

OFFERING MEMORANDUM

FOR LEASE

Suite #102 - Available for Lease

NEW CONSTRUCTION INDUSTRIAL STUDIO FOR LEASE

2074 Commerce Drive, Suite #102, Medford, OR 97504 / (541) 944-9967

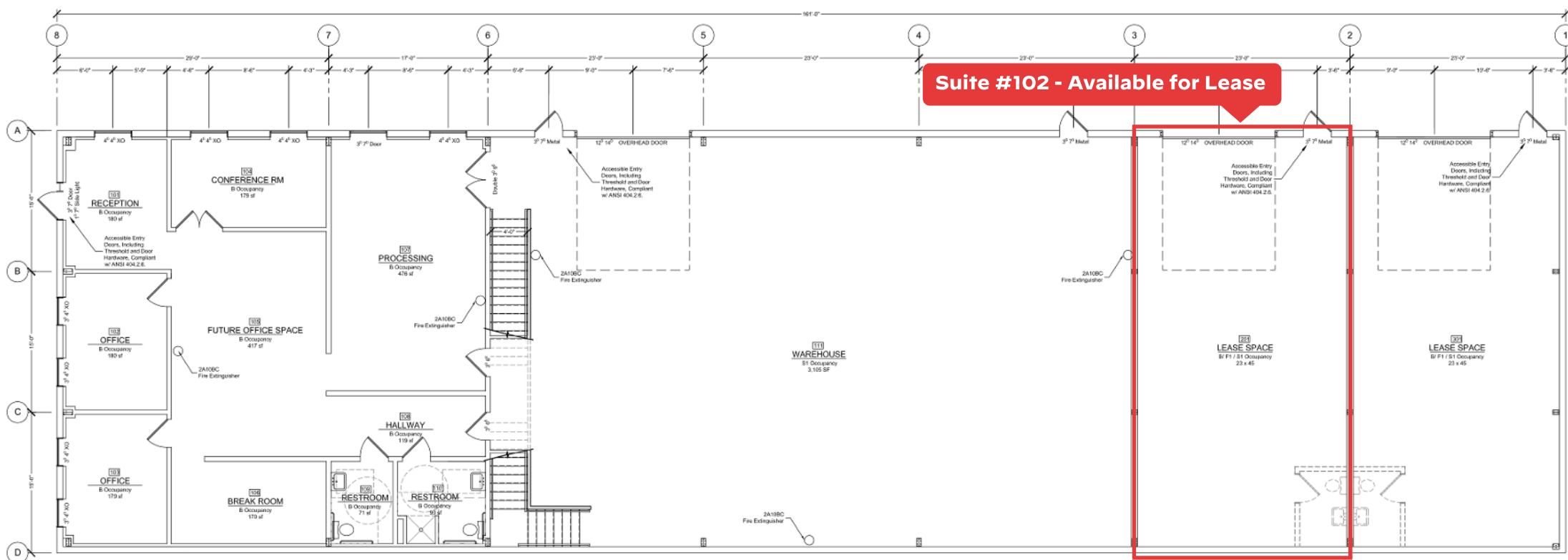


Executive Summary

Merit Commercial Real Estate has been exclusively retained to market for lease 2074 Commerce Drive, Suite #102. The pristine industrial studio is immediately available for occupancy. Suite #102 presents a great opportunity for a small business to step into a pristine space, conveniently located just off of Hwy 62 just ±2 minutes to Lowe's & Walmart, close to Rogue Valley Intl. Airport, and much more. The flex space offered is to be delivered in a "warm shell" condition, with a small bathroom and large warehouse space with a roll-up and walk-in door. **Additionally, a prospective tenant may lease a single, ±1,035 SF suite or potentially combine both adjacent suites for a total of ±2,070 SF** with 2 bathrooms (reasonable TI package considered).

Availability:	Occupancy immediately available
Base Rent:	\$1.25/SF, plus NNN + CAM charges
TI:	Negotiable
Address:	2074 Commerce Drive, Suite #102 Medford, OR 97504- Jackson County
Zoning:	Light Industrial (tenant to confirm use is allowed)
Space SF:	± 1,035 SF per suite
Access/Parking:	Shared, gated driveway off of Commerce Drive 3 paved spaces per suite (addtl. gravel space negotiable) (1) 10' x 14' roll-up door per suite (1) walk-in door per suite
Power:	3-phase, 200 amp service to each suite
Utilities:	Power, gas, water, sewer, internet, and single phone are supplied, tenant responsible for usage and upkeep
Use Restrictions:	No activities possibly producing noxious fumes/odors, including marijuana-related uses, auto service stations, standalone bars/taverns, or manufacture of concrete. Landlord reserves right to approve desired use(s).





