

THE BEACON: PREMIER MIXED-USE SUITES FOR LEASE



2605 SW FIRST STREET, REDMOND, OREGON

RICHLY-DESIGNED UNITS IN A DESIRABLE LOCATION
Industrial / Flex Space for Lease, from 2400+- to 9400+- Square Feet



THE BEACON



NEW AND MODERN CENTRAL OREGON MULTI-USE FACILITY

2605 SW First Street, Redmond, Oregon

\$1.20-\$1.40 NNN

Lease Rate Per SF, Per Mo.

2,400-9,400+- SF

Available Sizes

\$0.25 NNN (EST.)

Per SF Per Mo.

PROPERTY SUMMARY



Sitting on four acres a short distance from Hwy. 97 and Hwy. 126, The Beacon is located in Redmond's upper-scale Airport Business Park area. With two buildings approximately 30,000 square feet each, this development features both fashionable and functional amenities.

Constructed in 2022 by a highly-regarded contractor, the property is home to first generation tenants that include indoor recreation companies, an electronics distribution and installation business, a natural skin care products manufacturer, a carpet retail and installation company, a commercial glass business, and more.

Consider these features:

- > 12' and 14' roll up doors, full truck access, and outside storage pads
- > Three-phase power, energy efficient fixtures, and ample windows
- > Large signage on building, attractive and modern finishes
- > Up to \$10 per sf tenant improvement allowance with five-year lease



**IDEAL FOR TECH OR
TRADITIONAL USES**



**ONE MILE +/- FROM
HWY. 97 / HWY. 126**



**LOCATED NEAR
ROBUST LABOR POOLS**



**MODERN MIXED-
USE AREA**



**SMARTLY DESIGNED
AND WELL BUILT**



**READY FOR
OCCUPANCY**

ADDITIONAL INFO

The Beacon has a variety of features and benefits including:

- > Units ranging 2,400 to 9,400 +- square feet
- > 16' to 26' ceiling height range
- > Waterproof demising walls and bathrooms in each unit
- > Interchangeable front and rear overhead doors
- > Designated 20' x 30' outdoor space per bay
- > Full delivery and large truck access and drivelines
- > Customized power/outlet distribution available

The Beacon is located in Redmond's M1/Light Industrial use zone. This zoning allows for light manufacturing, research, transportation facilities, and similar uses that are considered "clean" industries. In addition, office and other commercial uses are allowed.

This business park area has design standards that have resulted in a modern-industry neighborhood. This is a great location for businesses seeking smooth logistical operations, employee attraction and retention, welcoming public access, and a professional image.



AREA BUSINESSES



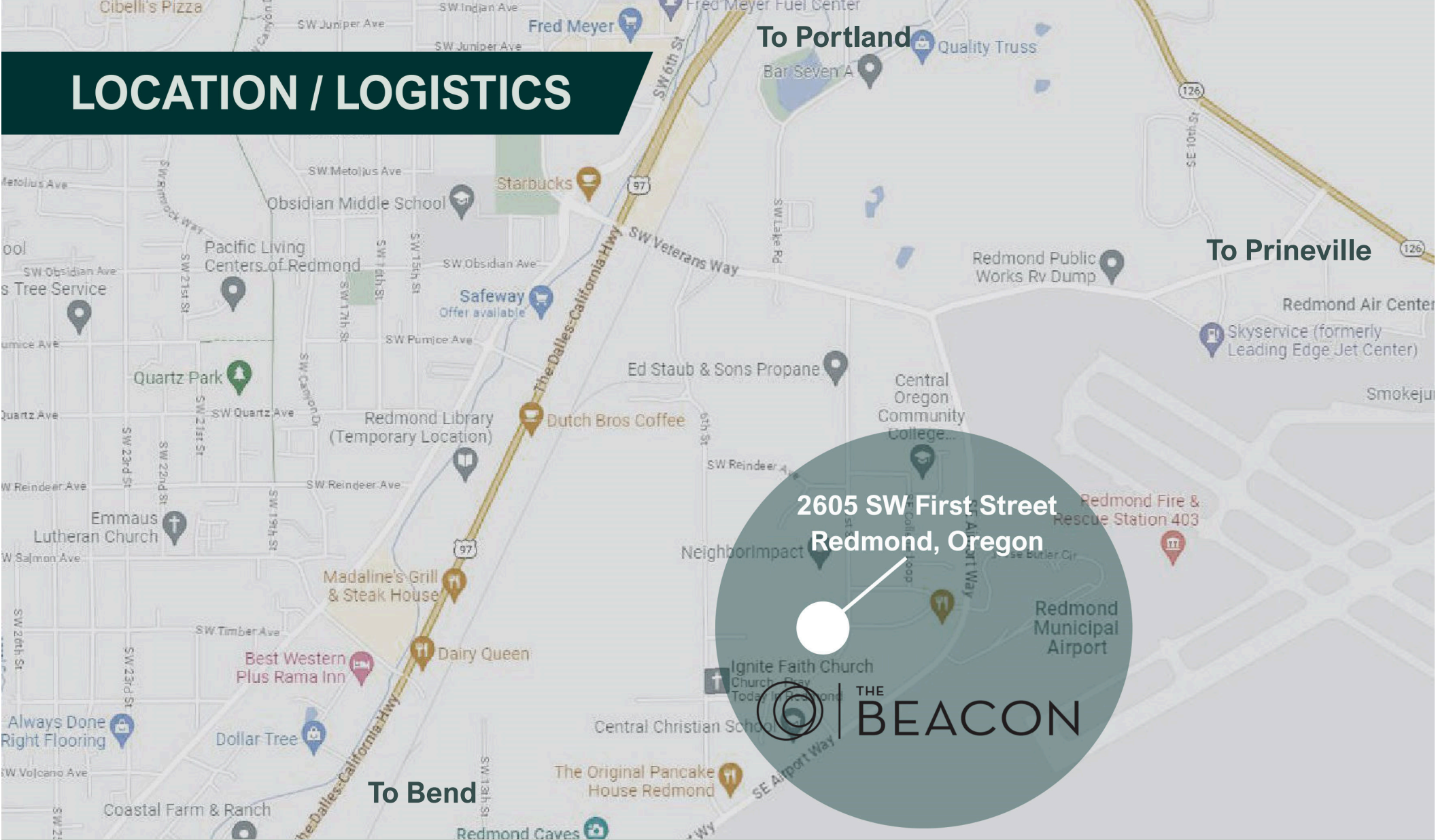
Central Oregon—and Redmond in particular—are home to many of the Pacific Northwest’s leading manufacturing businesses, service companies, and award-winning schools.

