

OFFERING MEMORANDUM

— FOR LEASE —



PROFESSIONAL OFFICE SPACE FOR LEASE - MEDFORD
(541) 608-6704 | www.Merit-Commercial.com | team@merit-commercial.com

Scott King
Principal Broker



Caspian Hoehne
Licensed Broker



CONTENTS

3 EXECUTIVE SUMMARY & HIGHLIGHTS

4 OFFERING DETAILS & PHOTOS

13 MARKET OVERVIEW

15 TRANSACTION GUIDELINES

EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE

SCOTT KING
Principal Broker / Owner
(541) 890-6708
scotttnking@gmail.com

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

This offering memorandum is intended for only the party receiving it from Merit Commercial Real Estate ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this offering memorandum has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this offering memorandum is not a substitute for a thorough due diligence investigation.

Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for direct lease **3132 State Street Suite 104**, a Class A professional office space, immediately available for direct lease in Medford, Oregon (the "Space").

The Subject Space includes approximately 1,400 square feet ("SF") of leasable area and is located on the first floor allowing for easy access and visibility.

Prospective users should note the Space is part of a high-profile building conveniently located near the region's largest hospital Rogue Regional Medical Center, is within ±5 minutes to I-5, 15 minutes from the Rogue Valley Airport and is in close proximity to multiple amenities such as restaurants, banks, grocery stores and entertainment.

The Space features an efficient layout with a beautiful reception area, waiting lobby, multiple private offices, kitchen, private restroom, and much more. Each space is thoughtfully designed and recently updated to modern standards and aesthetics.

Outside, tenants will enjoy a beautiful and expansive creekfront outdoor setting, with a concrete patio and substantial greenery.

Dedicated parking is abundant, with (30) designated paved parking spaces and many more throughout the surrounding office park.

The Space enjoys a dedicated space on the large monument sign facing State Street, as well as other signage locations at the Space itself.

Originally designed as a medical clinic, the Space has been updated and modified to fit a variety of users, also including a CPA office, real estate office, and other uses.

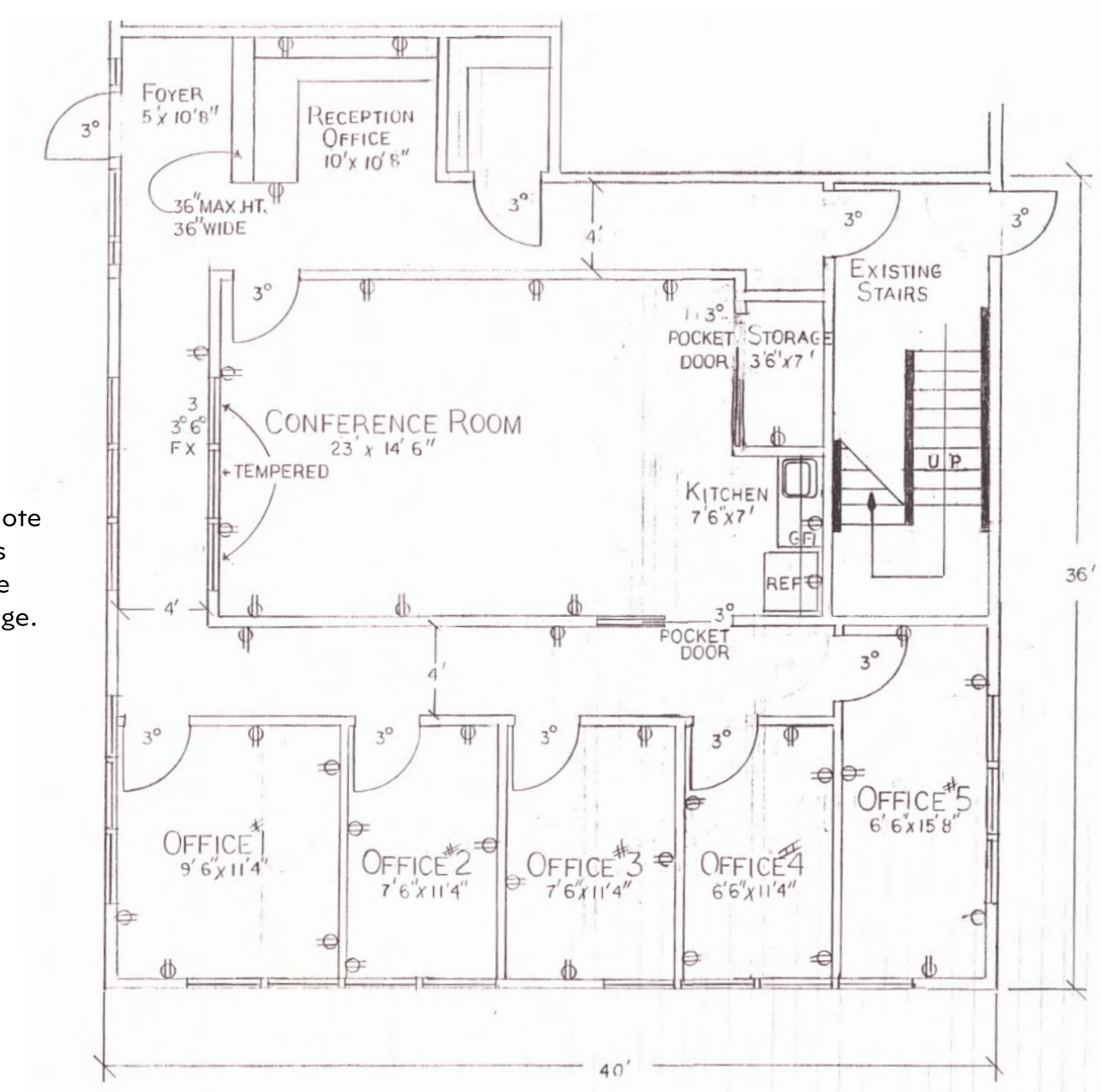
The Space presents as a great opportunity for a large variety of businesses seeking to step into a high-quality, visible and flexible space.