Subject Floorplan (Approximate)



Suite #102 - Available for Lease

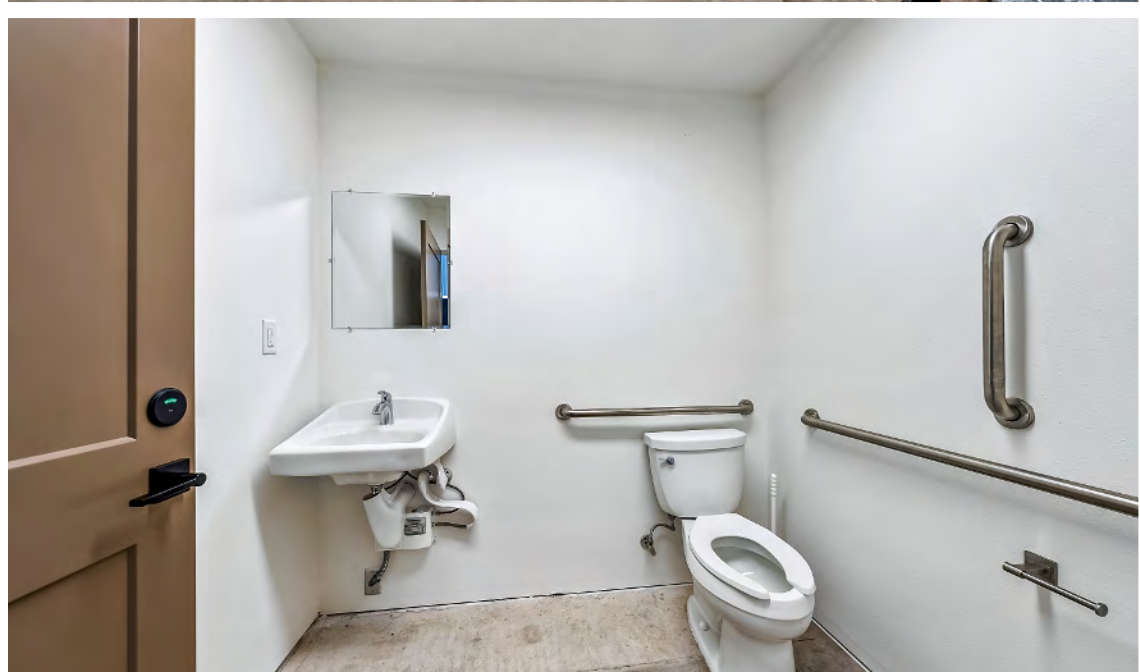
Not Available

All parcel boundaries are approximate and are for illustration purposes only.

