

# RARELY AVAILABLE PROFESSIONAL OFFICE SUITE FOR LEASE



2757 NW SEVENTH STREET, SUITE D, REDMOND, OREGON

## AFFORDABLE, PROFESSIONAL OFFICE IN REDMOND

1,302+- Square Feet Near Home Depot, Wal-Mart, and Highway 97



ALIGNED COMMERCIAL  
REAL ESTATE



## OFFICE SUITE FOR LEASE

A photograph of an office suite interior. On the left is a light-colored wood-grain door with a silver handle. To the right of the door is a dark wood-framed opening leading to another room. Further right, a dark wood shelf is mounted on a light-colored wall. Two pendant lights with clear glass shades hang from the ceiling. The ceiling is a drop ceiling with a recessed light. The walls are a light, textured color. The floor is a dark wood-look laminate.

**TWO OR THREE INDIVIDUAL OFFICES, 1000 FEET FROM N. HWY 97 CLOVERLEAF**

2757 NW Seventh Street, Redmond, Oregon

**\$2,100**

Lease Rate Per Mo.

**1,302 +- SF**

Available Size

**Gas/Elec/Trash**

Paid Separately by Tenant



**Hwy 97,  
North Redmond Interchange**

## PROPERTY SUMMARY



Sitting a stone's throw from Central Oregon's busiest highway and in the fastest growing part of Redmond, this space is ideal for those wanting a professionally-finished, easy access, and an ideally located office suite.

Nestled in the Clocktower Plaza, the immediate area and surrounding neighborhood has a variety of magnetizing organizations and businesses that include a sizable and thriving child care facility, the new Habitat for Humanity Restore, a fitness business, liquor store, food production and sales facility, Home Depot, an elementary and middle school, and senior living facilities. Combined with the number of newer and impending homes in this part of Redmond, this office space is well positioned for a variety of businesses.

Consider these features:

- > Two-three offices, lobby, conference room, bathrooms and a break room
- > Professionally finished with newer flooring, paint, light fixtures and more.
- > Off-street parking adjacent to the building in a very active and well known retail/service center.
- > Ideal location for health care providers, including mental health care businesses, insurance companies, sales offices, real estate companies, mortgage brokerages, and more!
- > Situated in an area of rapid residential growth, development opportunities, and successful businesses.



## 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 is Central Oregon Trucking and Pape Kenworth.

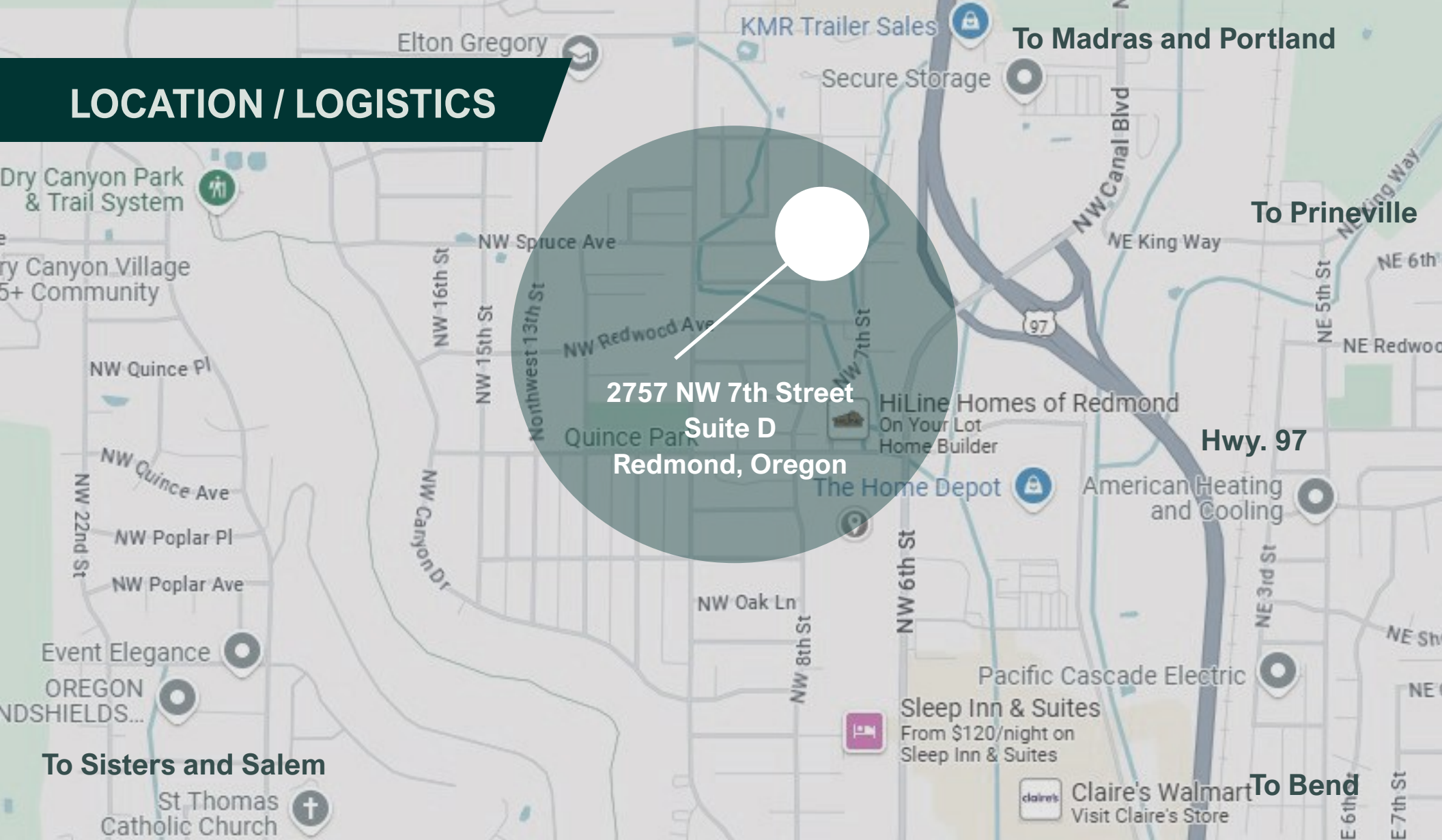
In addition, the Central Oregon Community College Redmond Campus and the regional commercial airport with direct jet service to many major cities are based in Redmond. Other businesses include:

- > 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 office space are numerous local, regional, and national businesses, including manufacturers, retailers, fitness operators, childcare, senior living 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 essentially next to Highway 97 and two miles from Highway 126, two of 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.



# 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**



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REAL ESTATE

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