

OFFERING MEMORANDUM

— FOR SALE —

ICONIC FLEXIBLE OFFICE ASSET FOR SALE - MEDFORD, OR

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **111 N Fir Street**, a long-standing and iconic office building and deeded parking lot located in beautiful Medford, Oregon (the "Property").

The history of the Property is notable; originally built as a flagship corporate headquarters in 1991, the building housed the operations for the large-scale daily newspaper Mail Tribune that served Medford and the greater Jackson County for more than 100 years.

The office building is centrally located in downtown Medford on ±0.69 acres at the corner of N Fir Street and W 6th Street, adjacent to the former Mail Tribune manufacturing building (also available for sale - contact brokers).

The building itself is approximately a total of 30,056 SF across two floors (per County records).

The magnificent front entry off of North Fir Street leads to elegant glass reception desks and secure badge-controlled access to the expansive areas on the first floor.

Designed for optimum efficiency, the office space on the lower level is designed with a bullpen-style layout, multiple private offices, dedicated restrooms, storage, and flex rooms. Two fully-built production studio rooms, dedicated server rooms (conditioned with floating floors), all leading to a large dividable event room with private outdoor patio spaces and separate entrance.

The second floor includes additional large open floorplan office spaces, additional restrooms, as well as the large and ornate executive offices and rooftop patio, all accessed via dedicated elevator or 3 stairwells.

Included in the asking price is the ±0.34 private parking lot previously dedicated for Mail Tribune employees.

The opportunity is clear at 111 N Fir Street for an owner-occupant or investor to utilize a self-contained fully-built out corporate headquarters, ideal for a media-focused company.

Prospective buyers are encouraged to present any reasonable proposal for the Seller's consideration. Contact the listing brokers today for additional information.

Buyer is responsible for any and all due diligence, including environmental, use, legality, site planing, zoning, demolition, and all other items.

Offering Summary

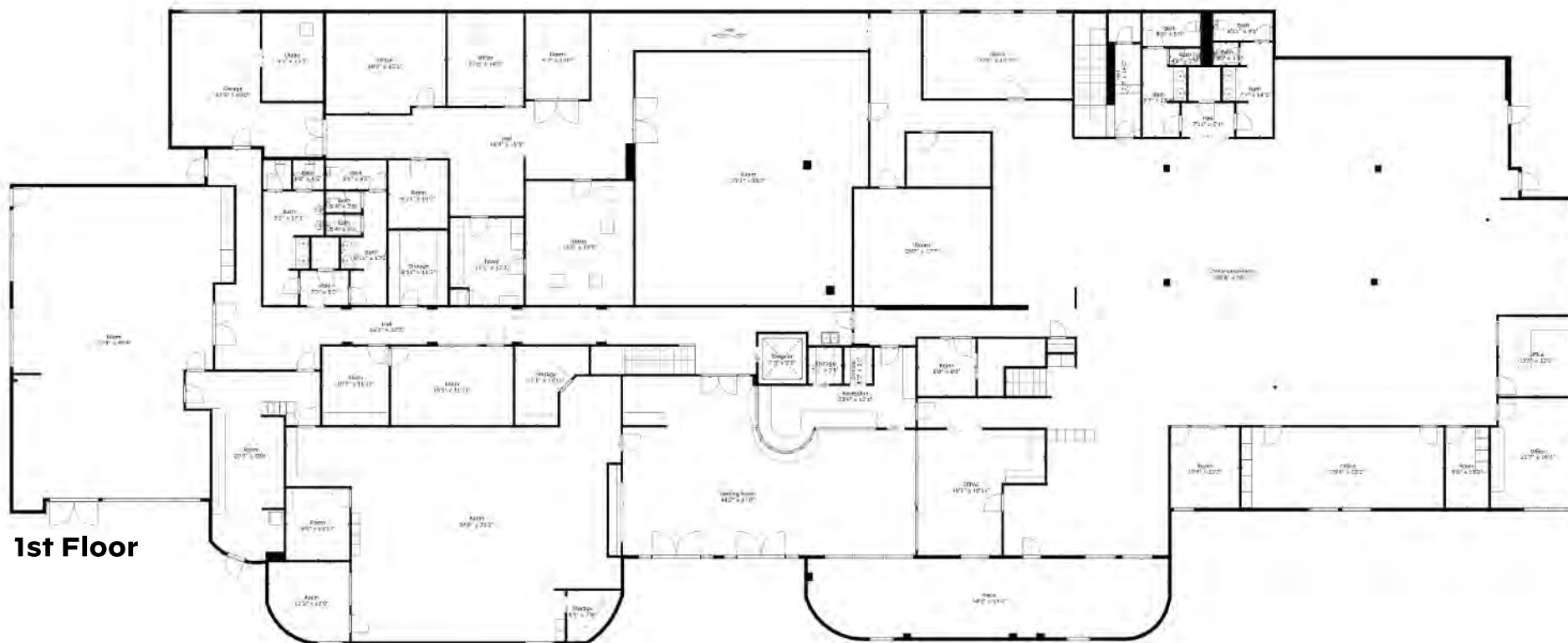
Offering Price:	\$3,800,000
Address:	111 N. Fir Street, Medford, OR 97501 - Jackson County
Legal:	37-2W-25-AD TL 100 APN 10396787 37-2W-25-AD TL 900 APN 10396868 37-2W-25-AD TL 800 APN 10396850
Annual Taxes:	\$67,984.56 (2024)
Zoning:	C-H (Heavy Commercial)
Year Built:	± 1991 (34 years)
Gross Acreage:	1.03 ac total (44,867 SF) Building: 0.69 ac (30,056 SF) Parking Lot: 0.34 ac (14,810 SF)
Gross SF:	± 30,056 SF (per County, buyer to verify)
Systems:	Badge controlled access areas Extensive central / ductless HVAC Fully fire sprinkled Extensive network systems installed Central elevator
Parking:	(50) Parking spaces (3 ADA) Abundant street parking

