

**FOR LEASE**

**1,303-3,811 SF AVAILABLE**

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

528 & 536 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

**541.408.1202** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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**REAL  
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**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:** Negotiable
- CAMs:** Est. at \$0.42/SF/Mo.
- TI Allowance:** Negotiable
- Ideal Uses:** Currently built out as a restaurant, but could be transformed to a boutique, wine/cheese shop, bakery or other retail uses.

### 536 SW 6TH ST - SUITE A

- Avail. Space:** 1,303 SF
- Lease Rate:** Negotiable
- 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

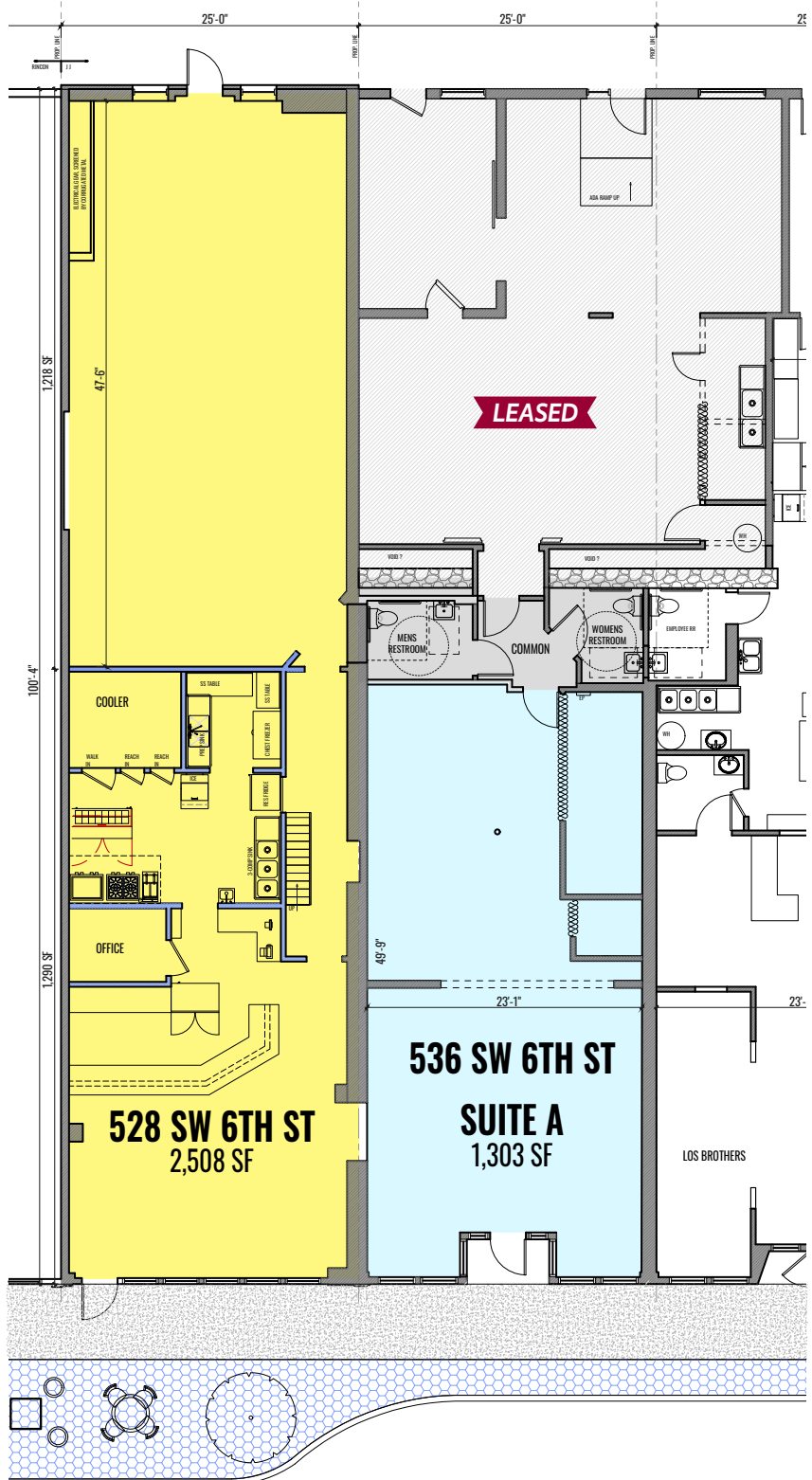
- **Historic Charm:** The Old Creamery Building is a historic landmark building in downtown Redmond
- **Under Renovation:** Front and back facades are in the process of being updated with a fresh design
- **Prime Location:** Situated in the heart of downtown across from the Redmond SCP Hotel, this property 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





