

OFFERING MEMORANDUM

— FOR LEASE —

TROPHY OFFICE SPACE FOR LEASE - MEDFORD

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for lease **2090 Commerce Drive**, a flexible and highly-visible trophy office building immediately available for direct lease in Medford, Oregon (the "Subject Space").

The Subject Space includes approximately 11,000 square feet ("SF"), approximately two-thirds leasable space of the entire building. It features an expansive 'bull pen style' central floor, tall ceilings, multiple private offices, an oversized kitchen and break room, storage, and a large west-facing exterior patio.

The infrastructure installed is significant, with a dual-fuel generator, extensive rooftop solar array, central HVAC system, all built around the 100% tilt-up concrete walls and lid.

Outside, there are two fully paved and striped parking lots, with a total of 86 spaces, in front and behind the building with convenient access to Highway 62 southbound.

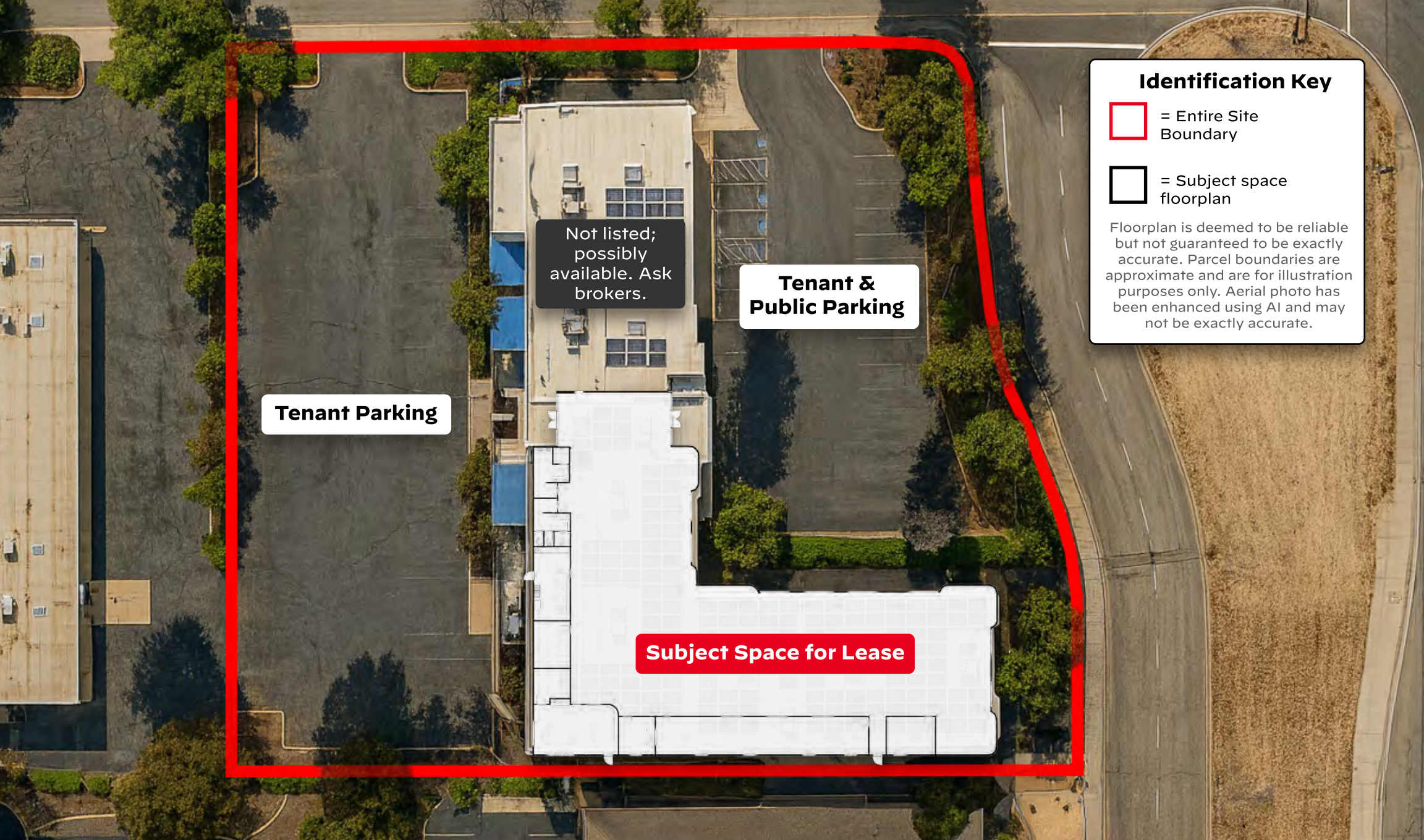
The Subject Property can be opened up to the entire leasable area or in part for prospective tenants. Each window opening in the building is constructed to accommodate door installation, offering flexibility for creating separate entrances to suit prospective users needs. Prospective users should also note that FF&E can also be included or removed prior to occupancy.

