

FOR LEASE

3,067 – 5,269 SF

New Redmond Restaurant/Bar Space

4270 SW Canal Blvd., Redmond, OR 97756

**WELCOME BACKPORCH
COFFEE, BONTA GELATO
SULLIVAN ORTHODONTICS
& REDBIRD PHYSIO!**



BRAND NEW TURNKEY RESTAURANT/BAR SPACE



MOVE IN READY ROOFTOP DECK WITH BAR

Bruce Churchill, Principal Broker
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COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

FOR LEASE

\$3.55/SF/MO. NNN

New Redmond Restaurant/Bar Space

GROUND FLOOR RESTAURANT

Avail. Space: 3,067 SF
Lease Rate: \$3.55/SF/Mo. NNN
CAMs: Est. at \$0.71/SF/Mo.

ROOFTOP DECK

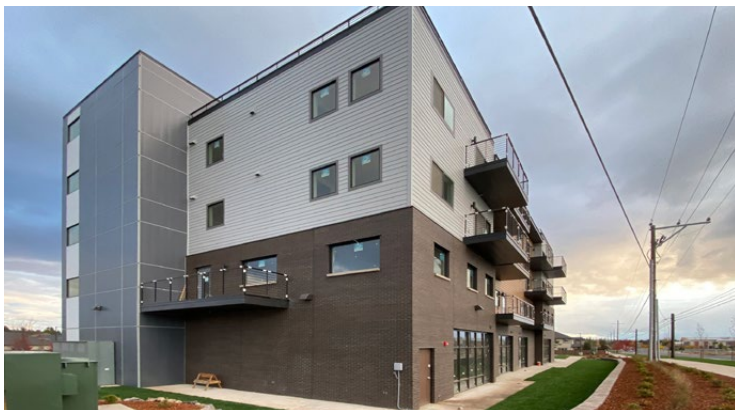
Avail. Space: 2,202 SF (half deck)
Lease Rate: \$2,000/Mo. NNN
CAMs: Est. at \$0.16/SF/Mo.

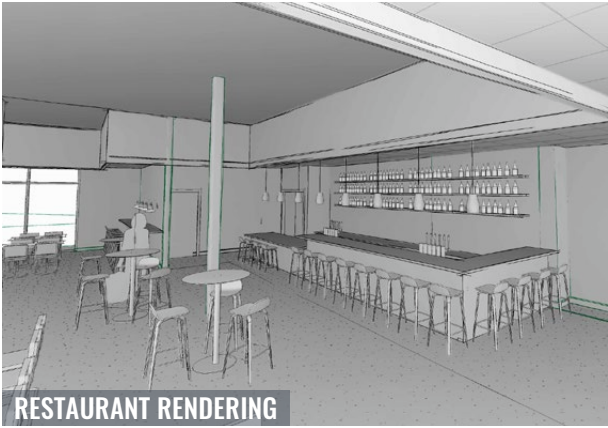
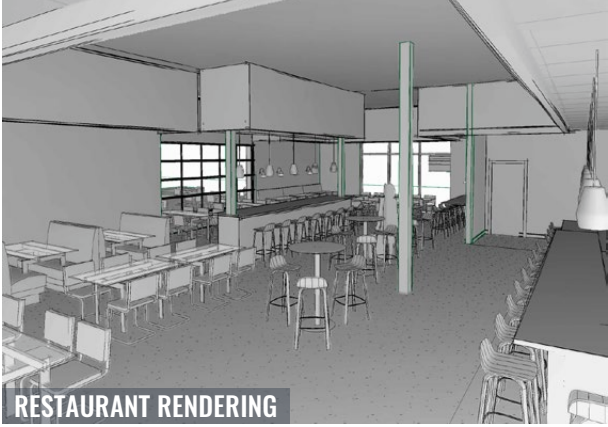
SECOND FLOOR OFFICE

Avail. Space: Fully Leased!