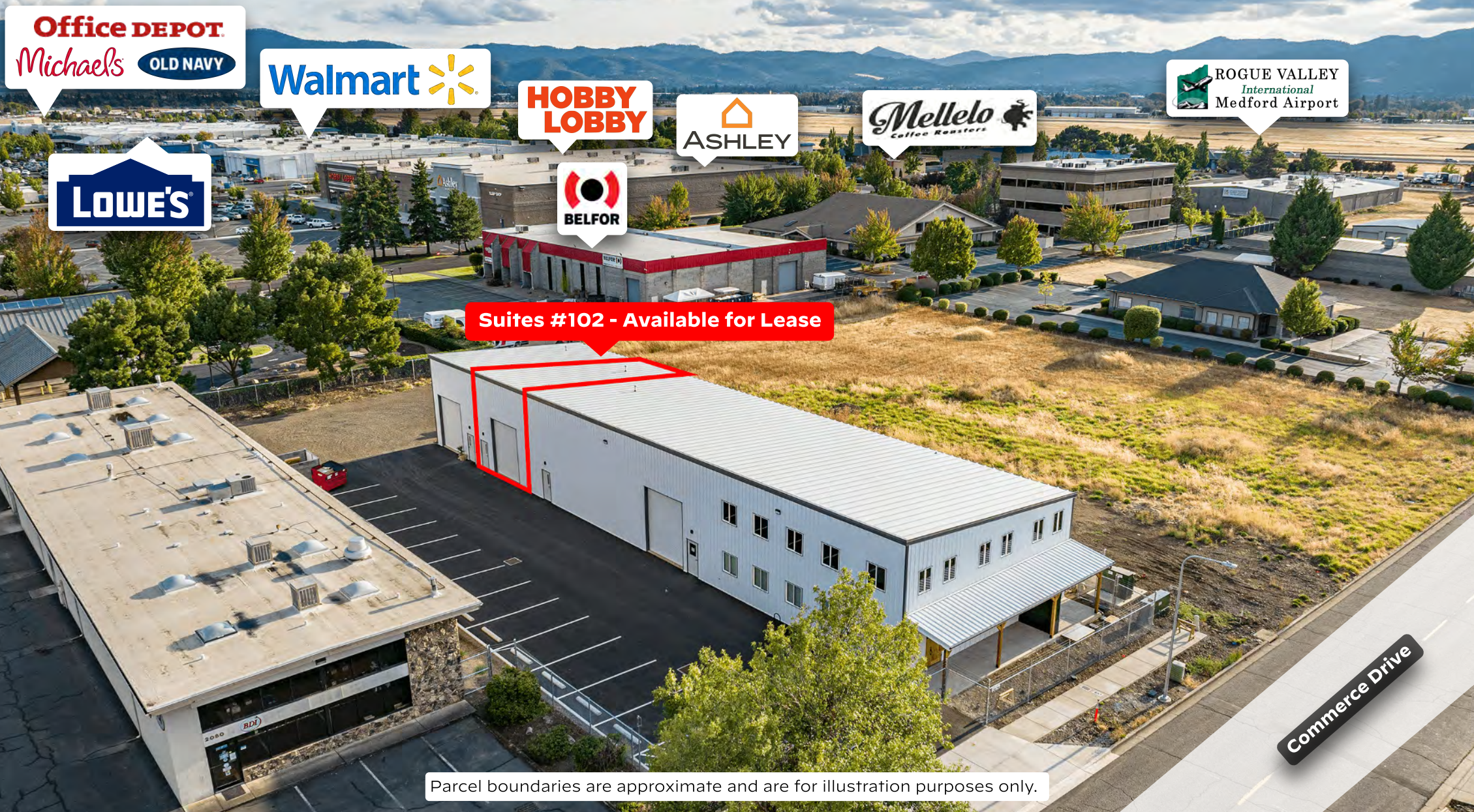
Floorplan Overlay (Approximate)



Subject Photos



#102 Interior (Tenant Property Excl.)



Suites #102 - Available for Lease

Parcel boundaries are approximate and are for illustration purposes only.

Commerce Drive



Floorplan Overlay (Approximate)