Subject Floorplans

The Property offers a highly functional layout across ± 30,056 square feet, thoughtfully designed with a mix of cohesive yet independent spaces. The building is arranged over two floors with multiple private offices, storage rooms, conference rooms, and much more. The functional layout provides flexibility for a variety of uses. Additional floorplans, photos, and detailed property information are available upon request. Please contact the listing brokers (see pages 2 and 23).



2nd Floor



1st Floor

Identification Key

Map and Taxlot	APN	Size	Zone
(01) 37-2W-25AD TL 100	10396787	0.69-ac	C-C
(02) 37-2W-25AD TL 100	10396868	0.23-ac	C-C
(03) 37-2W-25AD TL 100	10396850	0.11-ac	C-C



Subject Property Aerial Overview

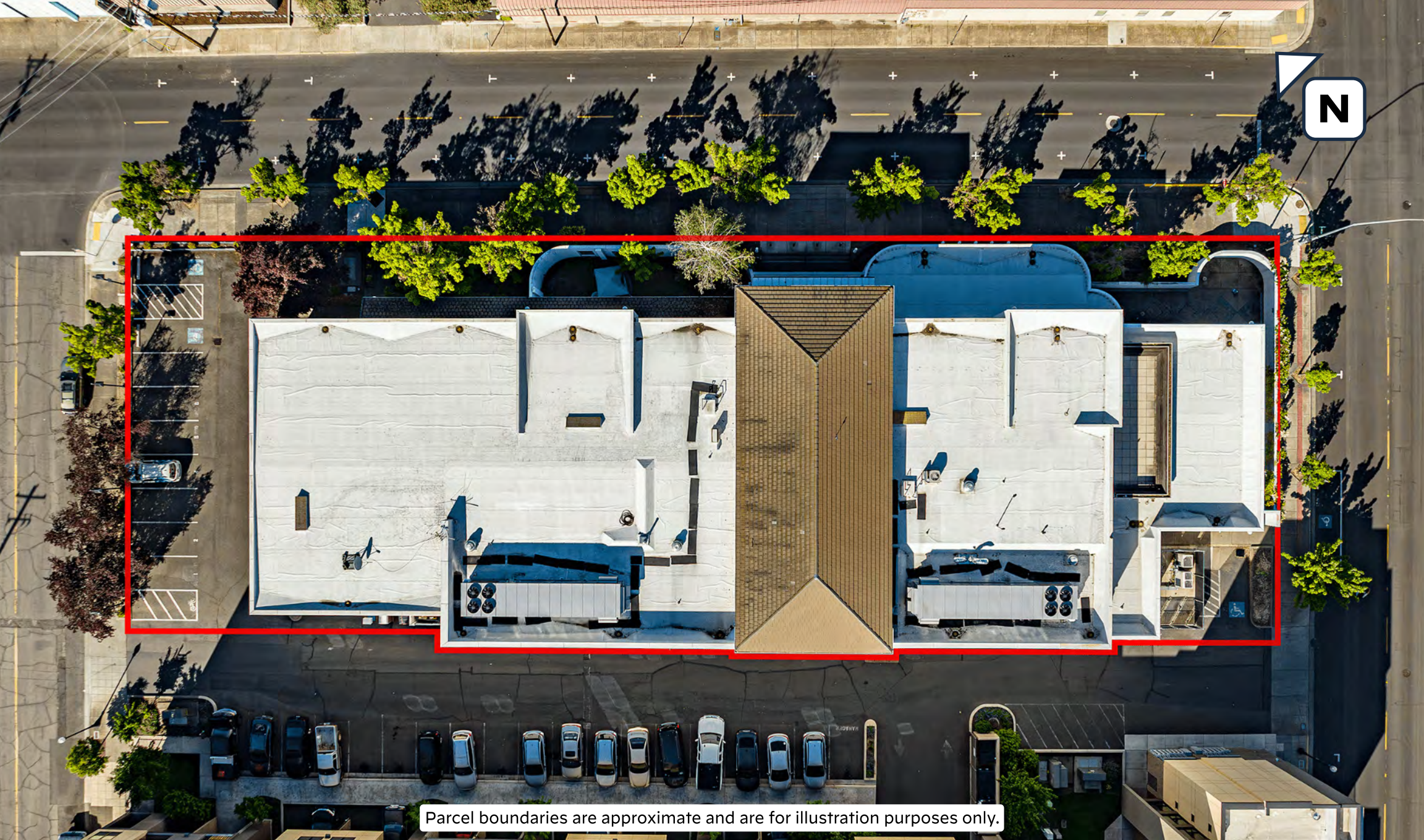


111 N Fir Street
Office

Deeded
Parking Lot

Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial Overview



Parcel boundaries are approximate and are for illustration purposes only.

Office Building Aerial



Parcel boundaries are approximate and are for illustration purposes only.

