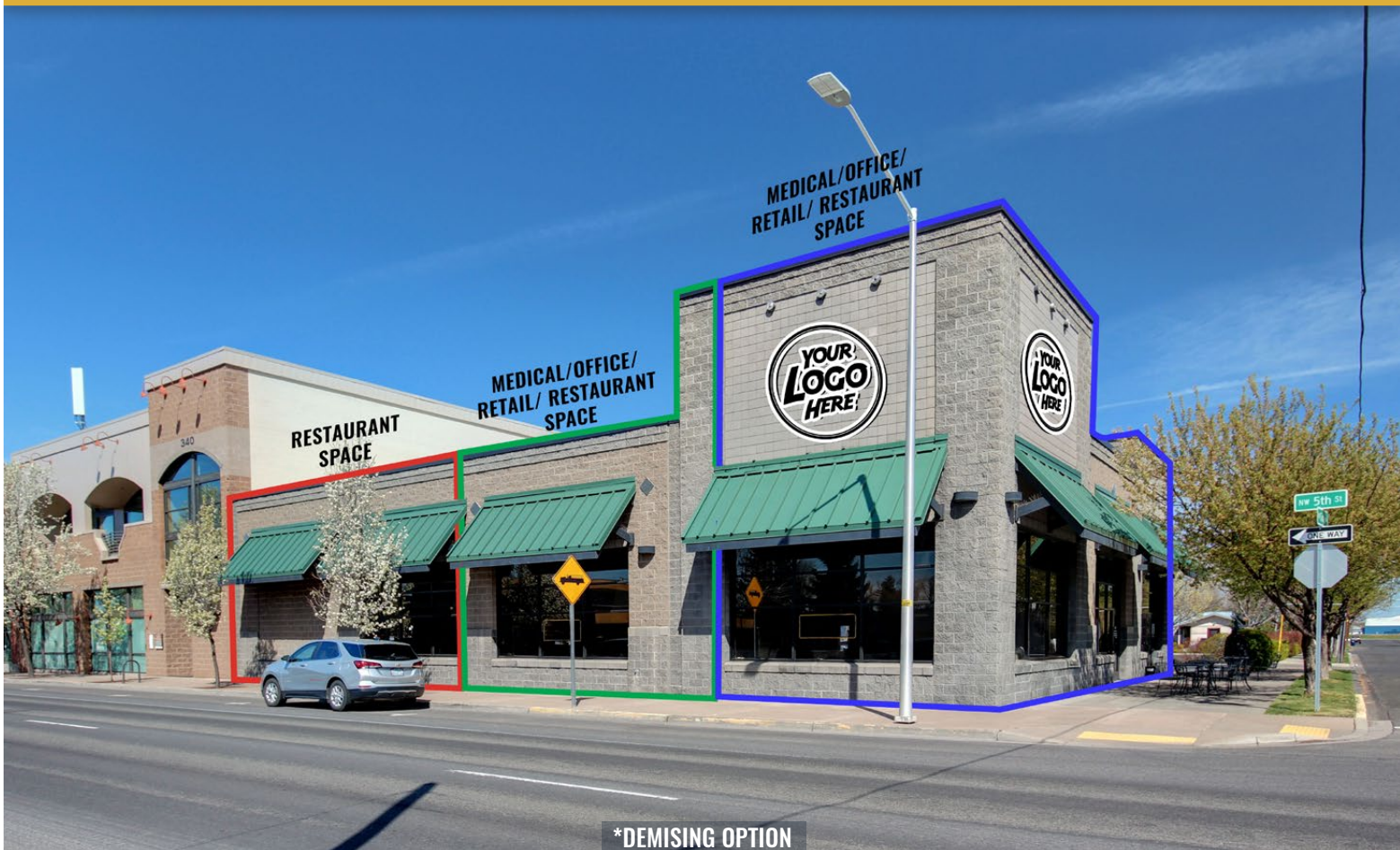


FOR LEASE

1,500 SF - 5,983 SF

High-Visibility Commercial Space with Existing Restaurant Infrastructure

340 NW 5th Street, Suite 107, Redmond, OR 97756



FLEXIBLE COMMERCIAL OPPORTUNITY WITH DIVISIBLE FLOOR PLAN



Kristie Schmitt, CCIM | Pat Kesgard, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