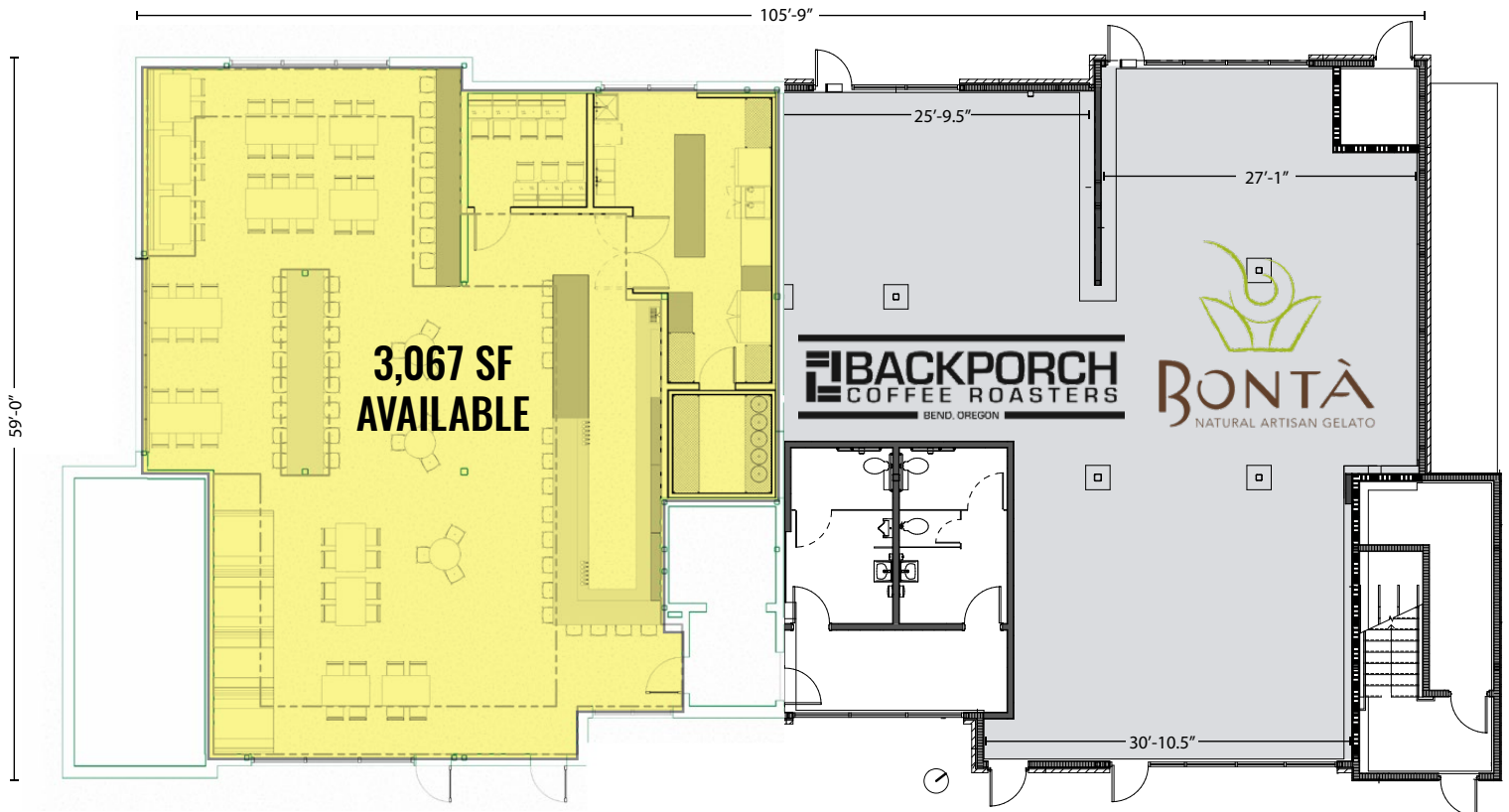
HIGHLIGHTS

- *Welcome Backporch Coffee Roasters, Bonta Gelato, Sullivan Orthodontics and Redbird Physio!*
- Available space is a ground floor restaurant/bar with the potential to lease half of the rooftop deck featuring unparalleled views of the Cascade Mountains
- Restaurant/bar space delivered ready with furniture and equipment
- Covered bar area on rooftop deck with plumbing hookups
- Zoned Mixed-Use Neighborhood (MUN)
- 62 onsite parking spaces plus 3 ADA stalls
- New construction in a fast-growing residential area with a lack of commercial and retail services
- At the south end of Redmond with easy access to Bend via Hwy 97 and the Old Bend-Redmond Highway
- Frontage on SW Canal Blvd and SW Badger Avenue
- Adjacent to Ridgeview High School



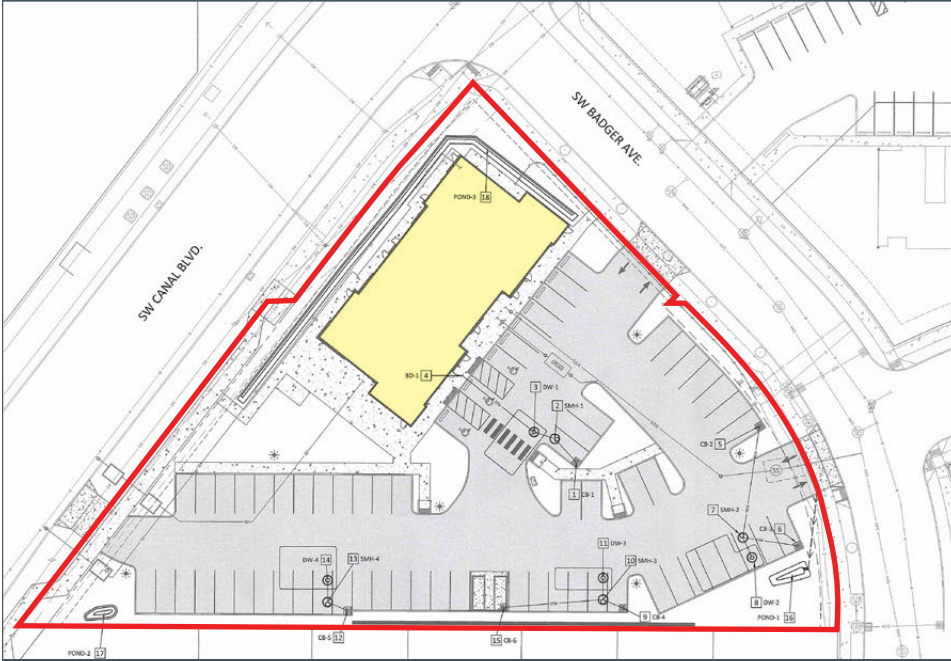


GROUND FLOOR RESTAURANT



FOR LEASE

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