

**SUBLEASE PACKAGE**

# **Expansive Commercial Building Ideal for a Variety of Users**

**2999 SW 6TH STREET, REDMOND, OR 97756**



**COMPASS**  
COMMERCIAL

**REAL  
ESTATE  
SERVICES**





## EXPANSIVE COMMERCIAL BUILDING

USES: Office | Call Center | Tech | Recreation | Printing | Industrial | Event Center | Many More!



**SUBLEASE RATE: \$12.46/SF/YR NNN**

**77,260**  
Bldg. Size (SF)

**13.13**  
Lot Size (AC)

**2003**  
Year Built

**±724**  
Surface Parking Spaces

**M1**  
Light Industrial Zoning



# OPPORTUNITY OVERVIEW

This expansive 77,260 SF building, located on SW 6th Street in Redmond, OR, presents a unique sublease opportunity for tenants seeking ample space in a prime location. Built out as a call center, the property offers flexibility for various uses, including technology, recreation, office and more. With easy access to Highway 97 and close proximity to the Redmond Airport, this property is strategically positioned to capitalize on the area's rapid growth and vibrant community. Redmond's stable economy, bolstered by its proximity to Bend and its diverse industry base, makes this an ideal location for companies looking to establish or expand their presence in the Pacific Northwest. The sublease term expires July 31, 2029, offering a long-term opportunity in this thriving region.







## HIGHLIGHTS



### FLEXIBLE LAYOUT

Features large open areas with cubicles, plus private offices and conference rooms throughout



### ON-SITE AMENITIES

Includes a gym with locker rooms and an outdoor basketball court for employee wellness and recreation



### SECURE ACCESS

The building features a keycard security system to ensure controlled entry and safety



### GENEROUS BREAK ROOM

Offers a substantial break area with indoor and outdoor seating, plus a fully-equipped kitchen



## HIGHLIGHTS



### STRATEGIC LOCATION

Conveniently located just minutes from the regional airport and downtown Redmond, with easy access Highway 97



### GROWING COMMUNITY

Redmond is one of the state's fastest growing cities, making it an ideal locale for expanding in the Pacific Northwest



### STRONG ECONOMY

Redmond benefits from its proximity to Bend and a diverse economy, driven by tourism, technology, and agriculture