541.383.2444 | www.CompassCommercial.com

COMPASS
COMMERCIAL

REAL ESTATE SERVICES

FOR LEASE

\$1.75-\$2.50/SF/MO. NNN

High-Visibility Commercial Space

PROPERTY DETAILS

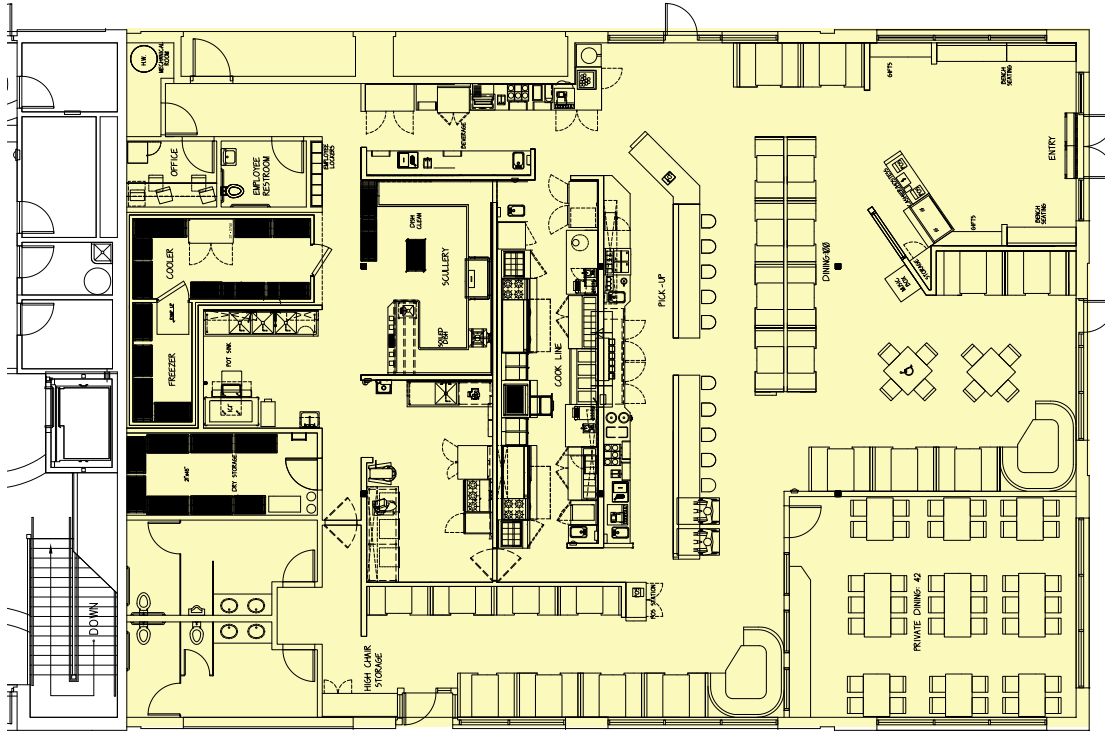
| | |
|--------------------|---------------------------------|
| Suite 107: | 1,500 SF - 5,983 SF |
| Lease Rate: | \$1.75-\$2.50/SF/Mo. NNN |
| CAMs: | Est. at \$0.62/SF/Mo. |
| Bldg. Size: | 23,586 SF |
| Zoning: | Central Business District (C2) |
| Parking: | 65+ shared onsite spaces in lot |

HIGHLIGHTS

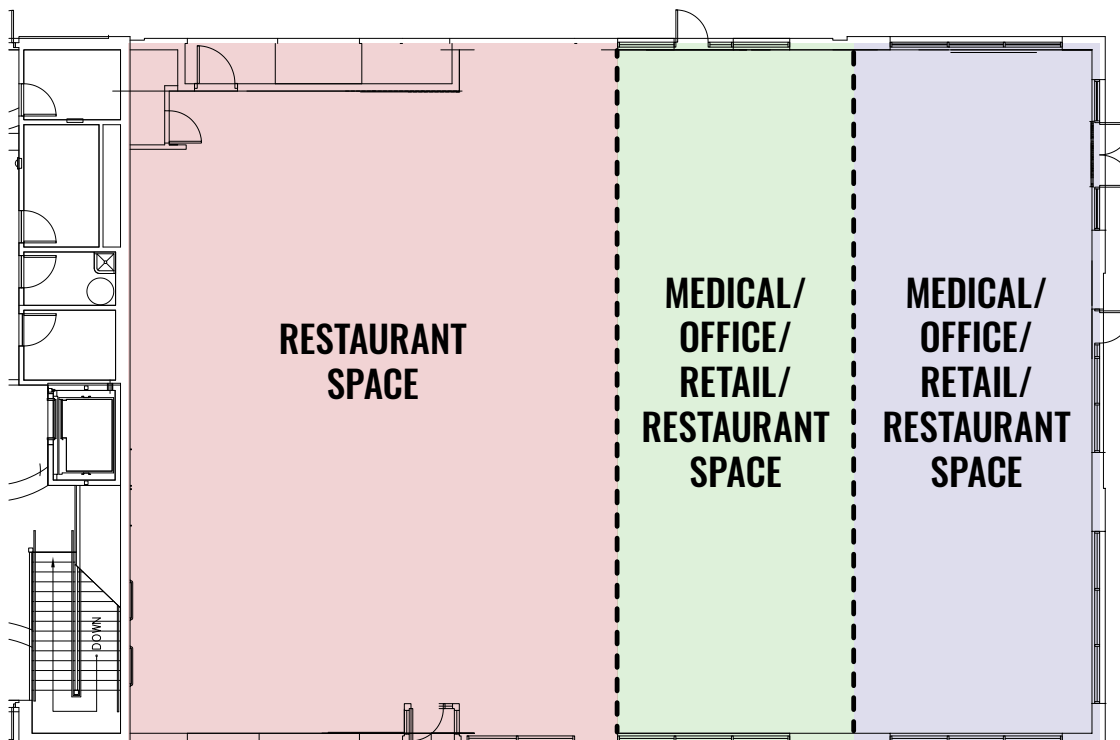
- High quality commercial space in Class A building
- Excellent visibility on the corner of 5th Street and Cedar Avenue near downtown
- Prominent building signage available
- Existing infrastructure includes private restrooms, multiple utility connections, and commercial kitchen improvements
- Large open floor plan adaptable for a variety of layouts and uses
- Other tenants in building include St. Charles Center for Women's Health and Best Care Treatment Services
- Multiple opportunities to demise suite, reach out to broker for more information



CURRENT SUITE 107 FLOOR PLAN



SAMPLE DEMISING OPTION

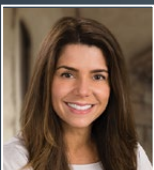


FOR LEASE

340 NW 5th Street, Suite 107, Redmond, OR 97756



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.



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