Office Building Aerial

111 N Fir Street | Merit Commercial Real Estate | 8



Subject Photos - Office



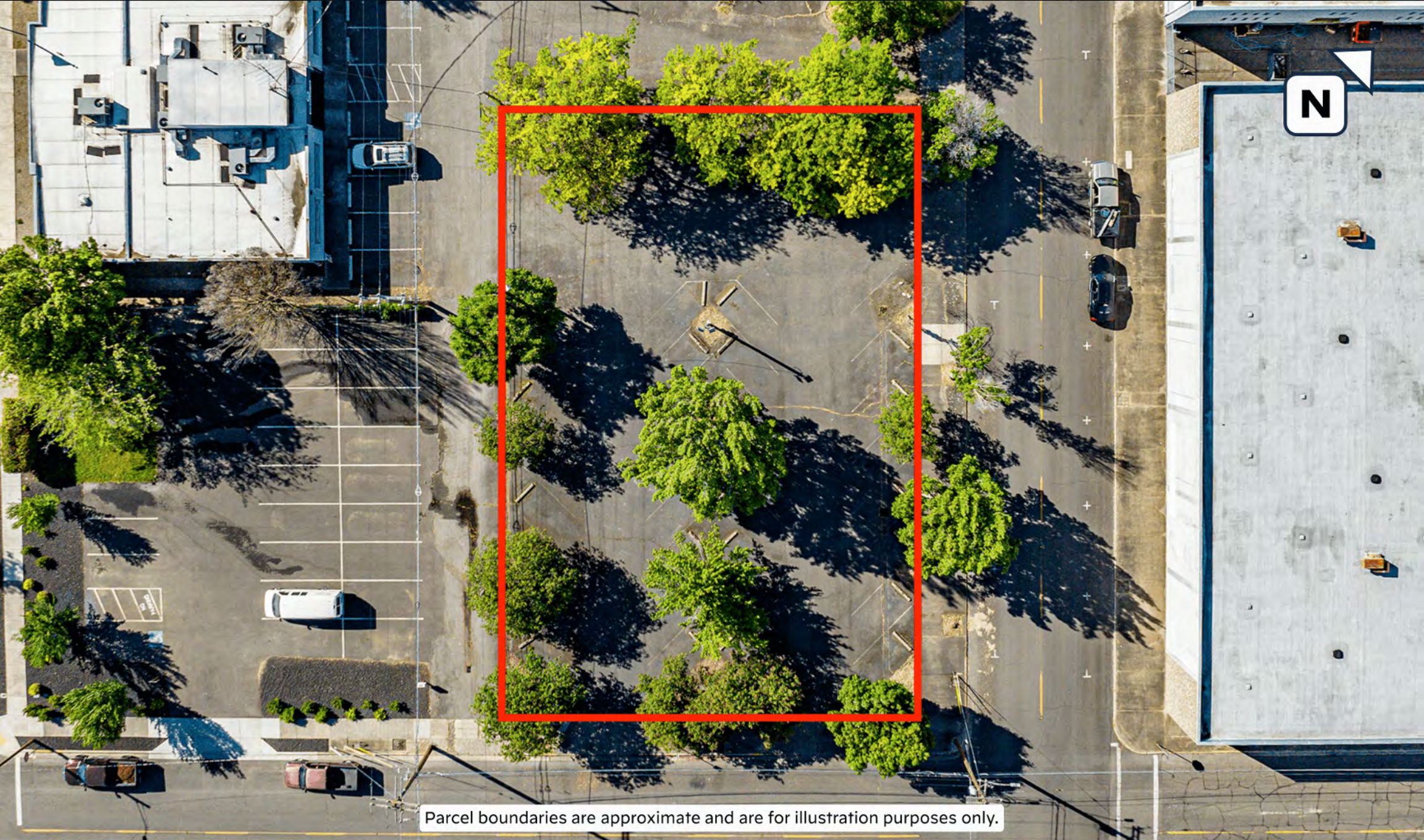
Subject Photos - First Floor



Subject Photos - First Floor



Subject Photos - Second Floor



Parcel boundaries are approximate and are for illustration purposes only.

