

**FOR LEASE**

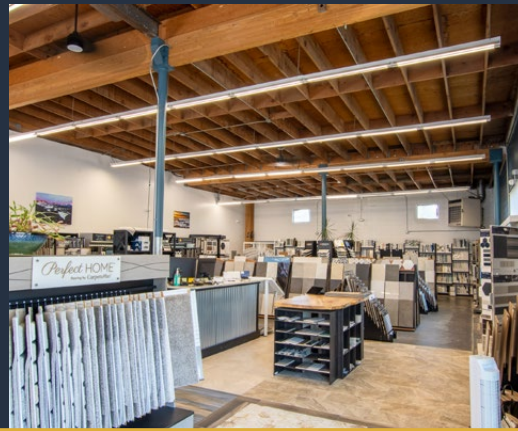
**6,285 SF | \$1.40/SF/MO. NNN**

**High Visibility Retail/Industrial Space**

798 NW 5th Street, Suite 2, Redmond, OR 97756



**LARGE OPEN RETAIL SPACE WITH ATTACHED WAREHOUSE**



**Russell Huntamer, CCIM | Dan Kemp, CCIM**  
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**\$1.40/SF/MO. NNN**

## High Visibility Retail/Industrial Space

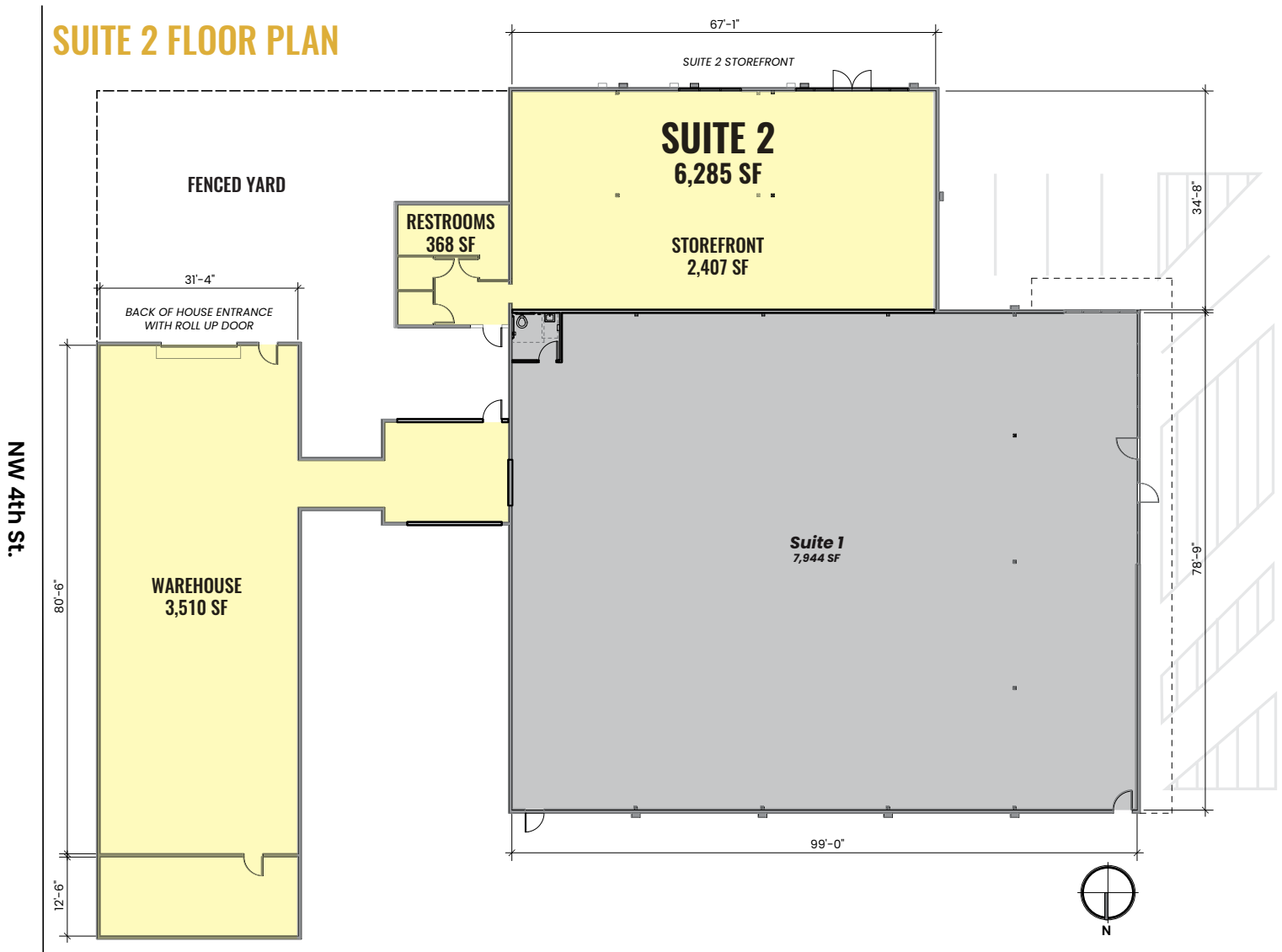
### PROPERTY DETAILS

<b>Suite 2:</b>	6,285 SF
<b>Lease Rate:</b>	\$1.40/SF/Mo. NNN
<b>CAMs:</b>	Est. at \$0.37/SF/Mo.
<b>Bldg. Size:</b>	13,936 SF
<b>Lot Size:</b>	0.93 Acres
<b>Year Built:</b>	1963, remodeled in 2023
<b>Zoning:</b>	Central Business (C2)
<b>Parking:</b>	49 shared onsite surface spaces

### HIGHLIGHTS

- 2,407 SF of open retail area and 3,510 SF of warehouse area
- 14' roll up door in attached warehouse
- Pylon signage available on 5th Street
- High visibility location with traffic counts over 8,000 AADT
- Great access, visibility and parking
- New 47-unit residential development recently constructed just south of the property

### SUITE 2 FLOOR PLAN









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