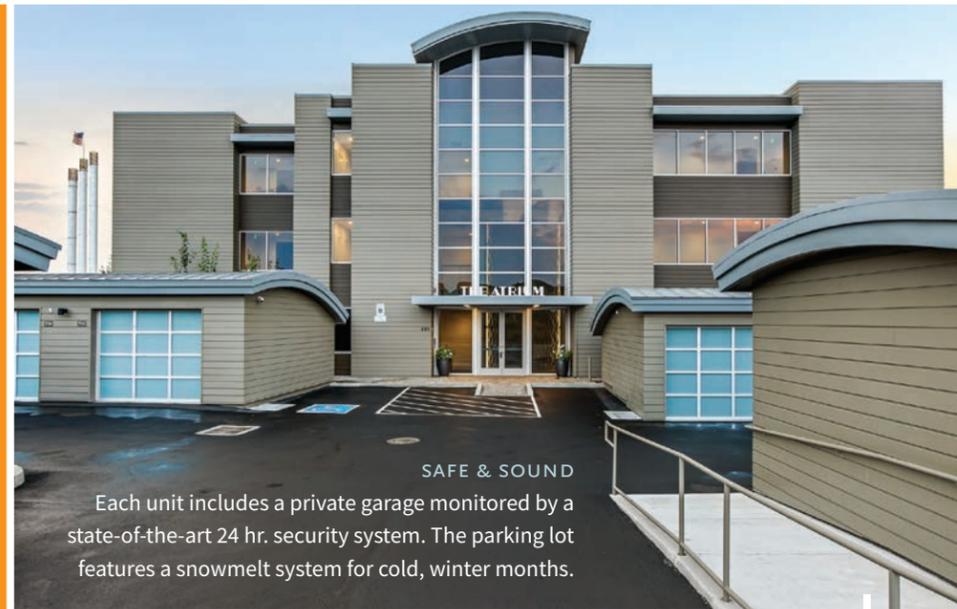


# Modern Living in the Old Mill District

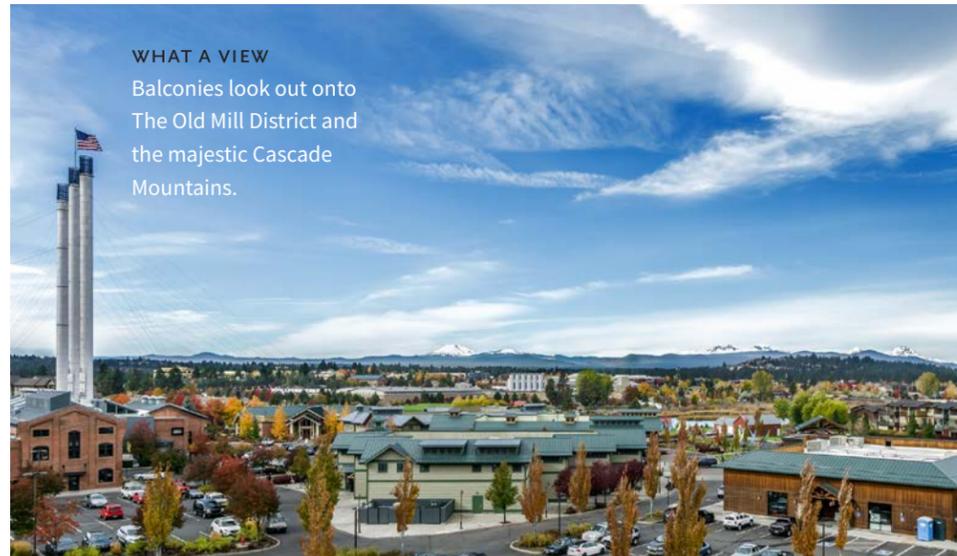


#### SAFE & SOUND

Each unit includes a private garage monitored by a state-of-the-art 24 hr. security system. The parking lot features a snowmelt system for cold, winter months.

#### WHAT A VIEW

Balconies look out onto The Old Mill District and the majestic Cascade Mountains.



Atrium Floorplans and a complete list of features and finishes is available upon request.

FOR A PRIVATE SHOWING:

Sandy Garner BROKER, GRI, ABR  
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**THE ATRIUM**  
AT THE OLD MILL DISTRICT

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AT THE OLD MILL DISTRICT

**Harcourts The Garner Group Real Estate**  
2762 Northwest Crossing Drive Bend, OR 97703 541 383 4360

# The Old Mill District

where Bend comes to dine, shop and play



**KNOWN FOR ITS VIBRANCY**, natural beauty and miles of riverfront trails, The Old Mill District is a favorite destination for locals and visitors. The fortunate few who call it home enjoy quiet morning and evening strolls along the Deschutes River, taking in nature's sights and sounds while crisscrossing over the several footbridges along the way. Atrium residents will enjoy the buzz of The Old Mill District from their patios, as well as proximity to modern conveniences: coffee shops, restaurants, entertainment, groceries and boutique shopping. It is truly a unique setting where nature and humanity live, play and thrive.

#### DINE IN OR GO OUT.

Fine and casual dining surrounds you at The Atrium. Host dinner parties in, make it a date night out, or grab take out for a quiet night at home. The choice is yours.



#### WORLD CLASS ACTS.

Enjoy live music from big name performers to local talents. The Old Mill District plays host to it all.

## Urban Living with a View for a fortunate few...

Choose from one or two bedroom condominiums with open floor plans and private balconies with view of the Old Mill District and Cascade Mountains. Here's short list of the interior finishes and exterior attributes you'll find at The Atrium. A complete list along with floorplans is provided upon request.

#### INSIDE

- 10-foot ceilings
- Advanced double-wall framing and sound insulation
- Seamless Silestone countertops
- European cabinetry
- Solid core doors
- Artisan light fixtures
- Modern, natural styling

#### OUTSIDE

- Individual enclosed garages
- Parking lot snowmelt system
- State-of-the-art security system offering 24 hour monitoring of lobby and parking areas
- Private covered balconies
- TimberTech balcony decking with powder coated steel railing



Three thoughtfully designed floor plans:

ONE  
BEDROOM  
**1074**  
SQUARE FEET

TWO  
BEDROOM  
**1679**  
SQUARE FEET

TWO  
BEDROOM  
**1704**  
SQUARE FEET



## Like no other.

For those looking to live the Bend lifestyle in style, The Atrium offers unmatched modern finishes and a spectacular location. Spacious, open floor plans compliment panoramic urban and mountain views with proximity to all of what is great about Bend.

PRESENTED BY

**THE ATRIUM**  
AT THE OLD MILL DISTRICT

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