

OFFERING MEMORANDUM

— FOR LEASE —



FLEX WAREHOUSE FOR LEASE - MEDFORD

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for lease **4 East Clark Street**, an attainable and extremely usable warehouse centrally located in Medford, Oregon (the "Space").

The building is divided into two main sections. The front half of the building includes a large reception area, private office, and leads to additional conference room space or open office space. The Space has a dedicated private restroom and kitchenette, as well as additional front storage space.

The balance of the Space features an immaculate, clear-span epoxy floored shop space, ideal for a wide variety of users. The 12'x10' overhead drive-in door allows easy access to the rear paved driveway (vehicle accessible from the front parking lot). The Space is rounded out with a ±300 SF mezzanine storage space.

Additionally, the Space enjoys a plethora of rare features most users can't find at competing buildings - fully fire sprinkled spaces, backup generator, existing security system, oversized gas heater in shop, cooling exhaust fan setup in shop, and bright and efficient lighting!

The Property sits on 0.24 acres of paved and partially fenced yard space. Parking is abundant, with multiple marked spaces in the front parking lot and several on-street spaces along the quieter Clark Street.

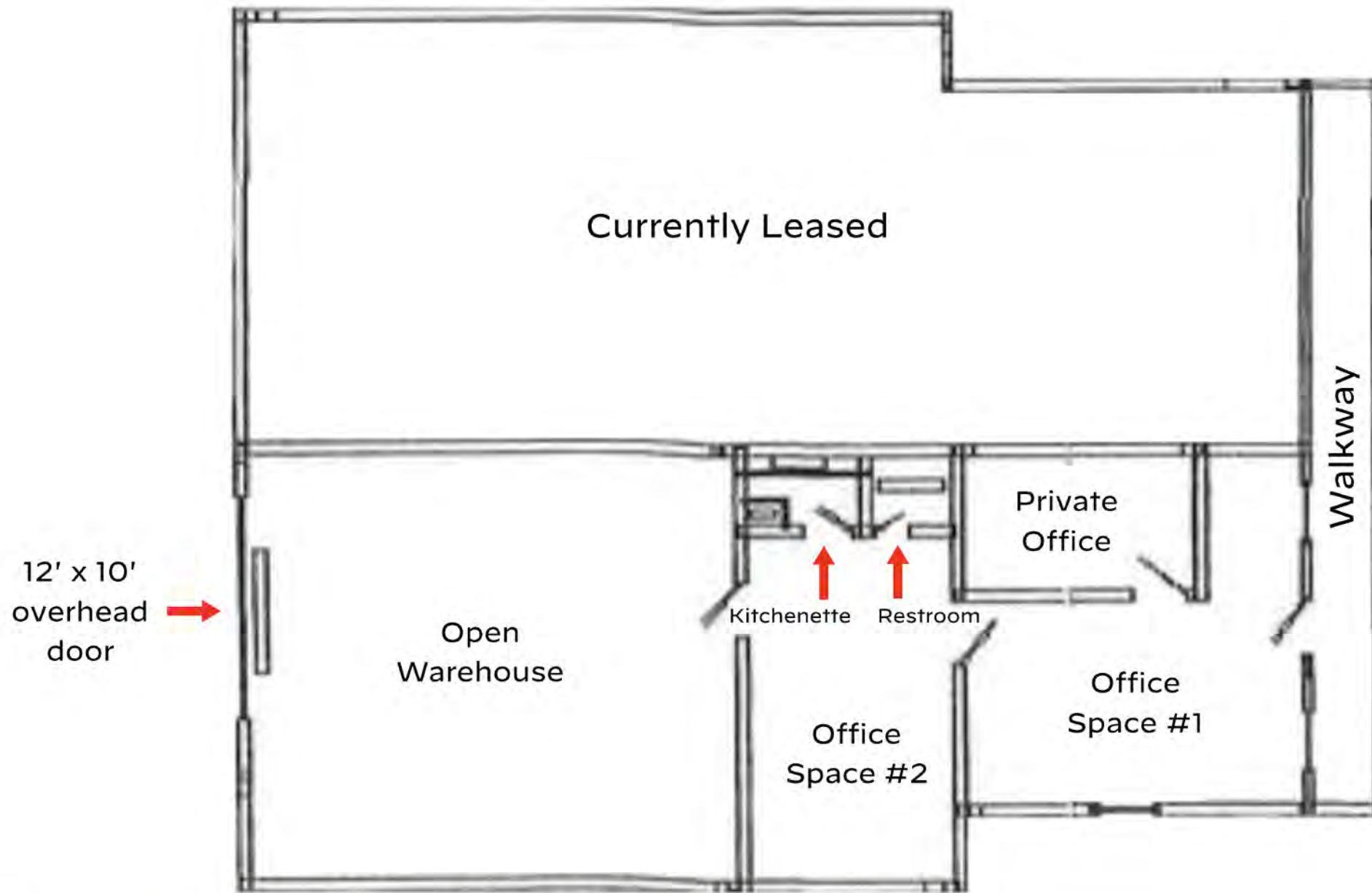
With a central location, the Property is ±7 minutes to Interstate-5 access and situated just off of N Central Avenue, near downtown Medford, giving exceptional convenience to any prospective user.