The opportunity at Suite 104 is clear for a wide variety of prospective users - a turn-key, modern office space at an approachable size. Contact brokers to arrange a tour today!

Offering Summary

Availability:	Available 10/01/2025
Address:	3132 State Street Ste. 104, Medford, OR 97504 - Jackson County
Base Rent:	\$1.85/SF/Month or \$22.20/SF/Year (\$2,590/Month)
Lease Structure:	Triple Net ("NNN")
Lease Term:	Negotiable
TI:	Reasonable TI proposals considered
Zoning:	MFR-20
Year Built:	2004 (per County - 21 Years)
Space SF:	±1,400 SF (per Landlord)
FF&E:	FF&E to be removed prior to occupancy
Parking:	(30) designated parking spaces (2) ADA parking spaces
Use Restrictions:	Landlord reserves right to approve desired use(s).

Prospective users should note that the current layout is slightly different than the floorplan shown on this page.



Subject Property - Floorplan

**Tenant &
Public Parking**

Identification Key

 = Entire Site Boundary

 = Subject space floorplan

Floorplan is deemed to be reliable but not guaranteed to be exactly accurate. Parcel boundaries are approximate and are for illustration purposes only.

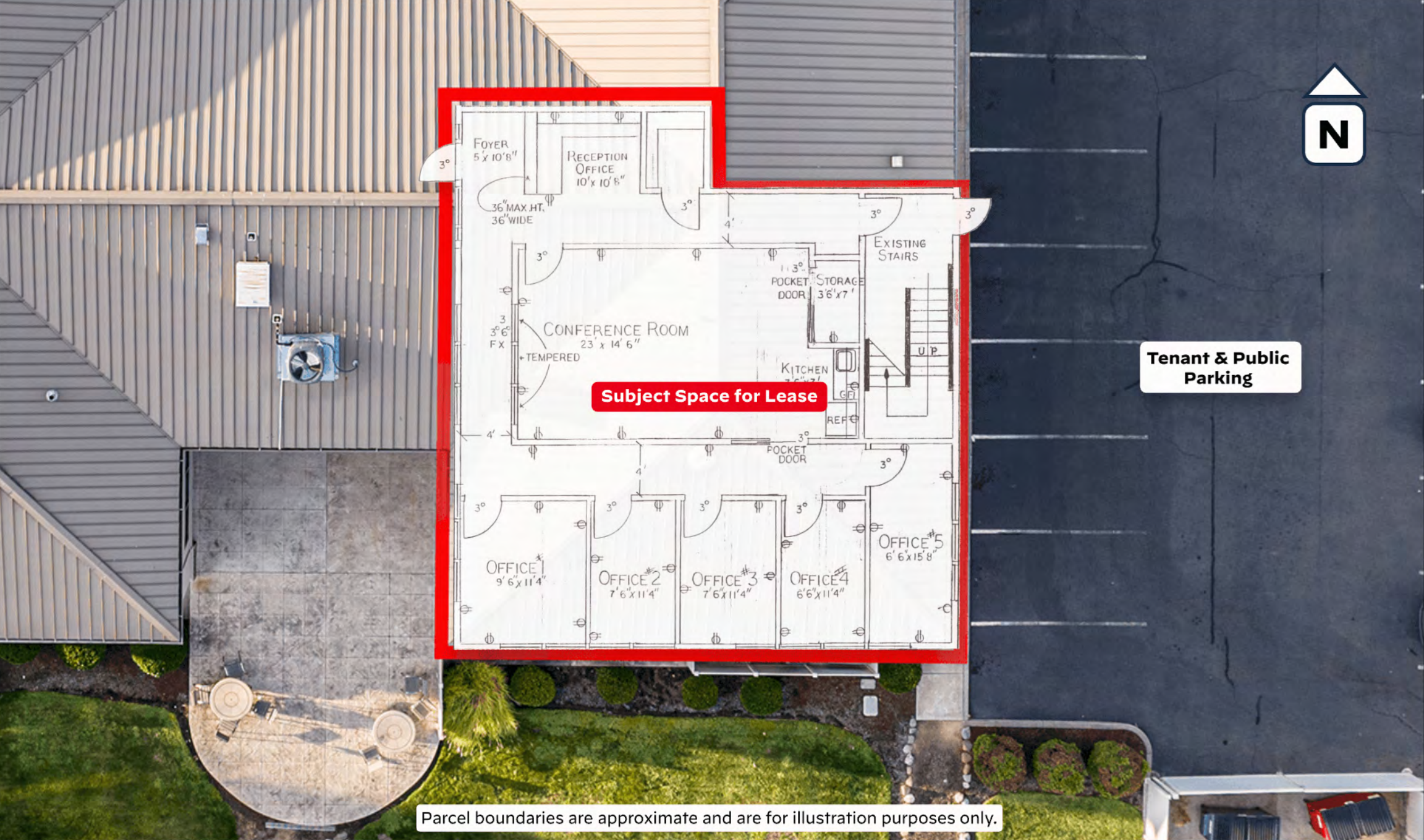
**Tenant &
Public Parking**

Not a part

**Tenant &
Public Parking**

Subject Space for Lease

Floorplan Overlay



**Tenant & Public
Parking**

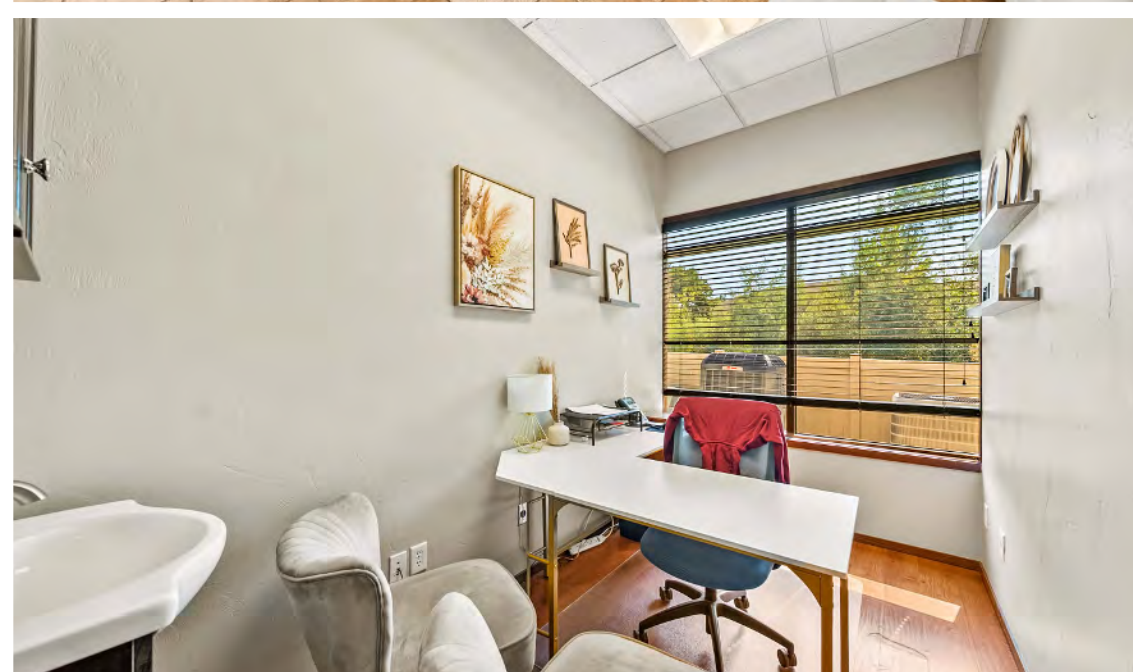
Subject Space for Lease

Parcel boundaries are approximate and are for illustration purposes only.

Subject Property Aerial



Subject Photos - Exterior



Subject Photos - Interior



Subject Photos - Interior



**Subject Space
for Lease**

Parcel boundaries are approximate and are for illustration purposes only.

Corporate Neighbors



