Parkway Plan) improving flow and safety through town.

US-20: Primary east-west route. West to Sisters, Santiam Pass, Albany/Corvallis, and Newport on the Coast; east to Burns and Idaho. Active planning along Bend's US-20 segment targets safety and reliability.

OR-126: Connects Redmond/Sisters to Eugene-Springfield, intersecting US-97 at Redmond and providing an alternative westside approach to the Willamette Valley.

OR-372 (Century Drive / Cascade Lakes Scenic Byway): Short state route from Bend southwest to Mt. Bachelor and the Cascade Lakes; scenic and heavily seasonal, with winter travel conditions and periodic closures to monitor.



AIRPORT PROXIMITY

Redmond Municipal Airport – Roberts Field (RDM): Located about 17 miles north of Bend, this is the primary commercial airport for Central Oregon with multiple daily flights on major U.S. carriers. It's a straight shot via US-97 from Bend to the terminal.

Portland International Airport (PDX): Approximately 160 miles northwest of Bend, PDX is Oregon's largest airport with extensive domestic and international service—often the best choice for broader route availability and fare options.

Eugene Airport (EUG): About 130 miles west of Bend, EUG offers additional domestic connections and can be a practical alternative when routing within the West.

SITE OVERVIEW

SITE

Property Type:	Office
Building Class:	B
Zoning:	MR
Year Built:	2001
Total SF:	19,536
Available SF:	10,407 SF
Suite #:	200
Acres:	0.96 AC
Stories:	2
Parking:	Surface

OPERATING EXPENSES

	2024 Actual	2025 Projected
Utilities Total:	\$30,036	\$30,898
- Electric	\$27,693	\$28,234
- Gas	\$76	\$320
- Water	\$2,267	\$2,344
Property Taxes:	\$34,749	\$28,234
Repairs & Maintenance:	\$14,338	\$24,244
TOTAL:	\$79,123	\$83,376
TOTAL PSF:	\$4.05	\$4.26





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