The opportunity is clear at 4 East Clark Street for a wide variety of prospective users. Note that the following uses are not allowed: heavy auto repair users, marijuana, or hemp use.

Contact brokers to arrange a tour today!

Offering Summary

Availability:	Immediately available
Occupancy:	To be delivered vacant
Address:	4 East Clark St, Medford, OR, 97501
Base Rent:	\$1,350/Month \$2,000 Security Deposit
Lease Structure:	Gross
Lease Term:	12 Month Initial Term
Zoning:	C-H (Commercial - Heavy) Tenant to confirm use is allowed by City
Year Built:	± 1977 (per County - 48 Years)
Space SF:	± 1,360 SF
HVAC:	Wall heat and AC unit in front office Large gas heater in shop
Parking:	Multiple designated parking spaces Rear paved driveway, and street parking
Excluded Uses:	Auto repair (some exceptions), all marijuana/hemp use.



4 E Clark Street - Floorplan



Identification Key

 = Entire Site Boundary

 = Subject space floorplan

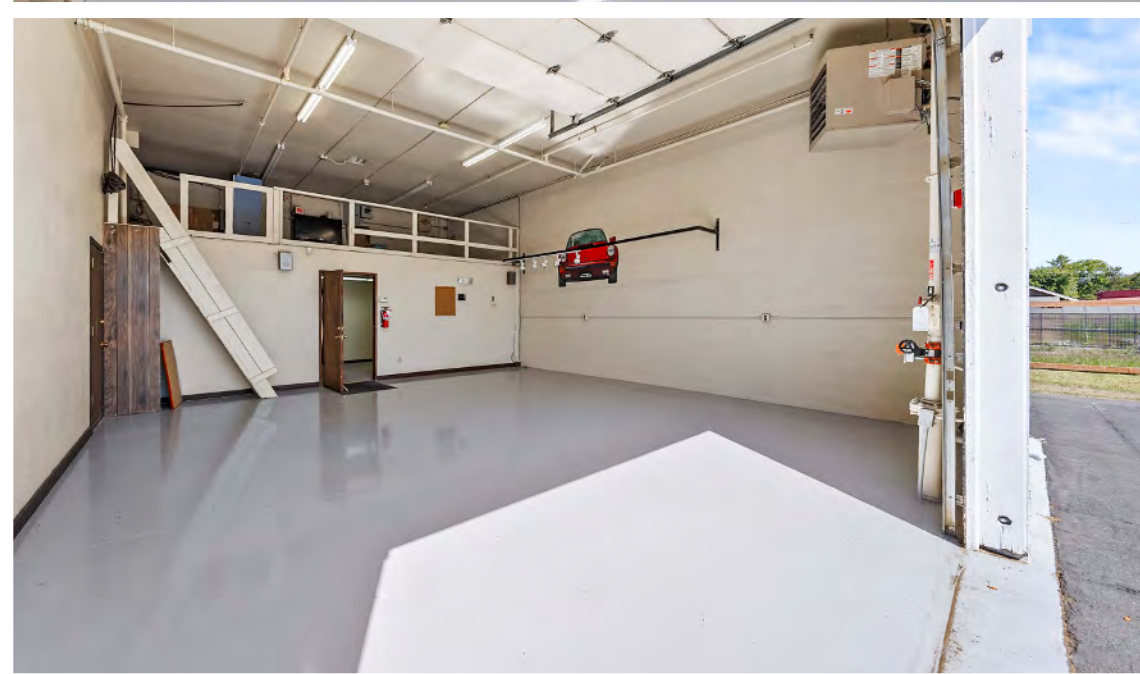
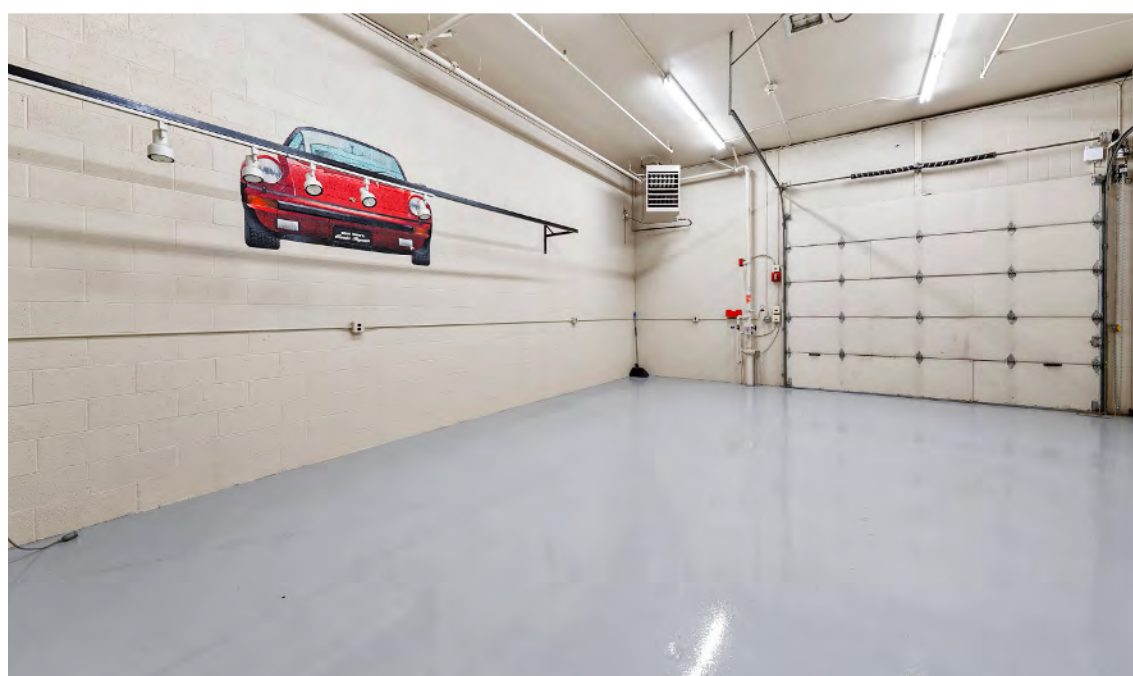
Floorplan is deemed to be reliable but not guaranteed to be exactly accurate. Parcel boundaries are approximate and are for illustration purposes only.