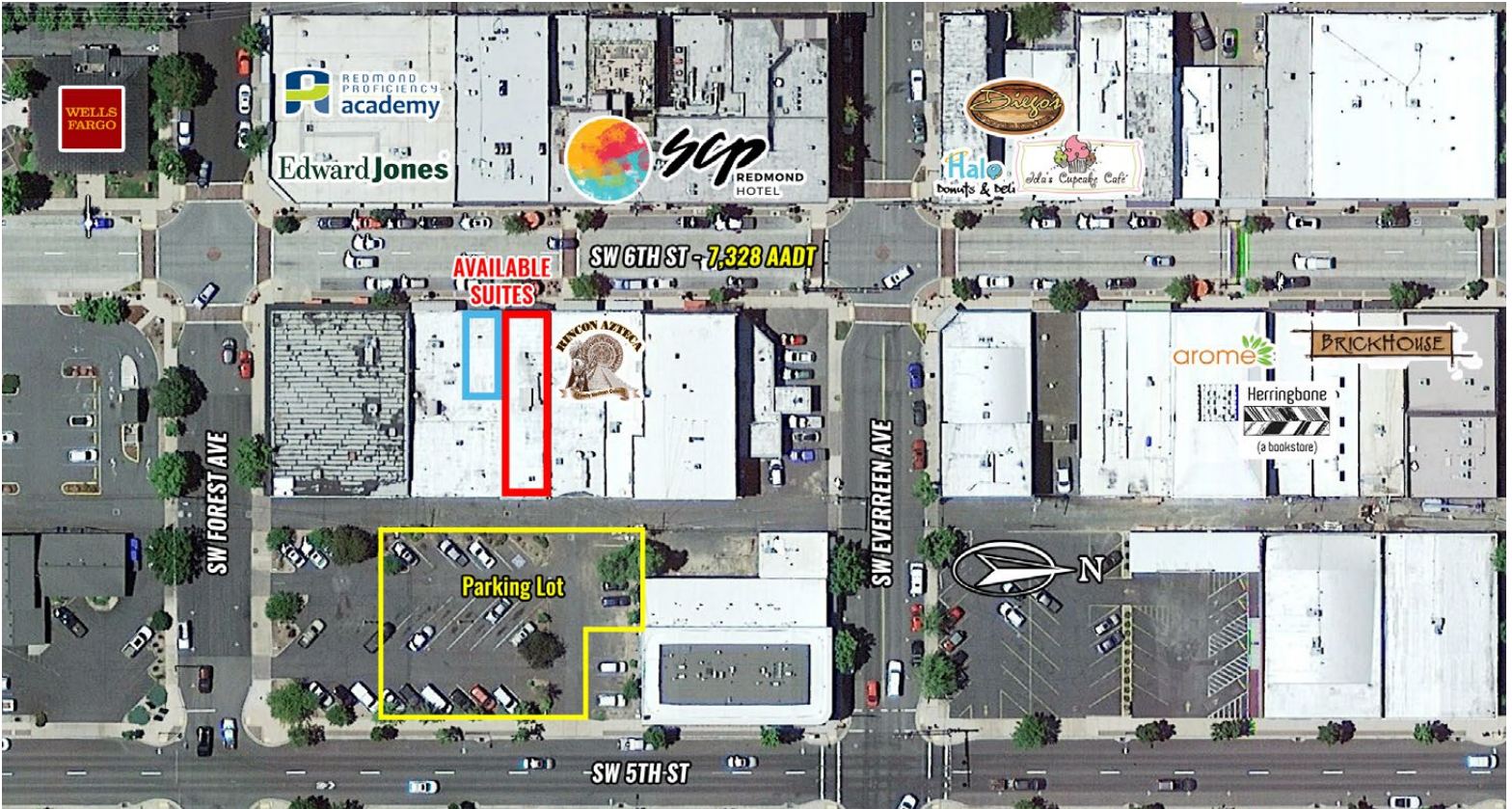
## CURRENT FLOOR PLAN

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



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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.



**Ron Ross**  
Principal Broker  
Cell 541.480.8884  
ross@compasscommercial.com



**Terry O'Neil**  
Broker  
Cell 541.408.1202  
toneil@compasscommercial.com



**Luke Ross**  
Broker  
Cell 541.480.6144  
lross@compasscommercial.com

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