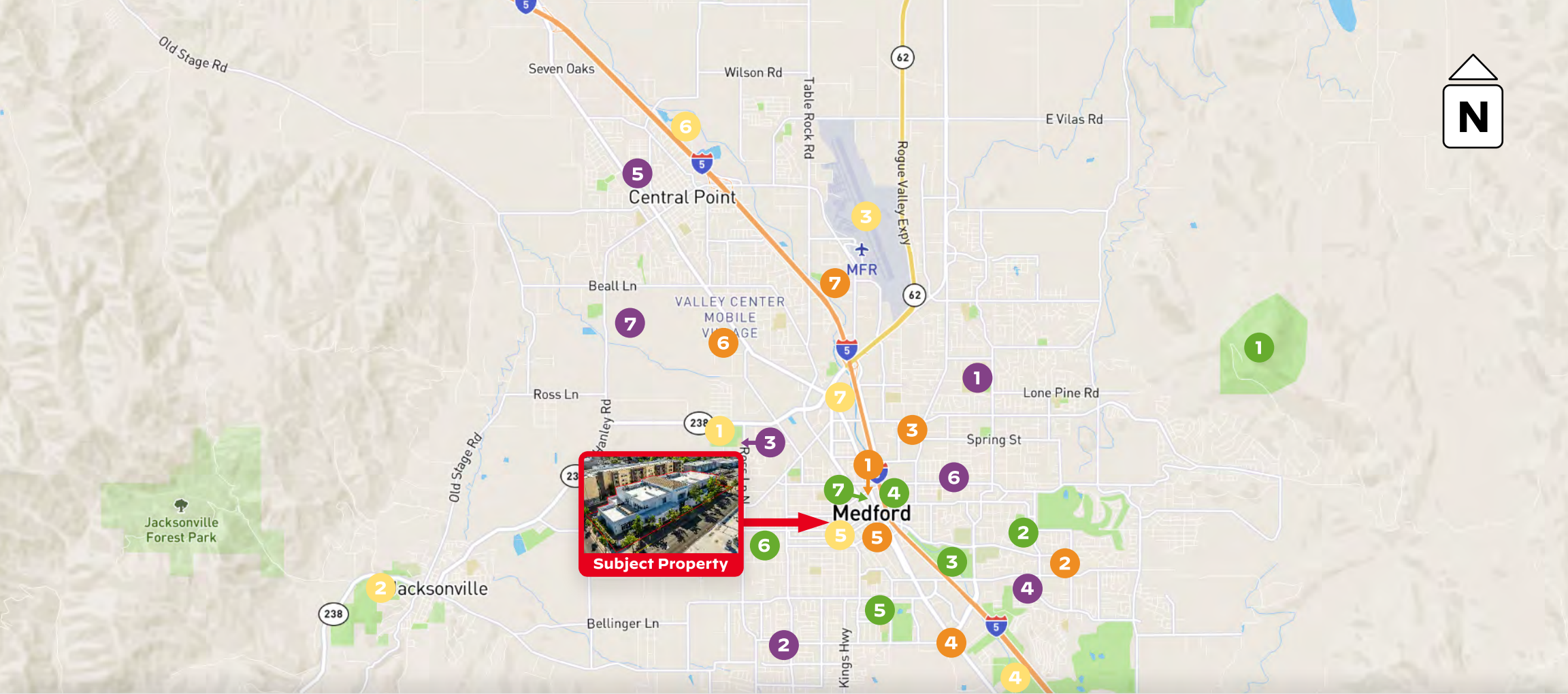
Parking Lot Aerial

Overlay Report



Below is a list of Development Overlays relevant to the Subject Property. Info provided in good faith and believed to be accurate; buyers must complete their own due diligence. Source: Jackson County

Zoning:	C-H (Heavy Commercial) External link to Medford Zoning Code
City Limits:	Inside city limits of Medford
County Limits:	Within Jackson County limits
UGB:	Inside Urban Growth Boundary
Floodzone:	No
Wetlands:	No
Soils:	34B - Coleman loam
RVSS:	Yes (Rogue Valley Sewer boundary)
Fire District:	Medford Fire Department
School District:	549C (Medford)
Airport:	Yes; min. elevation 1,600'
Air Quality Mgmt:	Yes
Wildfire Hazard:	No
Vernal Pools:	None
Natural Area:	None



Greenspace / Parks

- 1 Prescott Park/ Roxy Ann Peak
- 2 Holmes Park
- 3 Bear Creek Park
- 4 Hawthorne Park
- 5 Fichtner-Mainwaring Park
- 6 Lewis Park
- 7 Pear Blossom Park