Just up the road from The Beacon is BasX, Oregon’s fastest growing company from 2013 to 2015. BasX manufactures clean air handling systems for data centers. Right across the street is McConnell Labs, a leading producer of beauty products that are sold nationwide. And next to McConnell Labs is Central Christian School, a K-12 school occupying over 40,000 sf on their well-designed campus.

In addition, less than a mile from The Beacon are Cascade Lakes Brewing, a Consumer Cellular call center, the Redmond School District headquarters, and the Central Oregon Community College Redmond Campus. And, as noted on the following page, the regional commercial airport with direct jet service to many major cities, is right around the corner. Other area businesses include:

- > St. Charles Medical Center and Hospital
- > Big box retailers Super Wal-Mart, Lowes, Home Depot, Ross, and more
- > Tech companies such as Medline Renewal
- > Redmond Proficiency Academy, an award-winning public charter school
- > Many national and regional trucking companies
- > Hayden Homes, one of the Pacific Northwest’s largest homebuilders
- > Traditional manufacturers such as Nosler and Eberhard’s Dairy Products

LOCATION / LOGISTICS



The Beacon is located about one mile from Highway 97 and Highway 126, two of Central Oregon's main highways. Redmond is 18 miles north of Bend. Sisters is 18 miles to the west. Redmond is three hours from Portland, three hours from Salem, six hours from Seattle, five hours from Boise and eight hours from the Bay Area. Major truck lines and overnight delivery service from anywhere in the country are available throughout Central Oregon. Approximately 1.5 million people a year fly to and from the regional commercial airport, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, Burbank, and Los Angeles. The terminal is one-half mile from the property.

COMMUNITY INSIGHTS



With a population of approximately 40,000 in a region with over 200,000 residents, Redmond is the second largest city in Central Oregon. Spectacularly nestled at the base of the Cascade Range, ribboned by the Deschutes and Crooked Rivers, and close to stunning Smith Rock State Park (above), Redmond is an outdoor recreation and high quality-of-life wonderland.

Redmond is home to some of the fastest growing businesses in Oregon. It is known as The Hub of Central Oregon, given that the regional commercial airport is here, it is close to all of the various communities in the region, and it is located at the junction of two major highways.

The Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, tourism, retail, and service companies thriving in a sea of relatively affordable housing and bountiful lifestyle amenities. Businesses, employees, and retirees from across the country and beyond seek to be here.



**COMMERCE-FRIENDLY
CITY GOVERNMENT**



**NEARLY 4,000,000
TOURISTS A YEAR**



**ONE OF THE FASTEST
GROWING US TOWNS**



**THREE DOZEN REGIONAL
MICROBREWERIES**



**MANY CHARTER/PRIVATE
SCHOOL OPTIONS**



**OVER 300 DAYS OF
SUNSHINE A YEAR**

PROUDLY OFFERED BY



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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT