

FOR LEASE

1,303-3,811 SF | \$2.00/SF/MO. NNN

**Retail Space Available
In the Heart of Downtown Redmond**

528 & 530 SW 6th Street, Redmond, OR 97756

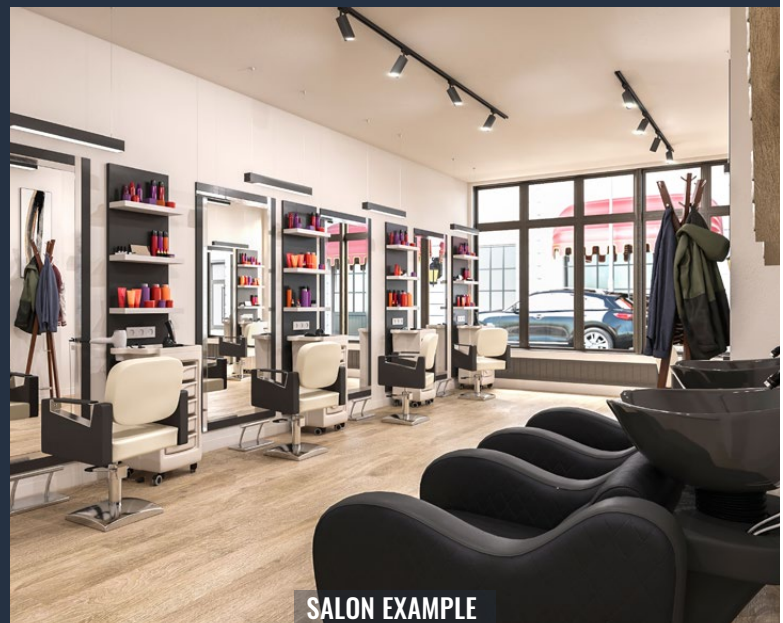
**BE A PART OF THE
REVITALIZATION OF THE
HISTORIC CREAMERY BUILDING**



BRING YOUR CONCEPT TO THIS HISTORIC DOWNTOWN BUILDING



OUTDOOR STORE EXAMPLE



SALON EXAMPLE

**Ron Ross, Principal Broker | Terry O'Neil, Broker
Luke Ross, Broker**

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

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COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

1,303-3,811 SF AVAILABLE

Retail Space in the Heart of Downtown Redmond

528 SW 6TH ST

- Avail. Space:** 2,508 SF
- Lease Rate:** \$2.00/SF/Mo. NNN
- CAMs:** Est. at \$0.42/SF/Mo.
- TI Allowance:** Negotiable
- Ideal Uses:** Restaurant, boutique, wine/cheese shop, bakery or other retail uses.

530 SW 6TH ST - SUITE 101

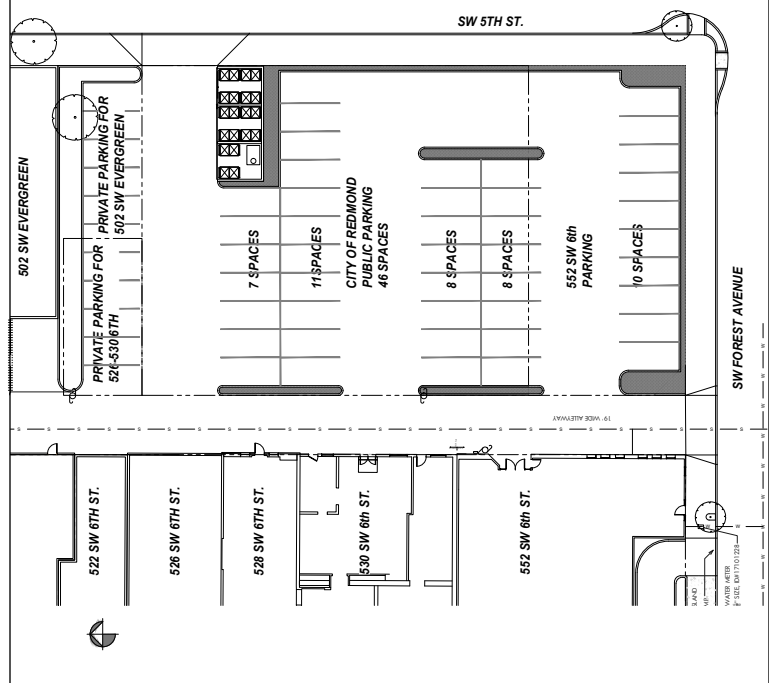
- Avail. Space:** 1,303 SF
- Lease Rate:** \$2.00/SF/Mo. NNN
- CAMs:** Est. at \$0.42/SF/Mo.
- TI Allowance:** Negotiable
- Ideal Uses:** Currently built out as standard retail and ideal for a salon, boutique, specialty goods and much more.

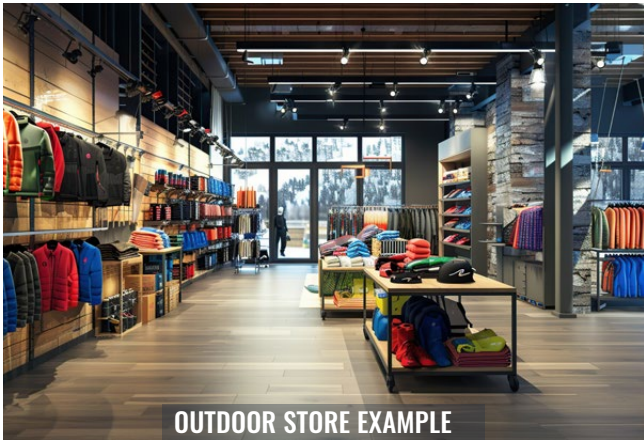
HIGHLIGHTS

- **Historic Charm:** The Old Creamery Building is a historic landmark building in downtown Redmond
- **Under Renovation:** Front and back facades are in the process of being updated with a fresh design
- **Prime Location:** Situated in the heart of downtown across from the Redmond SCP Hotel, this property offers high visibility and foot traffic
- **Versatile Spaces:** The building's adaptable spaces are ideal for a variety of uses including boutique, salon, bakery, specialty goods, active wear, outdoor gear, or other retail storefronts
- **Excellent Parking:** Convenient parking is available both in a lot behind the building and on the street in front
- **Growing Region:** Redmond is experiencing rapid growth and revitalization, making it an ideal time to locate your business downtown
- **Supportive Community:** Benefit from the synergy and support of downtown Redmond's business environment



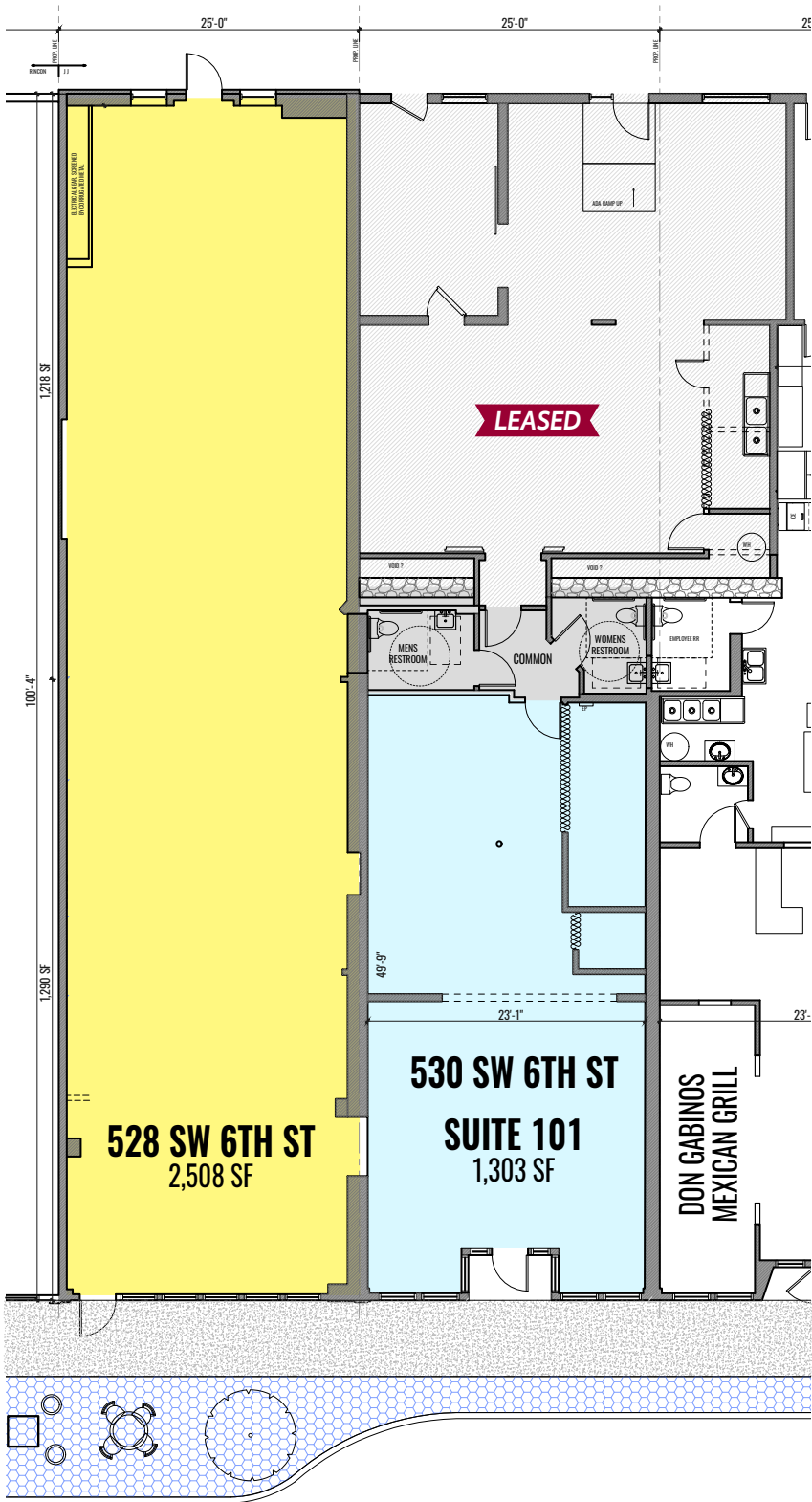
PROPOSED CITY OF REDMOND PARKING LOT REDESIGN