With exceptional visibility (34,841 VPD) from Highway 62, the Subject Space is in a well-known location and an iconic local building. The opportunity is clear at 2090 Commerce Drive for a wide variety of prospective users.

Prospective users are encouraged to submit all proposals; all parties are to note that Landlord reserves the right to approve prospective tenant's use of the spaces. Contact brokers to arrange a tour and get more information.

Offering Summary

Availability:	Immediately available
Address:	2090 Commerce Dr, Medford, OR 97504
Base Rent:	\$1.70/SF/Month (\$20.40/SF/Yr)
Lease Structure:	Triple Net ("NNN")
Lease Term:	Negotiable / 3-year minimum
TI:	Reasonable TI proposals considered
Zoning:	I-L (Light Industrial)
Year Built:	± 1996 (per County - 29 Years)
Space SF:	Approx. 11,000 SF (user to confirm)
FF&E:	Can be included or removed prior to occupancy
Systems:	Institutional-grade dual-fuel generator Large rooftop solar array Multi-zone central HVAC Floating floor system (could be modified)
Parking:	(82) designated parking spaces (4) ADA parking spaces
Use Restrictions:	Landlord reserves right to approve desired use(s).



Identification Key

 = Entire Site Boundary

 = Subject space floorplan

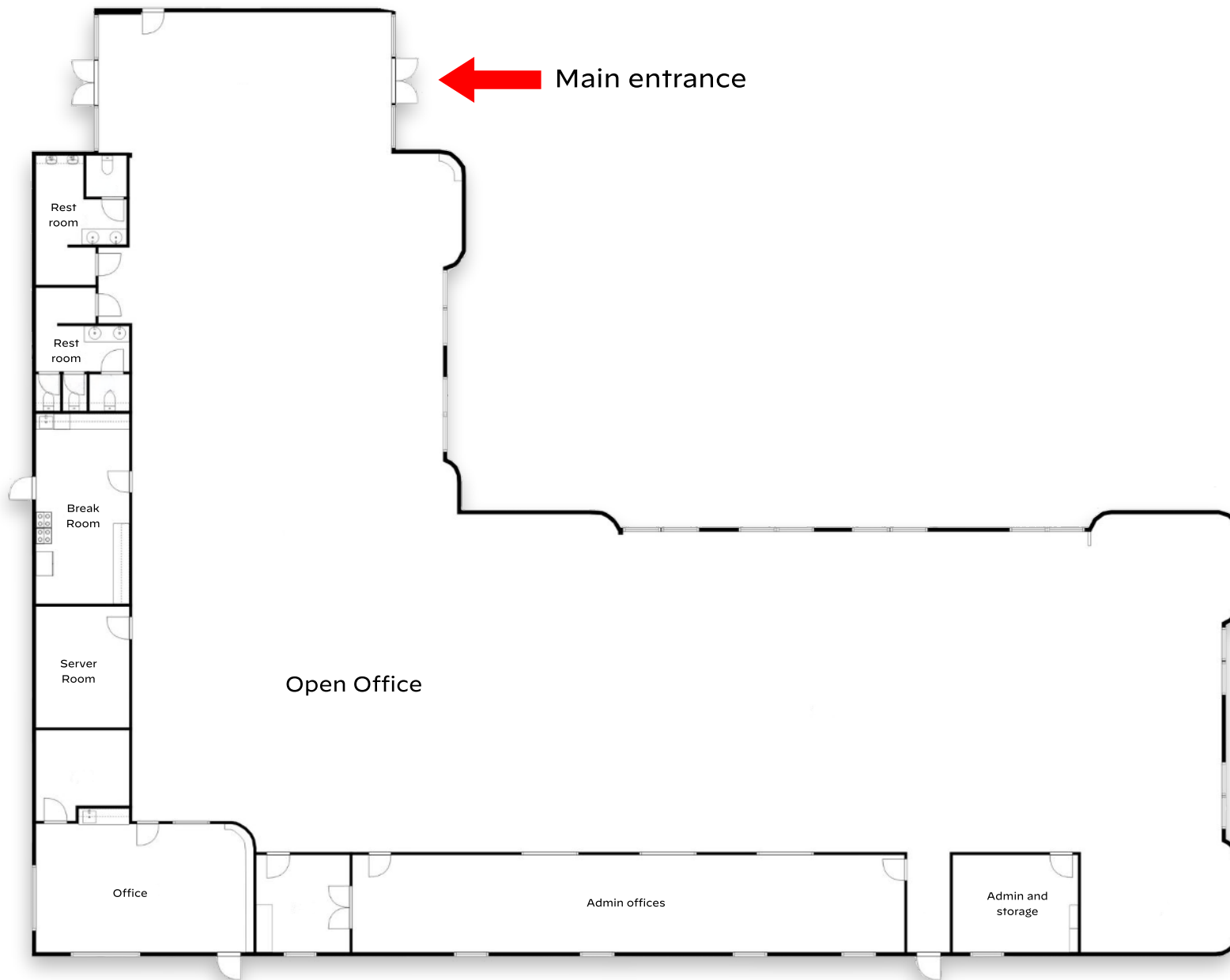
Floorplan is deemed to be reliable but not guaranteed to be exactly accurate. Parcel boundaries are approximate and are for illustration purposes only. Aerial photo has been enhanced using AI and may not be exactly accurate.

Not listed; possibly available. Ask brokers.