Subject Photo - Access Doors



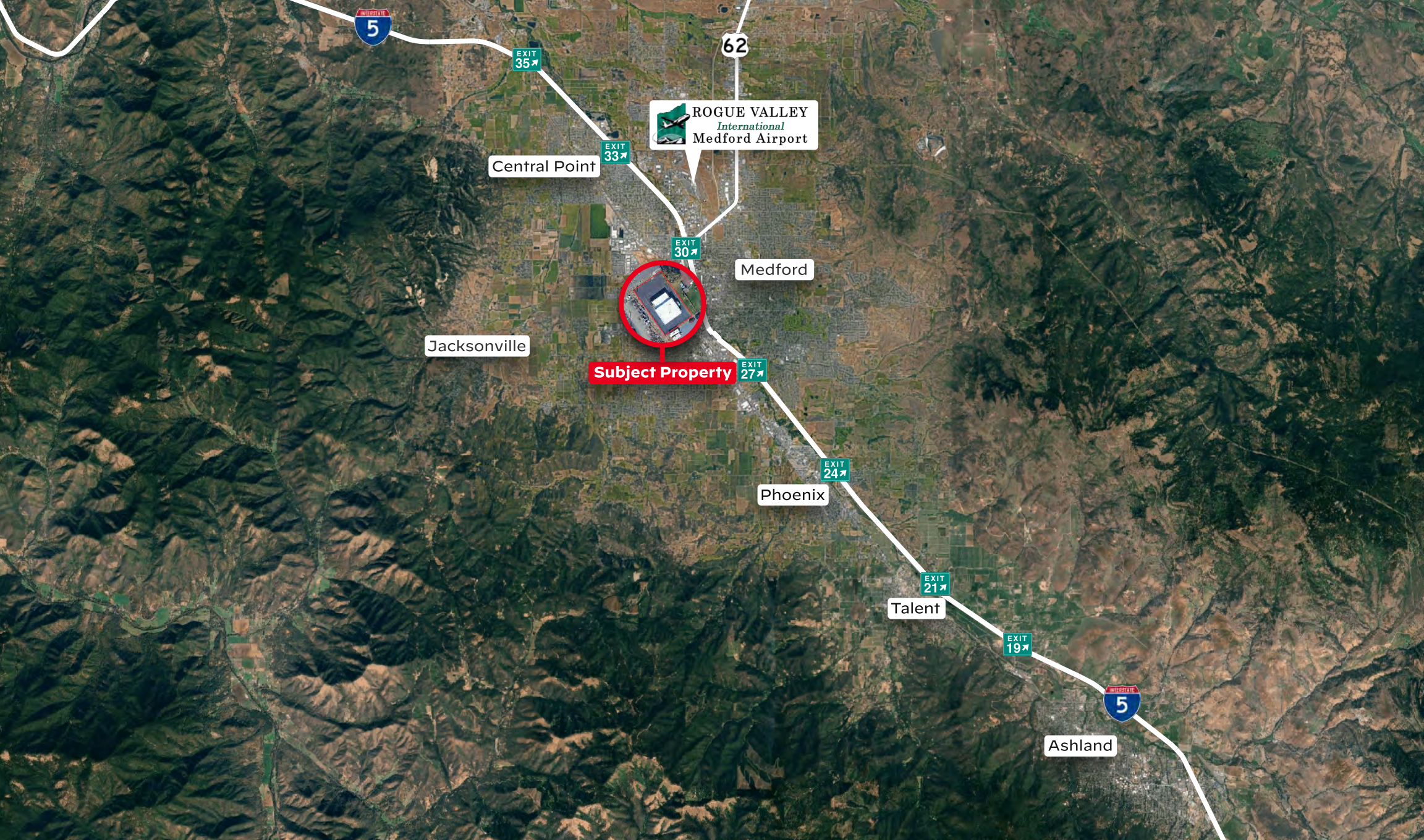
Space - Exterior



Space - Interior



Space - Interior



Region Map - Rogue Valley

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

Transaction Guidelines

4 East Clark Street (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 \$1,350/Mo, Gross Lease
- TI package, if any (only reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's desired use
- Excluded Uses: auto repair (some exceptions), all marijuana/hemp use.

Please contact listing brokers Scott and Caspian for additional information.

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Notice of Disclosures

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Contact listing brokers for additional information

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