### AMPLE PARKING

Excellent parking with ±724 surface spaces on site for staff and visitors



## BUILDING PHOTOS



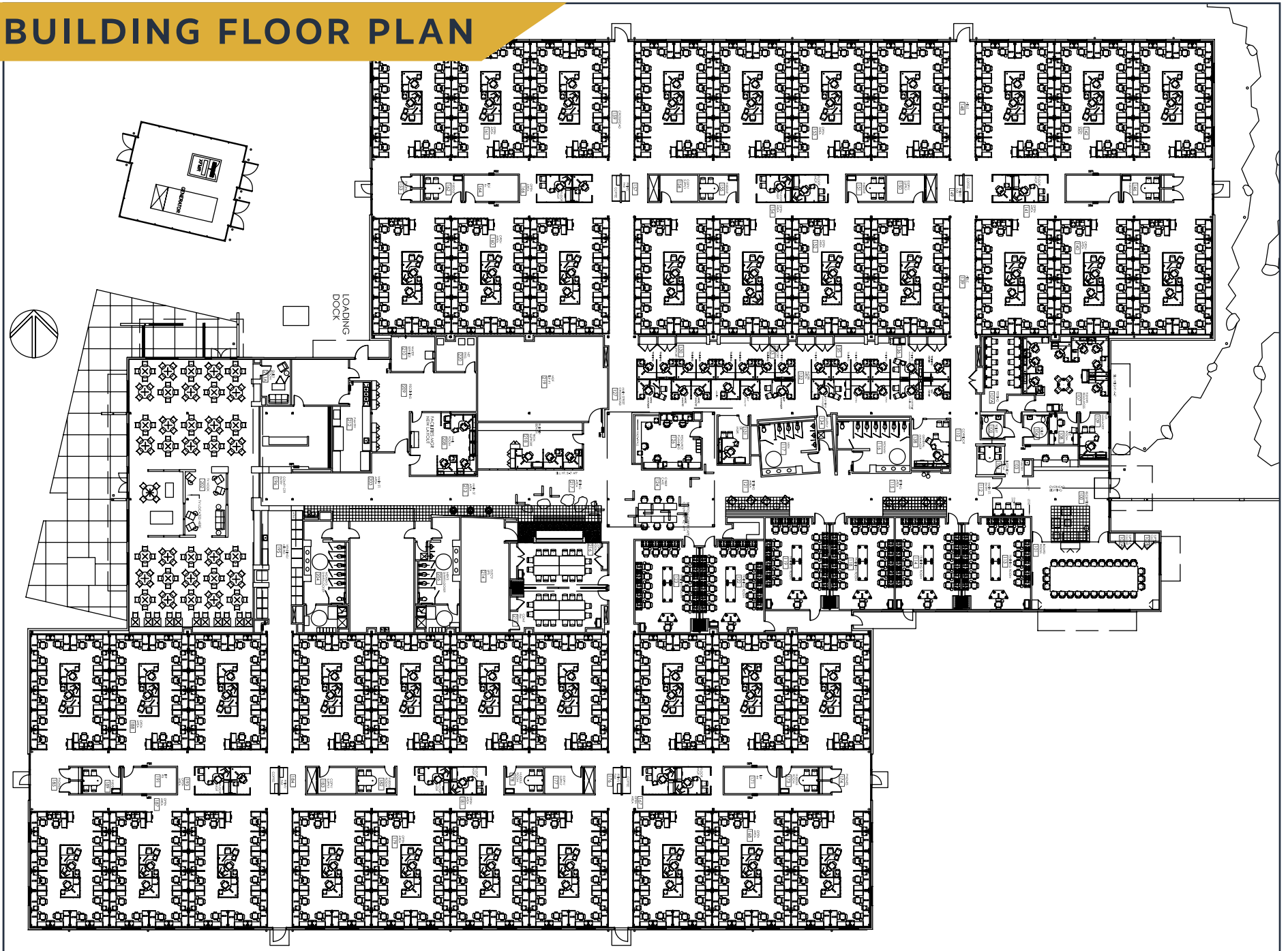


## BUILDING PHOTOS





# BUILDING FLOOR PLAN





# REDMOND CITY MAP





# AERIAL OVERVIEW





## CITY OVERVIEW

### REDMOND, OREGON

As a community of over 35,000, Redmond has a small town atmosphere with big city amenities and a reputation for being business-friendly and progressive. With approximately half of the landmass of Bend, yet one-third the population, Redmond has been among the fastest growing communities in Oregon for the past decade.

### LIFESTYLE DESTINATION

Surrounded by snow-capped mountains, world-class outdoor activities, and a thriving business community, Redmond lies at the geographic center of the thriving Central Oregon region and the tri-county area (Crook, Deschutes and Jefferson). It is home to the region's commercial airport, Redmond Municipal Airport - Robert's Field.

The Deschutes County Fairgrounds and Expo Center, arguably the nicest in the state, is also located in Redmond. The Expo Center is the largest indoor event facility in the area hosting concerts, rodeos and more. Central Oregon Community College (COCC) has a campus in Redmond that is actively utilized by residents of the tri-county area and is also home to the region's Manufacturing & Applied Technology Center (MATC).



**BEST PERFORMING  
SMALL CITY IN THE U.S.**

**#1**

Milken Institute  
2017, 2018, 2019 & 2020



**BEST CITIES TO LIVE  
IN OREGON**

**#10**

Chamber of Commerce  
2019



**LIVABILITY  
SCORE**

**78**

Areavibes  
2024



## REGIONAL OVERVIEW

### CENTRAL OREGON

#### LIFESTYLE

Central Oregon offers a rare mix of city amenities and restful isolation, including the slower speed of a small town with a medical community and infrastructure not normally seen in a region of its size. Additionally, Central Oregon residents maintain a work/life balance that is difficult to achieve elsewhere.

#### EDUCATION

Central Oregon is well-recognized for its high level of education, with some of the best K-12 public schools in the nation. In 2020, the Bend-La Pine school district's average SAT scores surpassed the national average by over 130 points. Additionally, the region's higher education opportunities abound. From the new Oregon State University-Cascades to Central Oregon Community College's four campuses in the region, there are opportunities for all to obtain a quality education.

#### AIRPORT

Redmond Municipal Airport provides commercial air service with daily non-stop flights to Denver, Los Angeles, Las Vegas, Phoenix, Phoenix-Mesa, Portland, San Diego, San Francisco, Salt Lake City, and Seattle via carriers American, Alaska, Allegiant, Delta, Boutique Air and United. The airport is undergoing a \$5.2 million expansion to meet the rising demand for transit in and out of the region.