Schools

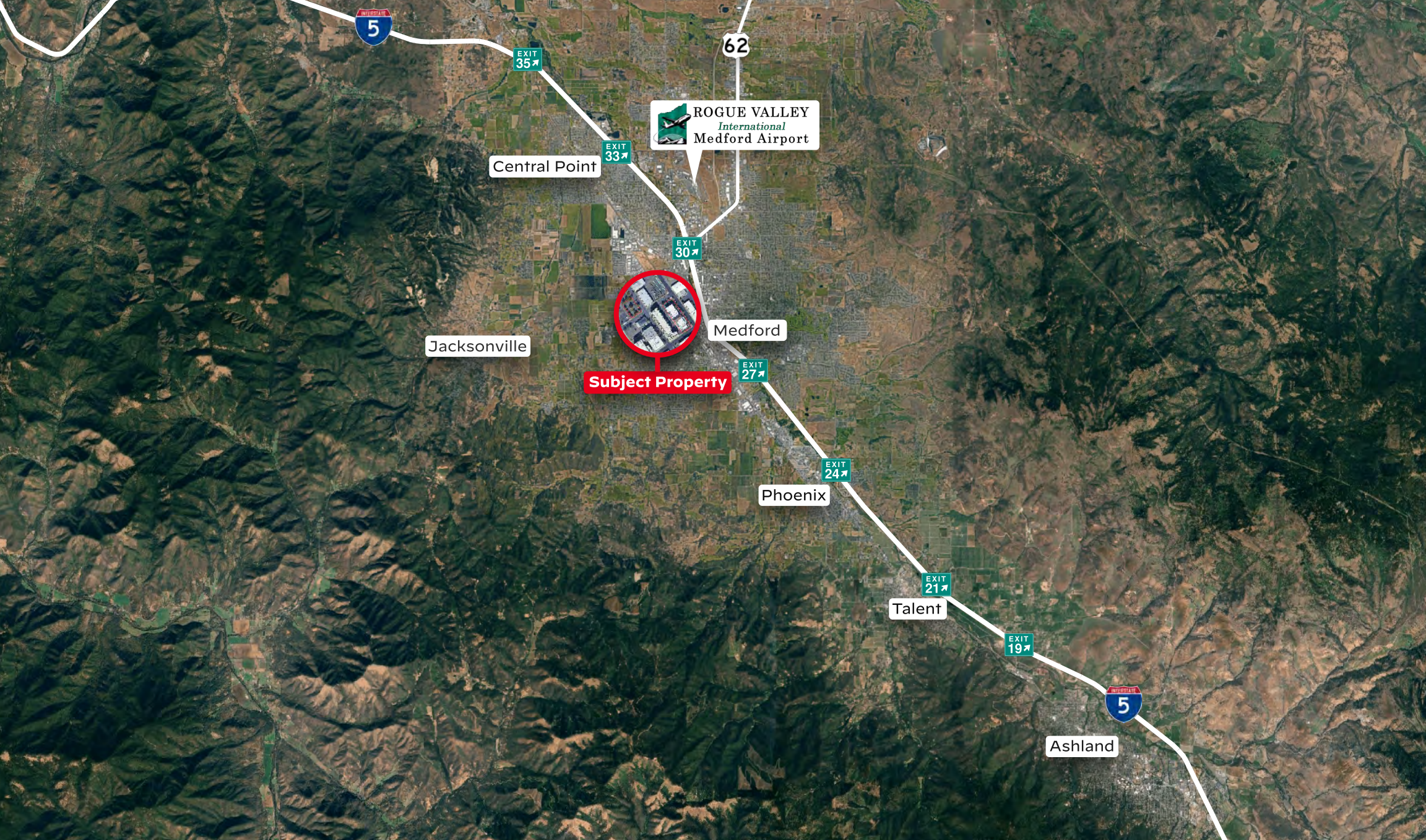
- 1 North Medford High School
- 2 South Medford High School
- 3 Logos Public Charter School
- 4 St. Mary's School
- 5 Crater High School
- 6 Hedrick Middle School
- 7 McLoughlin Middle School

Major Employers

- 1 Lithia
- 2 Asante
- 3 Providence
- 4 Harry and David
- 5 Pacific Retirement Services
- 6 Roseburg Forest Products
- 7 C&K Market

Landmarks

- 1 Rogue X
- 2 Britt Gardens
- 3 Rogue Valley International Airport
- 4 U.S. Cellular Fields
- 5 Jackson County Courthouse
- 6 The Jackson County Expo
- 7 Rogue Valley Mall