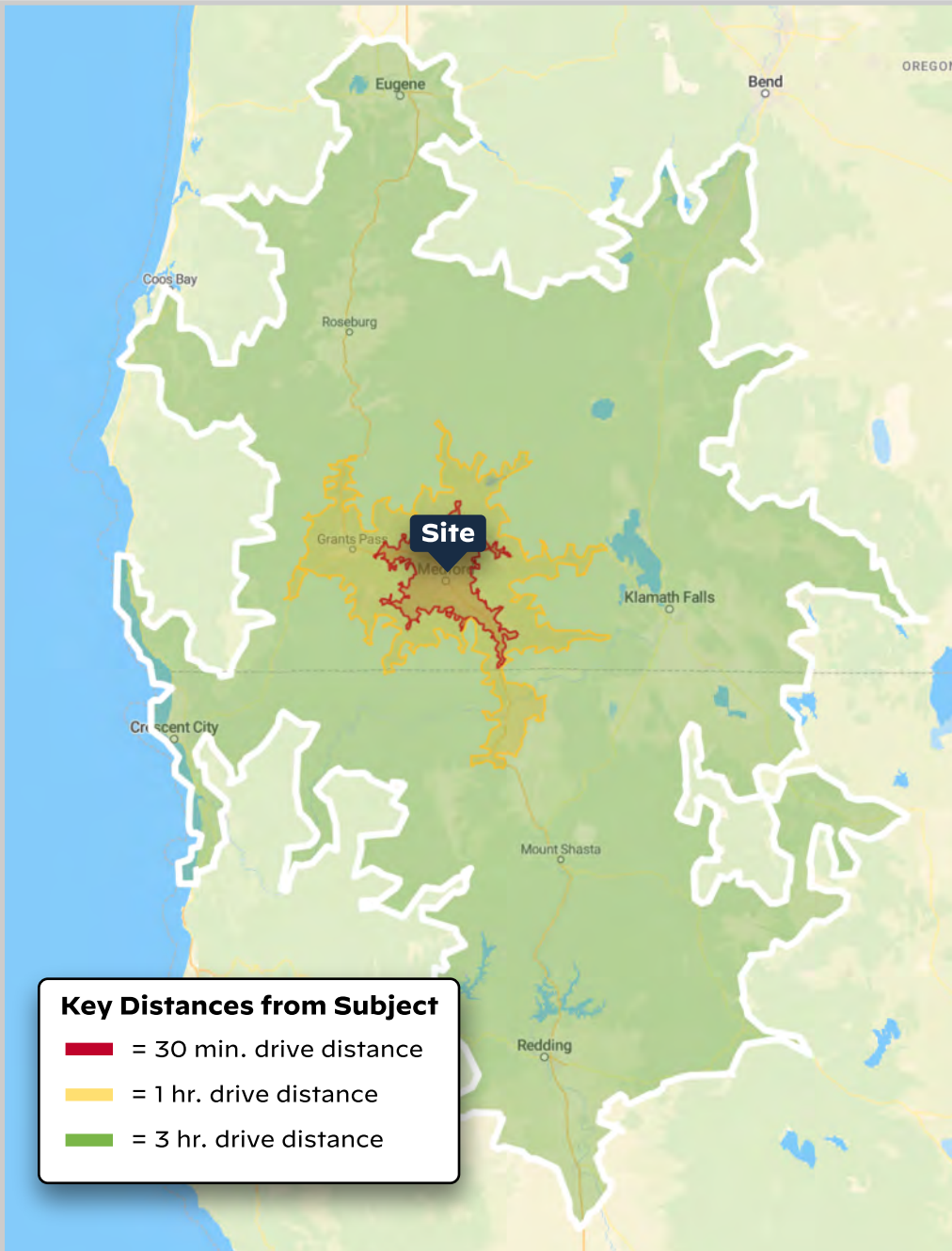


Site Aerial

Market Summary

	Demographics	Medford	Jackson County	National
Population	2021 Census Population	87,388	222,258	-
	2015 Population	82,421	219,616	-
	2010 Population	75,066	203,357	-
	Pop. Growth 2010-2015	9.80%	8.00%	-
	Pop. Growth 2016-2021	6.03%	1.02%	-
Personal/Education	Median HH Income	\$52,243	\$61,020	\$75,989
	Per Capita Income	\$26,875	\$33,346	\$35,384
	Median Age	37.4	42.6	38.1
	Unemployment Rate	3.9%	2.8%	3.7%
	High School Degree	90.6%	90.8%	91.1%
	Bachelor's Degree	24.5%	25.1%	36.0%
Housing	Median Home Value	\$429,500	\$465,000	\$428,700
	# Households	33,645	104,318	-
	Owner Occupied	52.8%	64.3%	64.4%
	Tenant Occupied	45.1% (±)	34.1% (±)	29.3%
	Vacancy	2.1% (±)	1.6% (±)	5.8%

Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are no guaranteed. Seller, Buyer, and all other parties to complete their own due diligence.





The Rogue Valley



Downtown Medford



Asante Hospital Expansion



Medford, OR History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

The City has a strong sense of community as well as a diverse economy. Within a 15 minute drive, the Rogue Valley International-Medford Airport is the regional air travel hub for all of Southern Oregon, with well over 1M annual travelers. Breathtaking outdoor recreational activities are moments away; Upper and Lower Table Rock, the Rogue River, dozens of lakes, as well as the Crater Lake National Park are all within an easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.

Why Southern Oregon?

