

NICE RETAIL/SERVICE SPACE IN THE HEART OF REDMOND



249 NW SIXTH STREET, SUITE 2, REDMOND, OREGON

BEAUTIFUL FINISHES, HIGH CEILINGS, ON-SITE PARKING

Well Located, Very Visible, Professional Quality 1,550 Square Foot Suite



ALIGNED COMMERCIAL
REAL ESTATE

HIGH QUALITY SPACE FOR A VARIETY OF USES

UNIT DETAILS

Lease Rate: \$2,450.00 per month

NNN Expenses: Est. \$450.00 per month

Unit Size: Approx. 1,550 Square Feet

Porch Area: Covered for Display / Seating

Year Built/Renovated: 2003 / 2020

Zoning: C2 (Downtown Commercial)

PROPERTY HIGHLIGHTS

High Ceilings and Professional Feel

Large Main Floor Area

Downstairs Utility Rooms with Plumbing

Upstairs Offices or Treatment Rooms

Vibrant Complex on High Traffic Corner

Ample Shared Off-Street Parking

LOCATED ON BUSY SIXTH STREET IN DOWNTOWN REDMOND

PROPERTY AND SUITE HIGHLIGHTS

249 NW Sixth Street is a high quality property located in a well-maintained, high traffic retail and service complex with a variety of complementary businesses. Suite 2 is a gorgeous and professional space that has served and can serve a wide variety of tenants.

The potential uses are unlimited. The space has been home to a restaurant, a retail establishment, and a salón. Given the large open space downstairs and speciality rooms upstairs, the suite could work as a food and beverage location, a wellness studio (yoga, physical therapy, personal training gym), regular retail, or for professional service or office space.

Notably, 249 NW Sixth has off-street parking adjacent to the building, easy access off of Sixth and Seventh Street, and highly visible street frontage and signage.

Consider these highlights:

- > **Professional and creative space with beautiful finishes**
- > **Suitable for a wide variety of potential businesses, including retail, food and beverage, health and wellness, office/service, and more**
- > **Newer building with fairly recent renovations and updates**
- > **Various high volume businesses in the immediate area**
- > **Off-street parking and easy access, plus covered porch**
- > **High ceilings, fantastic lighting, lots of windows/light**
- > **Located in northern downtown which makes it easy to reach from Hwy. 97 and Hwy. 126.**

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.