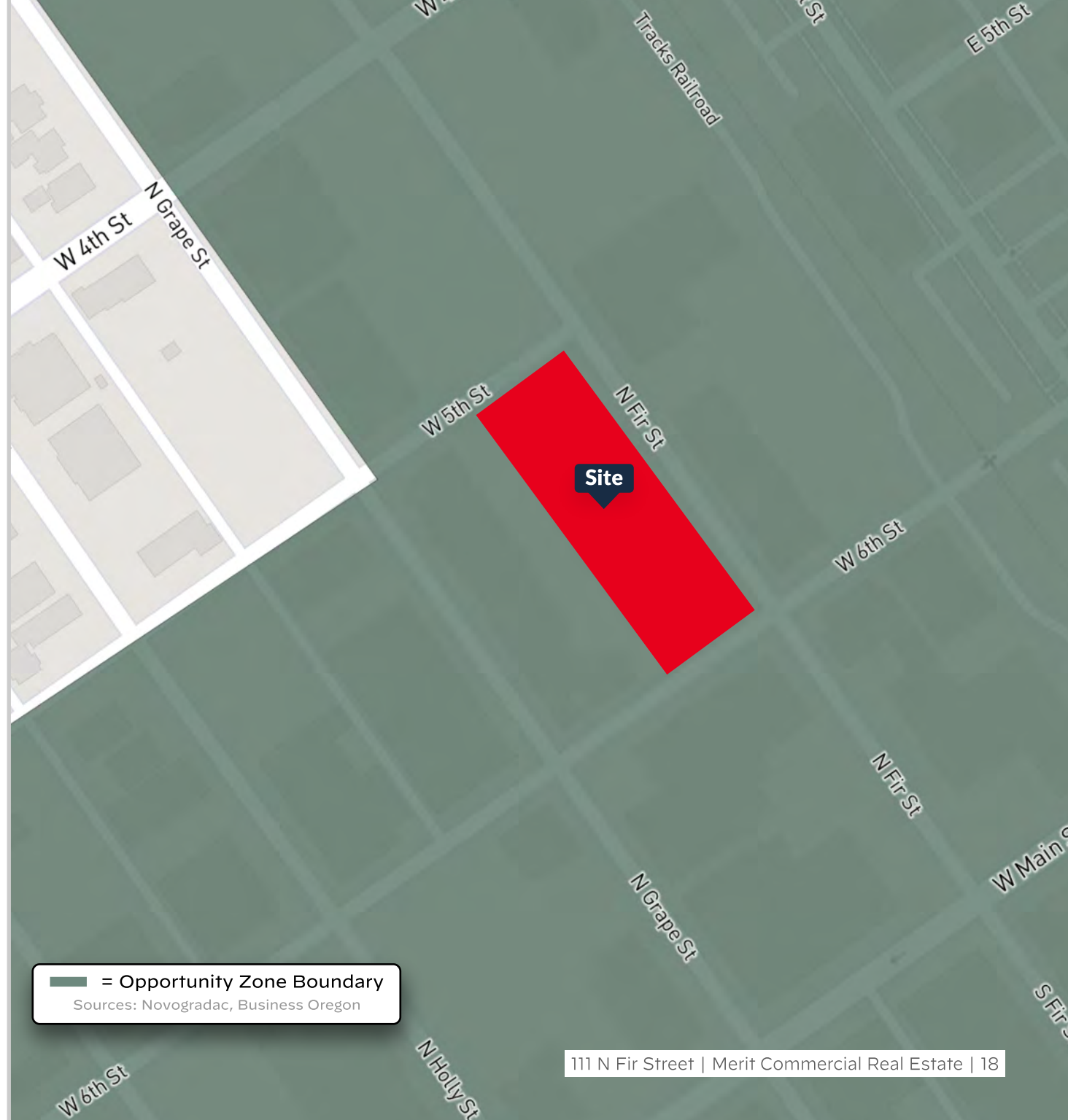


Opportunity Zones

111 N Fir Street is located within a federal Opportunity Zone, offering potentially significant tax advantages. Opportunity Zones ("OZs") are designated geographical areas where investment is incentivized. Made permanent by the One Big Beautiful Bill Act (OBBBA) of July 4, 2025, the OZ program provides three key tax benefits, with distinctions based on whether a property is substantially improved:

1. Capital gains reinvested into an OZ property or fund within 180 days can be deferred until the investment is sold, with no expiration date due to OBBBA's removal of the prior December 31, 2026 sunset.
2. Holding the investment for five years gives the investor a 10% reduction in the taxable amount of the original deferred gain, regardless of improvements.
3. After a 10-year hold, all appreciation on the OZ investment is excluded from federal capital gains taxes, but for real property like 33 N Fir Street, this would require substantial improvement, defined as doubling the adjusted basis of the property (excluding land value) within 30 months through renovations or construction.

Without substantial improvement, investors can still defer gains and claim the 5-year 10% reduction, but the 10-year tax-free appreciation benefit is unavailable for real property. All parties must consult qualified tax professionals or OZ experts to ensure compliance with IRS regulations. The listing brokers are not qualified to guarantee tax benefits.



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), 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.