Tenant & Public Parking

Tenant Parking

Subject Space for Lease



Subject Property - Floorplan

Office DEPOT
Michaels OLD NAVY

LOWE'S

Walmart

ROGUE VALLEY
International
Medford Airport

OUTBACK
STEAKHOUSE

HOBBY
LOBBY

ASHLEY

Mellelo
Coffee Roasters

DOLLAR TREE

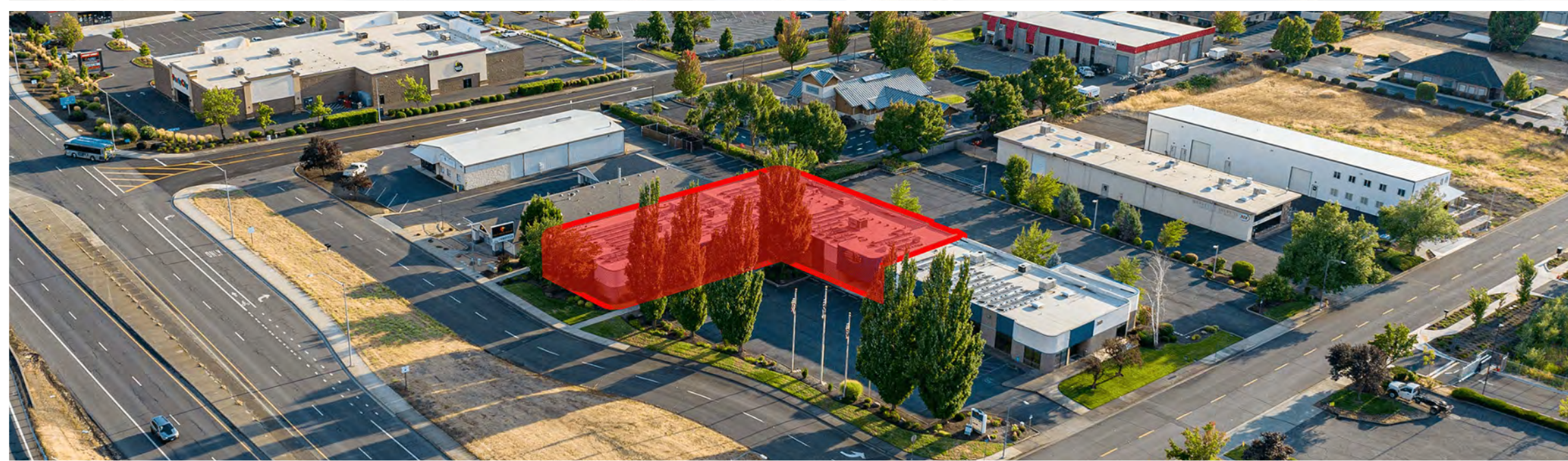
planet
fitness

BELFOR

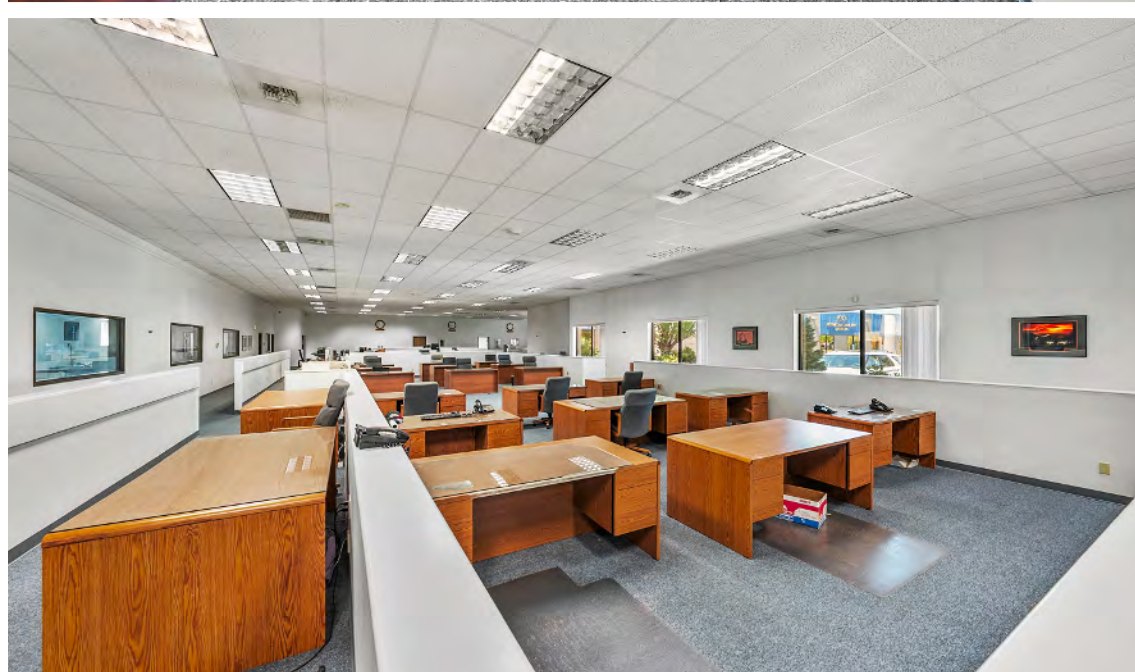
Subject Space
for Lease

Hwy 62 (33,775 VPD)