300 Days of  
Sunshine



Miles  
of Trails



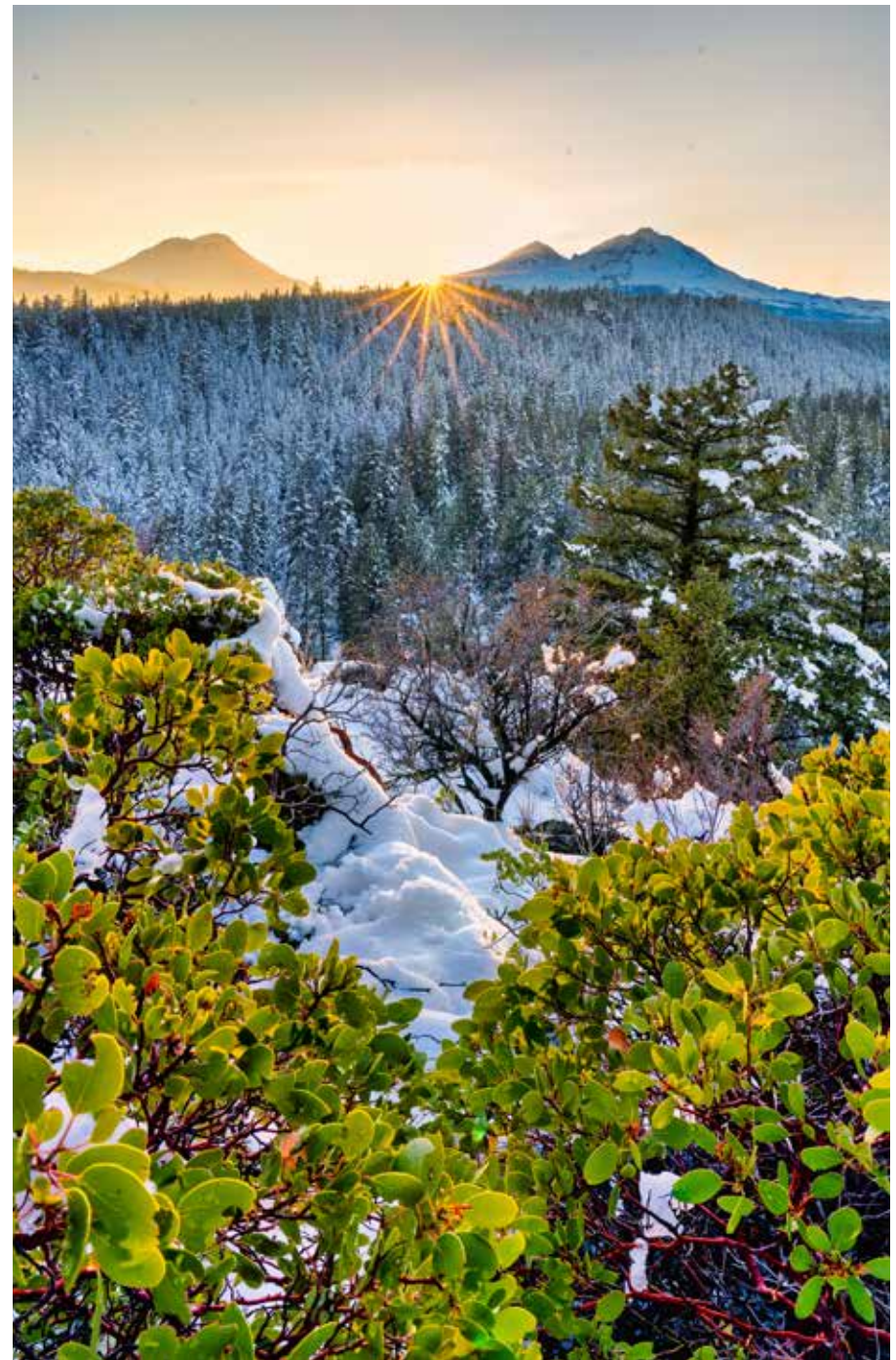
31 Breweries  
& Counting



Thriving Arts  
& Culture

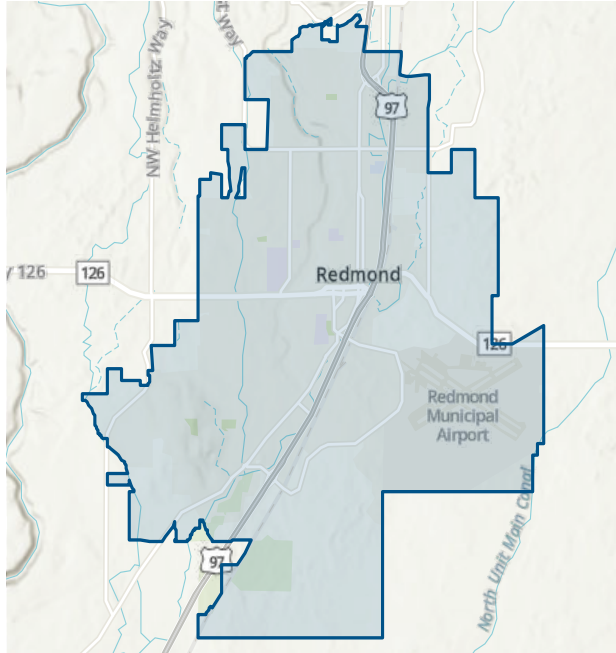


30 Golf  
Courses

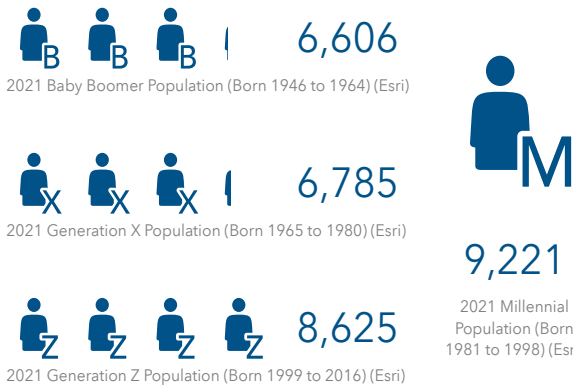




# REDMOND, OR DEMOGRAPHICS



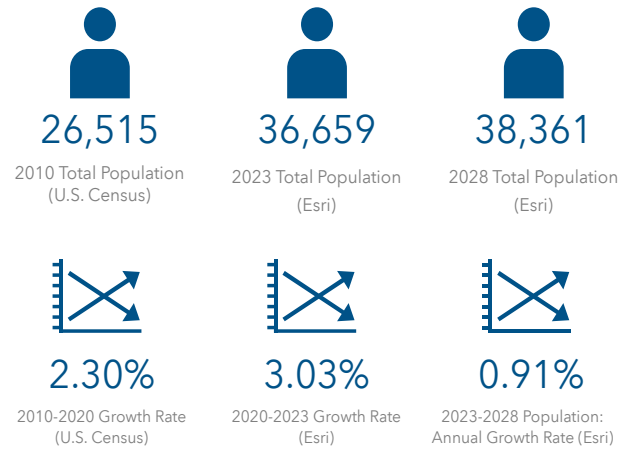
## POPULATION BY GENERATION



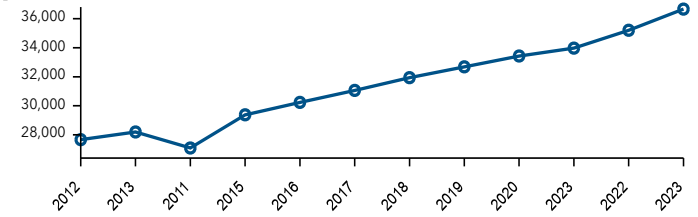
## POPULATION GROWTH AND KEY INDICATORS

### Redmond City, OR

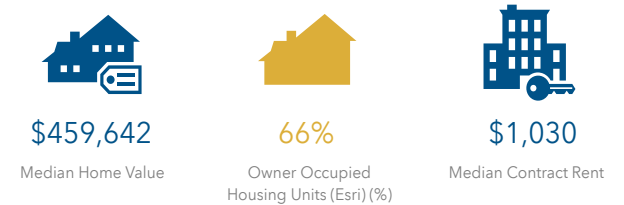
#### POPULATION



#### Historical Trends: Population



#### HOUSING STATS



#### INCOME



#### Tapestry segments

4C	<b>Middleburg</b> 6,213 households	44.4% of Households	▼
8E	<b>Front Porches</b> 1,889 households	13.5% of Households	▼
7C	<b>Urban Edge Families</b> 1,884 households	13.5% of Households	▼

#### BUSINESS







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