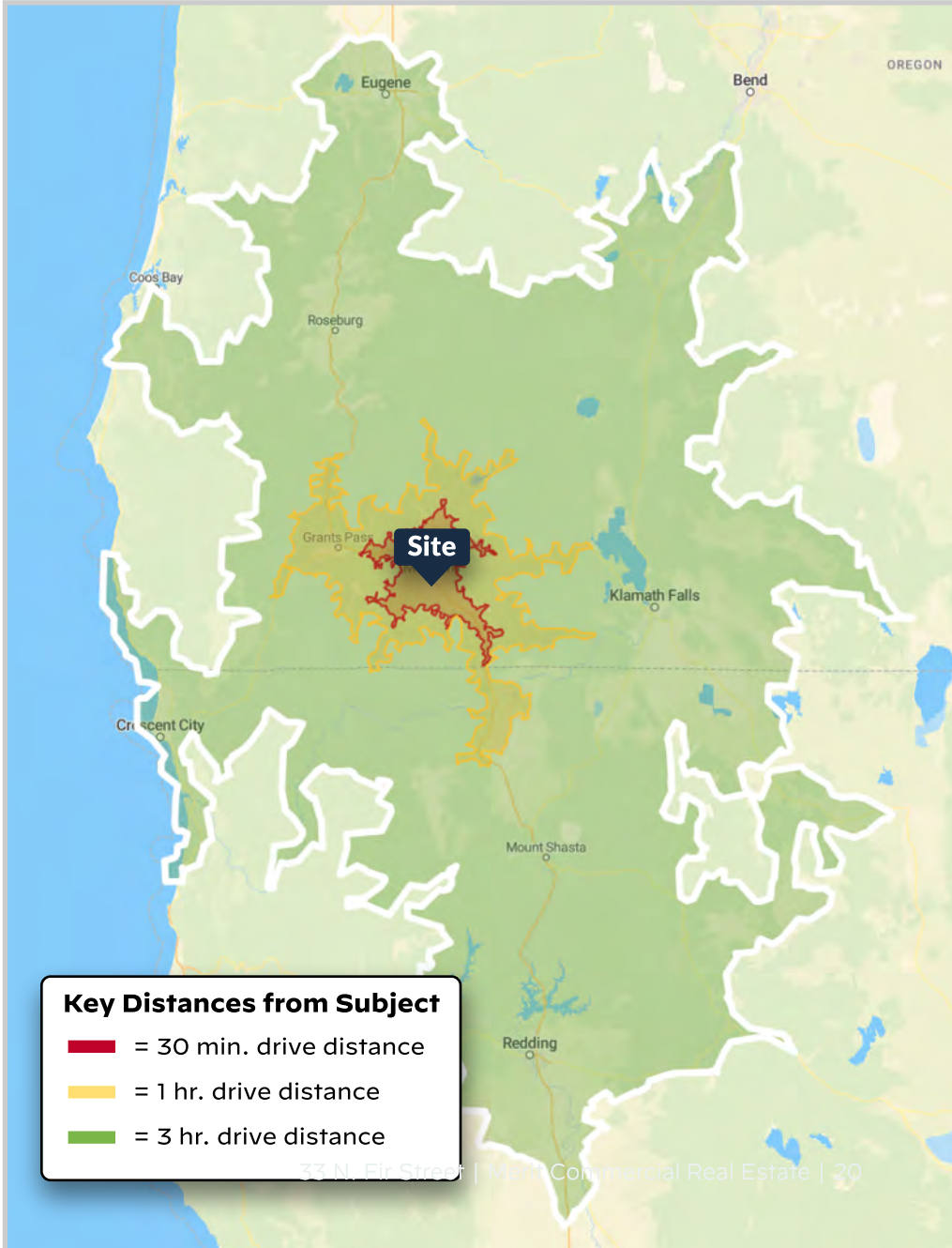
A burgeoning golf destination, the area has numerous renowned golf courses, and several other famous courses are within a short drive (Bandon Dunes, Pacific Dunes, Pronghorn Resort). Over 8 casinos are within a 6-hour drive, including Seven Feathers, Three Rivers, Elk Valley, and others.



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.





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.

Medford enjoys short, \pm 1 hour flight times to San Francisco (6 hr drive), Portland (4 hr drive), and Seattle (7 hr drive). The local airport recently announced plans in early 2025 to double its size and capacity over the next few years, in order to accommodate the rapid growth of the region.

From a private aviation perspective, 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.

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



Transaction Guidelines

111 North Fir Street is being offered for sale on the open market. Purchasers should rely on their own assumptions and base their offer on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Any prospective purchaser may not disturb the tenant, their employees, or customers. Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Reasonable notice for tours is required.

Offers: There is not currently a definitive date for offers/LOIs to be submitted. When a prospective buyer/tenant prepares an offer for the Site, such offers should, at a minimum, include the following:

- Purchase price
- Verifiable proof of funds
- Amount of earnest money deposit
- Buyer's due diligence period, extension options, and internal approval process
- Desired closing date
- Breakdown of closing expenses to be paid by buyer and seller, if differing from local customs

Please contact listing brokers Scott & Caspian for additional information.

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