

FOR LEASE

2,775-6,285 SF AVAILABLE

High Visibility Retail Storefront and Open Warehouse Spaces

798 NW 5th Street, Redmond, OR 97756



GREAT LOCATION WITH TRAFFIC COUNTS OVER 9,500 AADT



SUITE 2 - RETAIL



SUITE 2 - RETAIL



SUITE 3 - WAREHOUSE

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FOR LEASE

2,775-6,285 SF

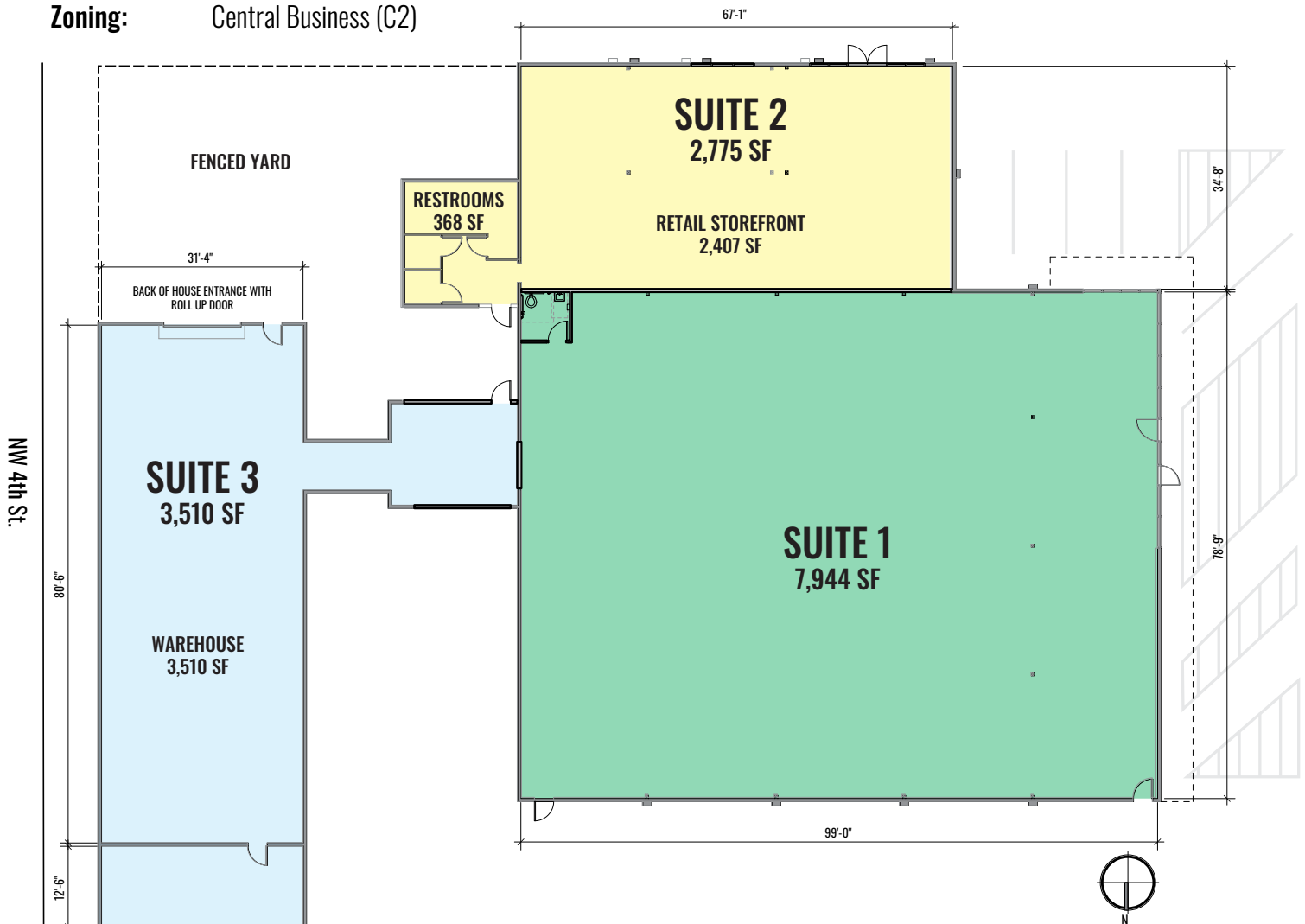
High Visibility Retail Storefront and Open Warehouse Spaces

PROPERTY DETAILS

Suite 1:	7,944 SF – Retail Storefront \$1.55/SF/Mo. NNN Available in 60 days
Suite 2:	2,775 SF – Retail Storefront \$1.75/SF/Mo. NNN Available Now
Suite 3:	3,510 SF – Warehouse \$1.10/SF/Mo. NNN Available Now
Suites 2-3:	6,285 SF - Retail & Warehouse
CAMs:	Est. at \$0.37/SF/Mo.
Bldg. Size:	14,229 SF
Lot Size:	0.93 Acres
Year Built:	1963, remodeled in 2023
Zoning:	Central Business (C2)

HIGHLIGHTS

- Suite 1 is an open retail storefront with private restrooms
- Suite 2 is an open retail storefront with private restrooms
- Suite 3 is an open warehouse space with a 14' roll up door
- Pylon signage available on 5th Street
- High visibility location with traffic counts over 9,500 AADT (2023)
- Great access, visibility and parking
- Adjacent to new 47-unit residential development
- 49 shared onsite surface parking spaces





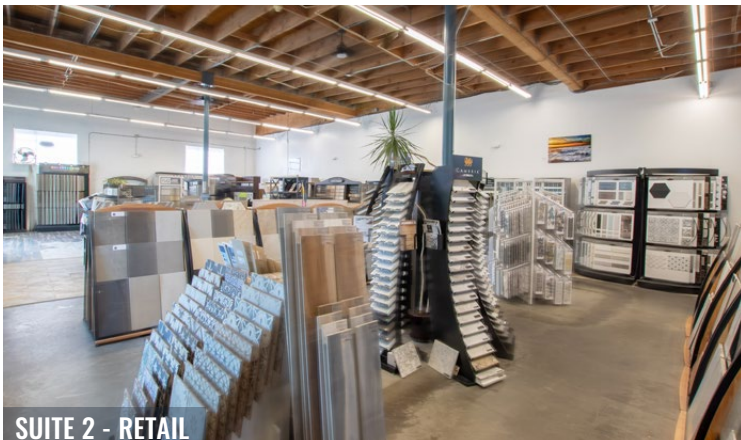
SUITE 3 - WAREHOUSE



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