

17355 Spring River Rd

17355 Spring River Rd, Bend, OR 97707



Jenny & Robbi
SellingBendLifestyles.com
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REALTY

FOR LEASE



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Property Details

This versatile Rural Commercial Zoned building, located near Sunriver and Mt. Bachelor, offers high visibility and easy access. The property includes 2,000 sq. ft. of secure indoor space for offices, co-working, or retail, plus 5,440 sq. ft. of fenced outdoor space for storage or display. Surrounded by established subdivisions and featuring steady foot traffic from an on-site convenience store and restaurant, this space is ideal for businesses looking to capitalize on the area's growth. Contact us to explore this prime opportunity!

Price: \$6 - \$12/SF/YR
\$0.50 - \$1/SF/MO

Available Space 2 Details Rural Commercial Zoned Building with Opportunities to Rent both or either INDOOR & OUTDOOR SPACE. The first and last stop on the road to Mt. Bachelor from Sunriver, Oregon. Surrounded by several subdivisions with a great local presence. Strong tenants in place, a convenience store and restaurant make for heavy foot traffic in the highly visible location on Spring River Road. Upstairs with a locked entrance set up your own private offices, a work share, or rent/sell recreational equipment, etc.

Listing Type	Direct	Space Subtype	Coworking, Traditional Office
RSF	350 SF	Rate (Per SF)	\$1 / SF / MO
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/MO)	\$122.5	Total Rate (Per SF/MO)	\$123.5
Days on Market	72 days		

Available Space 3 Details Rural Commercial Zoned Building with Opportunities to Rent both or either INDOOR & OUTDOOR SPACE. The first and last stop on the road to Mt. Bachelor from Sunriver, Oregon. Surrounded by several subdivisions with a great local presence. Strong tenants in place, a convenience store and restaurant make for heavy foot traffic in the highly visible location on Spring River Road. Outdoor space surrounded by cyclone fence. Roughly 5440 SF of space.

Listing Type	Direct	Space Subtype	Coworking, Traditional Office
RSF	5,440 SF	Rate (Per SF)	\$0.5 / SF / MO
Lease Type	Gross	Lease term	Negotiable
Total Rate (Per SF/MO)	\$2,720	Days on Market	72 days

Available Space 1 Details

Rural Commercial Zoned Building with Opportunities to Rent both or either INDOOR & OUTDOOR SPACE. The first and last stop on the road to Mt. Bachelor from Sunriver, Oregon. Surrounded by several subdivisions with a great local presence. Strong tenants in place, a convenience store and restaurant make for heavy foot traffic in the highly visible location on Spring River Road. Upstairs with a locked entrance set up your own private offices, a work share, or rent/sell recreational equipment, etc.

Listing Type	Direct	Space Subtype	Coworking, Traditional Office
RSF	1,530 SF	Rate (Per SF)	\$1 / SF / MO
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/MO)	\$535	Total Rate (Per SF/MO)	\$536
Total Monthly Rent	\$3,159,450	Days on Market	72 days

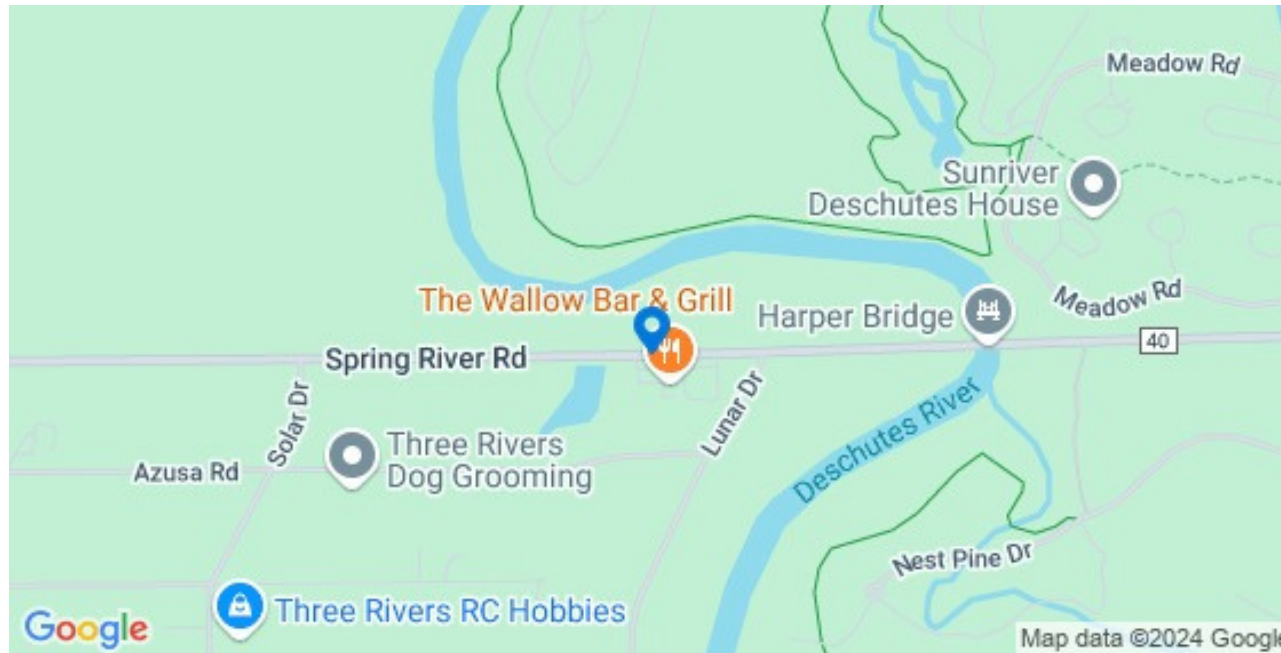
Building Details

Property Type	Retail, Office, Special Purpose
Tenancy	Multiple
Minimum Divisible SQFT	350
Total Building Suites	3
Year Built	1960
Zoning	Rural Commercial
Subtype	Coworking, Traditional Office
Total Building SQFT	5,742
Max Contiguous SQFT	1,900
Land Acres	1
Cross Street	Lunar Dr

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Location:



Nearby Businesses:

- Retail: Local shops and general stores.
- Dining: Casual eateries and popular restaurants.
- Services: Banks, medical clinics, and other essential services.
- Fitness: Gyms and wellness centers.
- Parks & Recreation: Access to outdoor parks and recreational areas.

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