

REDMOND OFFICE/INDUSTRIAL FLEX SPACE FOR LEASE



2121 SW DEERHOUND, STE. 101, REDMOND, OREGON

QUALITY WAREHOUSE / PROFESSIONAL OFFICES UNIT

5,432 +/- Square Foot Space with Fully Fenced Yard in Central Oregon



ALIGNED COMMERCIAL
REAL ESTATE

FLEX SPACE UNIT FOR LEASE



PROFESSIONAL OFFICE AND WAREHOUSE SUITE

2121 SW Deerhound Avenue, Ste. 101, Redmond, Oregon

\$1.10

Lease Rate Per SF Per Mo.

5,432 +- SF

Available Size

\$0.25

NNN's Per SF Per Mo.

PROPERTY SUMMARY



This Redmond flex space/suite is nicely finished with multiple offices, a welcoming lobby area, user friendly warehouse/production space, fully fenced yard, ample parking, and an attractive exterior. At a total of 5,432 square feet, this unit is an ideal size and configuration for many different uses.

Located less about three minutes from the Redmond/Bend airport, just up the street from the fairgrounds, and a two-minute drive to Hwy. 97, this property is well suited for a variety of businesses. The large room pictured on the previous page can serve as a clean assembly area, small call center, a sales or design office, shipping and receiving room, or many other options. Consider these amenities:

- > Nicely finished offices with large room ideal for clean assembly, sales office, etc.
- > High, clear span ceilings with 16' wide roll up doors on both ends of warehouse
- > Three-phase 208 volt power. Plus air conditioning in the offices.
- > Full circular driveway with community dock high that allows for shipping ease
- > Three minute drive to the airport and one-half mile to Hwy. 97



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.

Just up the road from 2121 Deerhound is BasX Solutions, Oregon’s fastest growing company from 2013 to 2015, and one of Central Oregon’s largest employers. BasX manufactures clean air handling systems for data centers. Three lots up from this property is Ex-pion 360, a leading lithium battery design and manufacturing company.

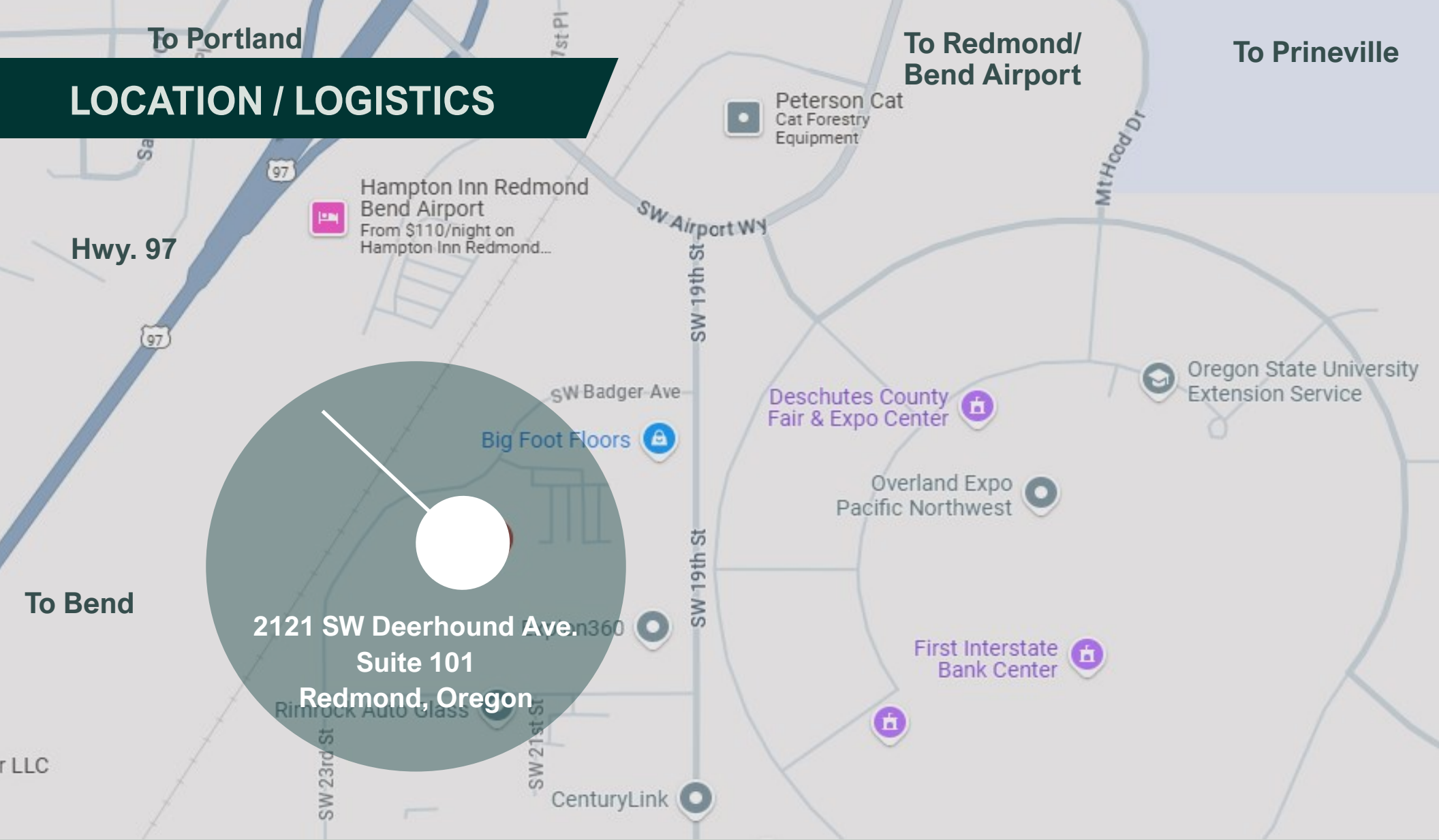
In addition, about two miles away are the Redmond School District headquarters and the Central Oregon Community College Redmond Campus. And, as noted on the following page, the regional commercial airport with direct jet service to many major cities is nearby.

Other area 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, including RTC Trucking, the sublandlord of this suite.
- > Hayden Homes, one of the Pacific Northwest’s largest homebuilders
- > Traditional manufacturers such as Nosler and Eberhard’s Dairy Products

Immediately surrounding this property are numerous local, regional, and national businesses, including contractors, manufacturers, warehouse and distributors, tech, and more.

LOCATION / LOGISTICS



2121 SW Deerhound Ave.
Suite 101
Redmond, Oregon

The property is located one half mile from Highway 97 and three miles from Highway 126, two of Oregon's main highways. Bend is 12 miles to the south 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, which is five minutes from the property, 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**



**THREE DOZEN REGIONAL
MICROBREWERIES**



**MANY CHARTER/PRIVATE
SCHOOL OPTIONS**



**OVER 250 DAYS OF
SUNSHINE A YEAR**

PROUDLY OFFERED BY



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