

HIGHWAY 97 FRONTAGE OFFICE/SERVICE/RETAIL SPACE FOR LEASE



3113 S. HWY 97, REDMOND, OREGON

HIGH QUALITY, HIGH TRAFFIC MIXED USE SUITE

2000 +/- to 4700 Square Foot Space Located Adjacent to Hwy 97



ALIGNED COMMERCIAL
REAL ESTATE

RETAIL OR OFFICE SUITE FOR LEASE



ADJACENT TO HWY 97, EASY ACCESS, AMPLE PARKING

3113 S. Hwy 97, Redmond, Oregon

\$1.60

Lease Rate Per SF, Per Mo.

2,000 +/- to 4,700 SF

Available Size

\$0.42

NNN Per SF, Per Mo.

PROPERTY SUMMARY



Sitting next to Central Oregon's busiest highway, with over 30,000 vehicles per day passing the site, and in a robust commercial and residential part of growing Redmond, this space is ideal for those wanting a professional, easy access, high traffic, ample parking and very functional office, retail, or service space.

Nestled along Hwy. 97, the immediate area has a variety of magnetizing organizations and businesses that include national retailers and service providers, thriving local businesses, and more. The center itself has a national car rental office, a martial arts studio, and a highly regarded sit down restaurant. Combined with the number of newer and impending homes and apartments in this part of Redmond, this space is well positioned for a variety of businesses.

Consider these current features:

- > Numerous offices, breakroom, conference room, copy/room, and bathrooms. Overall size is 4,700 square feet but smaller options are available.
- > Professionally finished with nicer flooring, trim, light fixtures and more.
- > Large off-street parking lot adjacent to the building in a very active and well known retail/service center—with easy access.
- > Ideal location for health care provider, specialized retail, convenience store, indoor recreation/gym, food service, and more.
- > Situated in an area of rapid residential growth, near mid and large box retailers, successful businesses, the regional airport, and schools.

ADDITIONAL PHOTOS



AREA BUSINESSES



Central Oregon—and Redmond in particular—is home to many of the country’s leading manufacturing businesses, service companies, beverage production corporations, and award-winning schools.

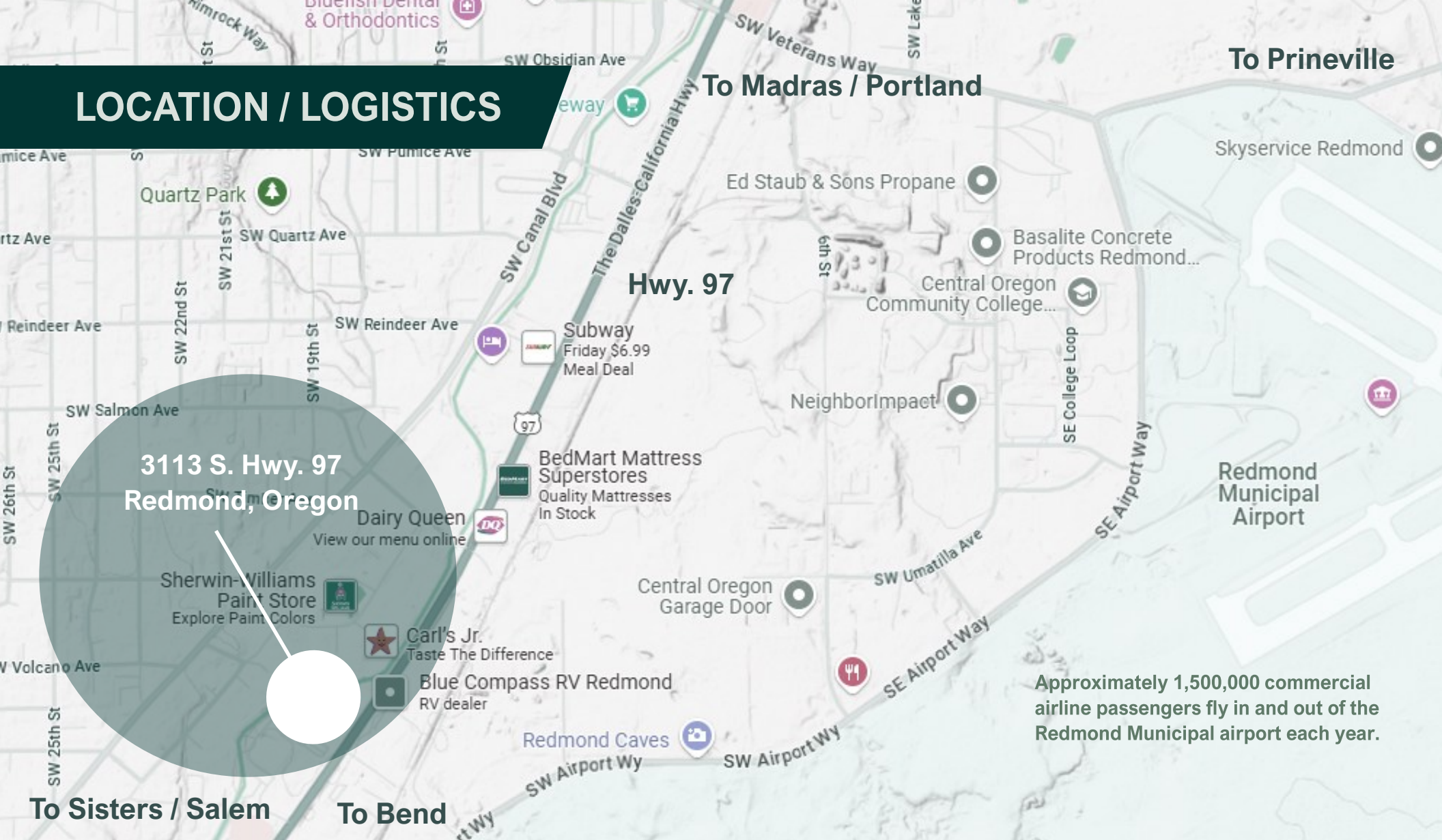
Redmond is home to the high-tech manufacturer, BasX, Oregon’s fastest growing company from 2013 to 2015. BasX manufactures clean air handling systems for data centers. PCC Shlosser, one of the world’s leading aircraft technology and manufacturing businesses is also in Redmond. And serving the entire region from Redmond are countless trucking and delivery companies

In addition, the Central Oregon Community College Redmond Campus and the regional commercial airport with direct jet service to many major cities are based in Redmond. Other 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

Immediately surrounding this space are numerous local, regional, and national businesses, including manufacturers, retailers, fitness operators, senior residential facilities, and many more. And, with easy access to Highway 97, the City of Bend is a very short drive away.

LOCATION / LOGISTICS



The property is located next to Highway 97 and one mile from Highway 126, two of Oregon's main highways. Redmond is 18 miles north of Bend. And 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.

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. This place is growing and flourishing!



**COMMERCE-FRIENDLY
CITY GOVERNMENT**



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



**ONE OF THE FASTEST
GROWING US TOWNS**



**DOZENS OF REGIONAL
MICROBREWERIES**



**MANY CHARTER/PRIVATE
SCHOOL OPTIONS**



**OVER 200 DAYS OF
SUNSHINE A YEAR**

PROUDLY OFFERED BY



3113 S. HWY 97, REDMOND, OREGON



Ken Streater
Principal Broker
541-325-2027
kens@alignedcre.com
Oregon & Alaska Licensed



ALIGNED COMMERCIAL
REAL ESTATE

Aligned Commercial
541-325-2027
www.alignedcre.com
708 SW Deschutes Ave.
Redmond, OR 97756

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