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), 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 Sacramento. 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 drier, 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

3132 State Street, Suite 104 (the "Subject Property") 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 Subject 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 tenant may lease either space, or both if needed.

Property Tours: Tours are available by appointment only and with the company of a listing broker or other representative.

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

- Lease rate (asking is \$2,590/Month, 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 Caspian for additional information.

Scott King

Principal Broker / Owner

Caspian Hoehne

Licensed Broker

(541) 608-6704 / team@merit-commercial.com

www.merit-commercial.com





Notice of Disclosures

This Offering Memorandum (the "Document") is intended for only the party receiving it from Merit Commercial RE, LLC ("MCRE"), and should not be made available to any other reviewing entity without the prior written consent of MCRE. All information included in this Document has been obtained from sources deemed reliable, however, Owner, MCRE, and/or their representatives make no representations or warranties, expressed or implied, as to the accuracy of the information, and makes no warranty or representation into the exact state of the property, the presence of contaminating substances, PCB's or asbestos, the property or owner's compliance with State and Federal regulations, or the physical condition of any improvements on the property. The recipient of this Document must independently verify the information and assumes any and all risk for inaccuracies contained herein. The information contained in this Document is not a substitute for a thorough due diligence investigation.

This Document and all related materials, including but not limited to text, graphics, financial data, projections, designs, and intellectual property contained herein, are the proprietary and confidential property of MCRE. The Document is provided solely for the use of the intended recipient(s) for the purpose of evaluating the specific investment or transaction opportunity described herein.

Any unauthorized use, reproduction, duplication, distribution, or adaptation of the Document or any portion thereof, in any form or by any means, whether electronic, mechanical, or otherwise, is strictly prohibited without the express written consent of MCRE. This includes, but is not limited to, copying, modifying, creating derivative works, or using the Document as a template or basis for other materials. Such actions may constitute a violation of applicable intellectual property laws, including copyright and trade secret laws.

MCRE reserves all rights to pursue any and all legal remedies available to the fullest extent permitted by law against any individual or entity engaging in unauthorized use, reproduction, or distribution of this Document. By accepting receipt of this Document, you acknowledge and agree to abide by these restrictions and to maintain the confidentiality and integrity of the information provided.

Merit Commercial RE, LLC

Oregon license 201001084
310 E. 6th Street, STE 400
Medford, OR 97501

Scott King

Licensed Principal Broker in the
State of Oregon (#200602153)

Caspian Hoehne

Licensed Real Estate Broker in the
State of Oregon (#201234073)



Contact listing brokers for additional information

Scott King | Principal Broker | **Caspian Hoehne** | Broker

(541) 608-6704 / team@merit-commercial.com

www.merit-commercial.com