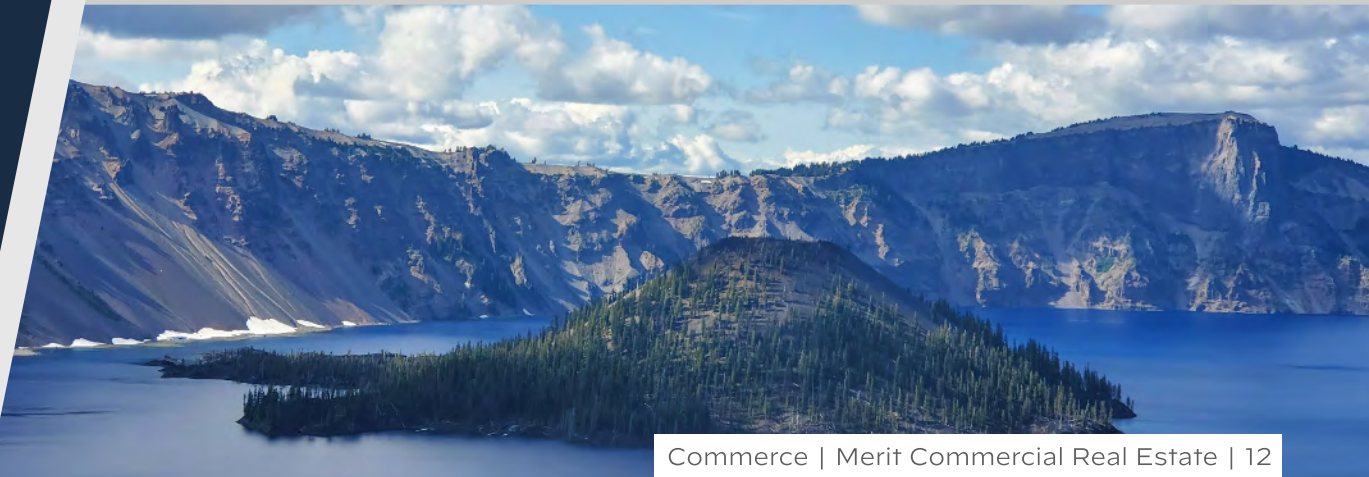
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal leadership. This combination drives strong economic growth and has created a long runway for development across all asset classes.

Southern Oregon is a gateway to the entirety of the West Coast, via Interstate 5, North through Eugene, Salem, Portland, and Washington State, and South, through Redding, San Francisco, and down to Los Angeles. The local transportation system connects the most populated cities in the region of Medford, Ashland, and Grants Pass, and has dedicated highways Northeast to Bend and West to the Oregon Coast.

Multiple billion-dollar companies call Southern Oregon home, such as Lithia Motors (NYSE: LAD), Dutch Bros (NYSE: BROS), Asante Health Systems, Harry & David (NYSE: FLWS), Pacific Retirement Services, and countless small and mid-sized businesses.

Historically, the area's economy was mainly driven by the timber and agricultural industries. In the past few decades, the area has become a healthcare hub, and has a diverse economy supported by the industrial, manufacturing, logistics, retail, senior/retirement living, and finance/professional sectors. Timber and agriculture still play a role, with Timber Products and Roseburg Forest Products' main facilities located nearby.

A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.





Southern Oregon Market

Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and San Francisco. The region's main airport, Rogue Valley International-Medford Airport (MFR) serves as both a high-traffic regional airport with dozens of direct-access and layover routes as well as a bustling private aviation hub. Well over 1m annual travelers come through MFR, with that number growing alongside the addition of several new commuter and travel routes to Portland and Salem, Arizona, California, and many others.

MFR is home to 2 Fixed-Base Operators (FBOs) - Million Air and Jet Center MFR. Both are highly-active, highly-rated FBOs serving countless private aircraft owners and military personnel. Million Air prides itself on being the only FBO on the West Coast that can hangar a Boeing business jet.

The airport's low relative parking fees, combined with it's strategic, central location, has proven the region as one of the most prominent private aviation destinations in Oregon for corporations and private individuals alike.

The region's dryer, sunnier climate allows for easier air travel for most of the year, compared to the rest of the State. MFR also serves as the region's air-based fire-fighting hub during the Summer months.

Erickson Air-Crane, Inc's main facility is located nearby, a global OEM aircraft company specializing in heavy-lift aerial operations in both civilian and military use.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Transaction Guidelines

2074 Commerce Drive, Suites #102 and/or #103 (the "Space") is being offered for lease only on the open market. Prospective users should rely on their own assumptions and base their offer/LOI on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice. **A prospective tenant may lease a single, ±1,035 SF suite or potentially combine both suites for a total of ±2,070 SF with 2 bathrooms (reasonable TI package considered).**

Property Tours: Tours are available by appointment only and with the company of a listing broker or other representative. Landlord reserves the right to suspend tours at any time with no notice. Landlord requires at least reasonable advance notice for any tours.

LOIs: There is not currently a definitive date for LOIs to be submitted. When a prospective user prepares an offer for any of the Space, such LOIs should, at a minimum, include the following:

- Lease rate (asking is \$1.25/SF/Mo NNN)
- TI package, if any (only reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's desired use

Please contact listing brokers Scott and/or Caspian for additional information.

Scott King

Principal Broker / Owner
(541) 890-6708
scottknking@gmail.com

Caspian Hoehne

Licensed Broker
(541) 944-9967
caspian@merit-commercial.com





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Scott King | Principal Broker

(541) 890-6708

scottking@gmail.com

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(541) 944-9967

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