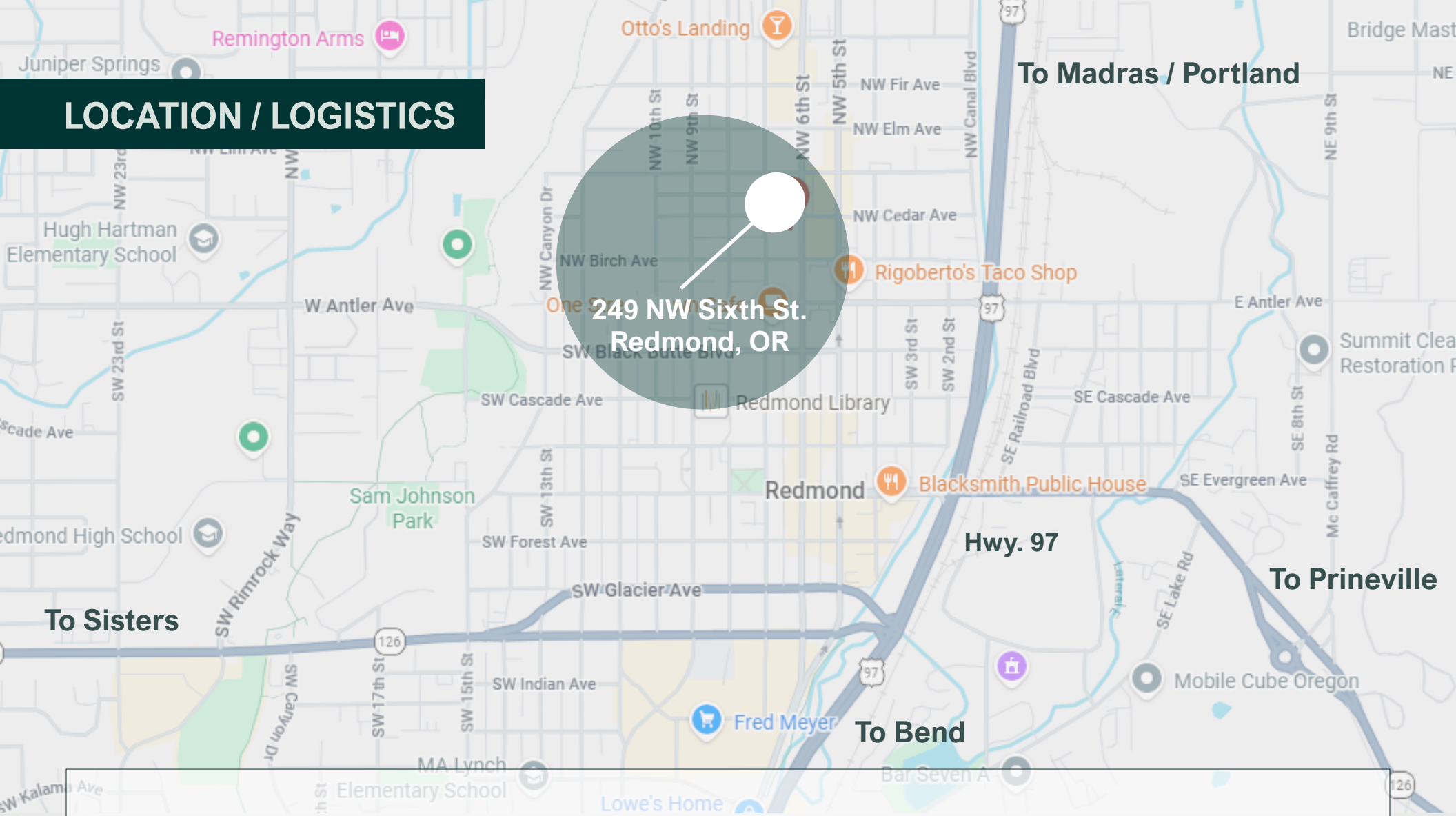
This particular complex has two great restaurants, professional office businesses, and more. And, Redmond is home to the high-tech manufacturer, BasX, Oregon’s fastest growing company for many years. BasX manufactures clean air handling systems for data centers. PCC Shlosser, one of the world’s leading aircraft technology and manufacturing businesses is also in Redmond. And serving the entire region from Redmond are countless trucking and delivery companies

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, as well as many state, county and city government agencies.

Other nearby businesses include:

- > St. Charles Medical Center and Hospital
- > Big box retailers Super Wal-Mart, Lowe’s, Home Depot, Ross, and more
- > Tech manufacturing companies such as Medline Renewal
- > Redmond Proficiency Academy and Central Christian School, both award-winning schools
- > Many national and regional trucking companies including Central Oregon Trucking
- > Hayden Homes, one of the Pacific Northwest’s largest homebuilders
- > Traditional manufacturers such as Nosler and Eberhard’s Dairy

LOCATION / LOGISTICS



249 NW Sixth is located on the northern end of downtown Redmond, about one-half mile from Hwy. 97 and Hwy. 126. Bend is 20 miles to the south and Madras and Sisters about 25 minutes away. It is 2.5 hours from Portland, 3.5 hours from Salem, five hours from Seattle, and eight hours from the Bay Area.

Major truck lines and overnight delivery service from anywhere in the country are available throughout Madras and Central Oregon.

Approximately 1.5 million people a year fly to and from the regional commercial airport in Redmond, with multiple daily direct flights to major western cities, including Denver, Seattle, Salt Lake City, Phoenix, Portland, San Francisco, and Los Angeles. Approximately four million tourists visit this region each year.

This property is well located to serve local clients and employees alike, with housing, many businesses, and other benefits nearby.

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.

Nearby Bend, Sisters, Prineville and Madras host a wide variety of businesses, with each community featuring highly regarded employers in all commerce sectors. 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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ALIGNED: 1) SET IN GOOD ORDER; 2) COLLECTIVELY SUPPORTING A VISION, PERSON, OR ORGANIZATION; 3) BROUGHT INTO AGREEMENT