CURRENT FLOOR PLAN

Tenant Improvement Allowance available for qualified tenants to build out the space to suit a new use.



FOR LEASE

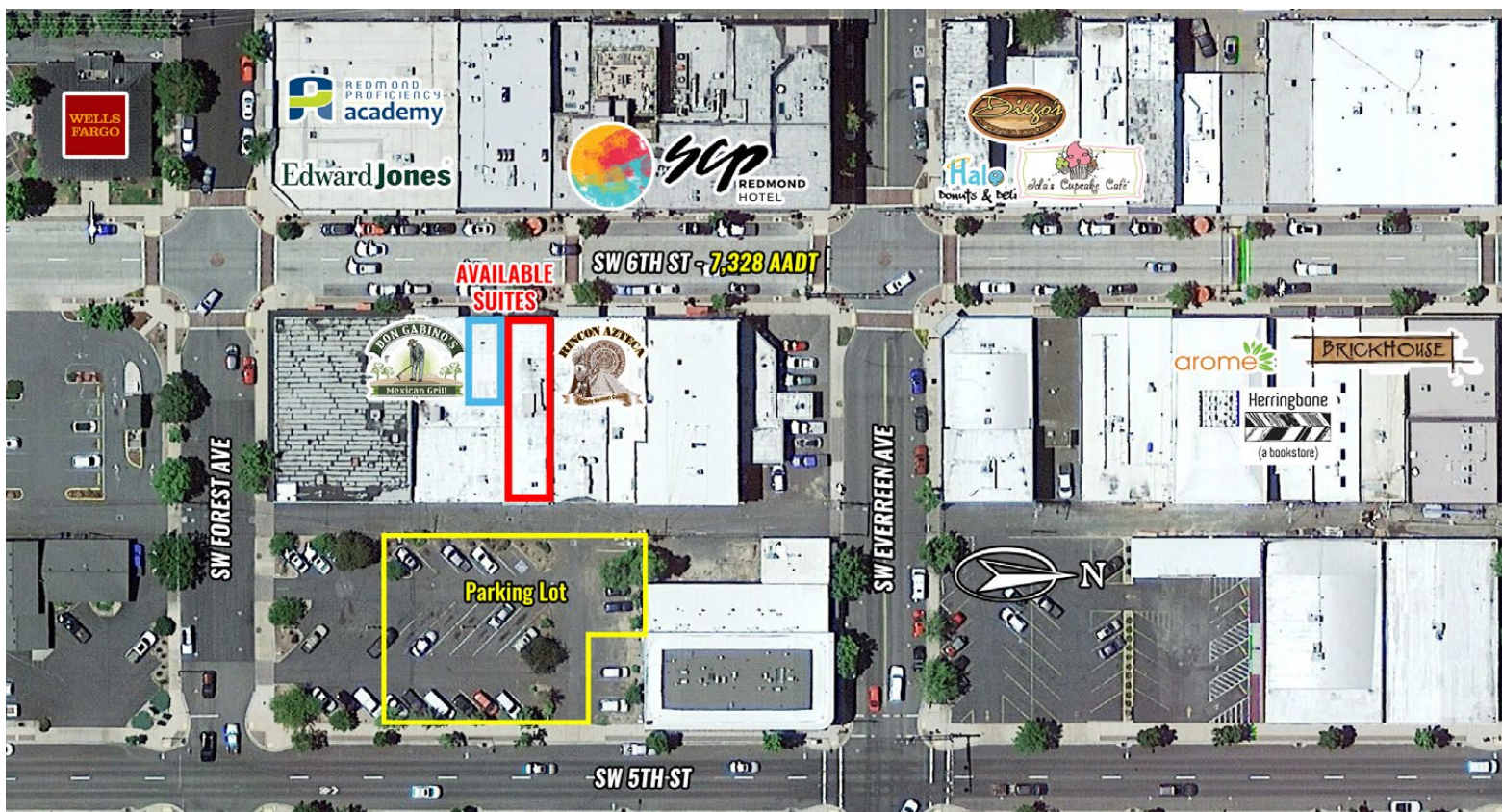
528 & 530 SW 6th Street, Redmond, OR 97756



RENDERING OF UPDATED ALLEY FAÇADE



MOCKUP OF BUILDING SIGN



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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