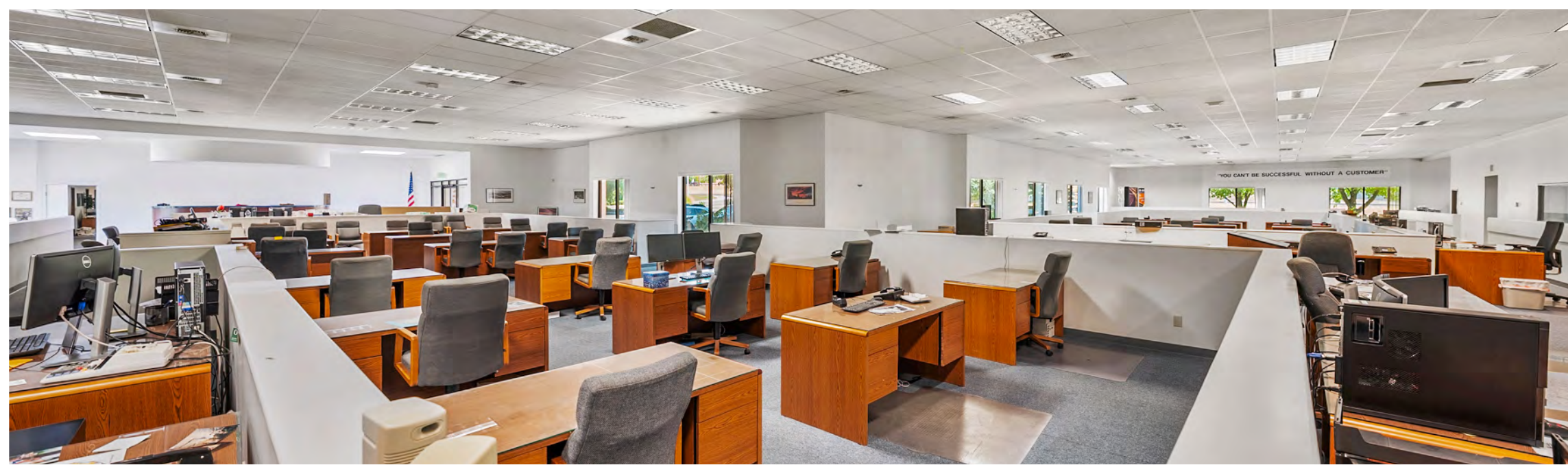
Commerce Drive



Subject Photos - Exterior



Subject Photos - Interior



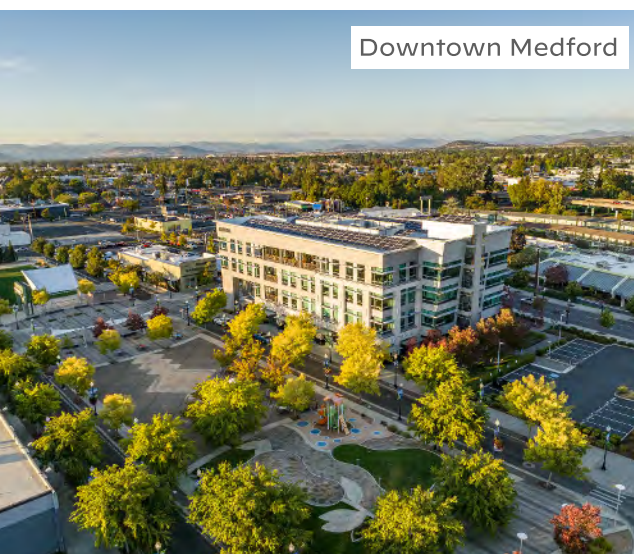
Subject Photos - Interior



Subject Photos - Interior



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

2090 Commerce Drive (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
- TI package, if any (only small/reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's desired use

Landlord reserves the right to approve / disapprove of any prospective space use.

Please contact listing brokers Scott and Caspian for additional information.

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