

# OFFERING MEMORANDUM

— FOR LEASE —



## PURPOSE-BUILT DENTAL OFFICE FOR LEASE IN MEDFORD, OREGON

925 Town Centre Drive Suite B, Medford, OR 97504

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Principal Broker



**Caspian Hoehne**  
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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **925 Town Centre Drive**, an attractive, high-quality multi-tenant office building located in near Providence Hospital in Medford Oregon (the "Property" or "Space").

The ±4,008 SF building consists of two side-by-side units, historically the homes of medical or professional office users. Suite B - the Space - which is approximately one-half of the building and was most recently a dental office. While ideal for a similar user, the interior floor plan and build out is flexible to accommodate a wide variety of prospective uses, and could likely be utilized as conventional office space easily.

Outside, the exterior is well-appointed and appears to be in good condition, with newer lot striping and 22 marked parking stalls (includes 1 ADA). Access is easy, with a dedicated entrance off of the quieter Town Centre Drive. Signage, while limited to a two-sided monument sign to match the surrounding buildings, is strong and faces a corner to maximize visibility.

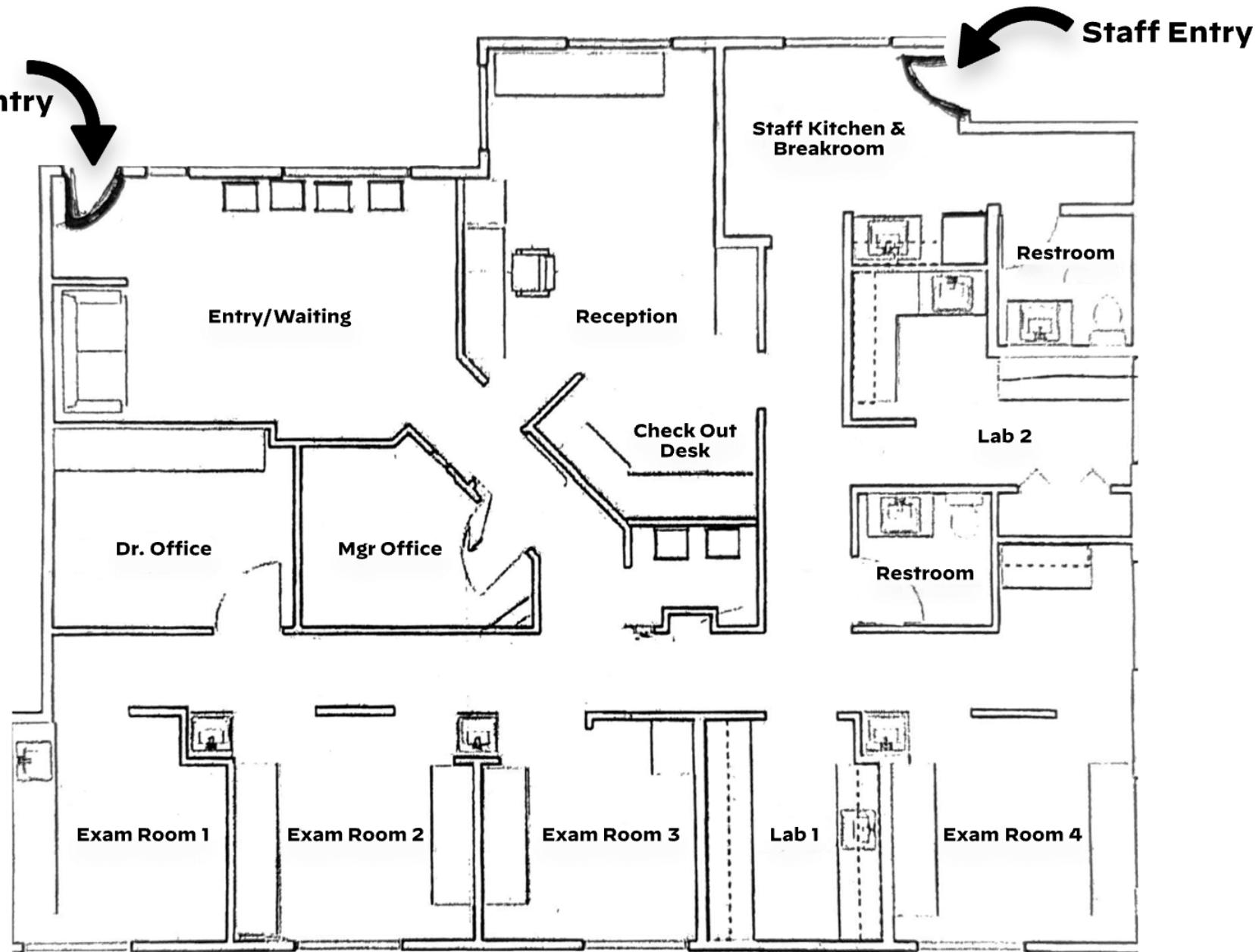
The Property is sited within a master planned professional office park only about 1 block from Providence Hospital, one of the region's largest healthcare centers. The surrounding neighborhood is a diverse mix of medical users, financial, professional, and service office-focused users with a significant state and federal government presence. Additionally, there is a dense presence of residential, mainly multifamily apartment complexes and senior living facilities within the immediate proximity of the Property.

The opportunity at 925 Town Centre Drive is clear for prospective users. The property is well maintained office building with a designated parking lot, two existing tenants and flexible layout. With close proximity to I-5 and central location in Medford, this site offers convenience and quality in an attainably sized space. Contact the listing brokers today for additional information.

## Offering Summary

<b>Availability:</b>	Available starting 03/01/2026
<b>Occupancy:</b>	To be delivered vacant
<b>Address:</b>	925 Town Centre Dr, Medford, OR, 97504
<b>Base Rent:</b>	\$22.20/SF/Year (\$1.85/SF/Month) i.e. \$3,807.30 per month base rent
<b>Lease Structure:</b>	Triple Net ("NNN")
<b>TI:</b>	Reasonable TI proposals considered
<b>Zoning:</b>	C-C (Community Commercial)
<b>Year Built:</b>	± 1997 (Per County - 28 years)
<b>Building SF:</b>	± 4,008 SF (per Seller)
<b>Space SF:</b>	± 2,058 SF
<b>Gross Acreage:</b>	0.40 ac (17,424 SF)
<b>Access:</b>	1 right/left driveway off of Town Centre Dr
<b>Utilities:</b>	Public water, sewer, power
<b>Parking:</b>	(22) total marked parking stalls (1) ADA parking stall
<b>Use Restrictions:</b>	No specific use restrictions; however, landlord reserves the right to approve or disapprove of desired use(s).
<b>FF&amp;E/Inclusions:</b>	No FF&E included; <b>equipment in photos will be removed prior to occupancy</b>

**Primary  
Patient Entry**



## Subject Floorplan - Suite B



## Floorplan Overlay - Suite B



Parcel boundaries are approximate and are for illustration purposes only.

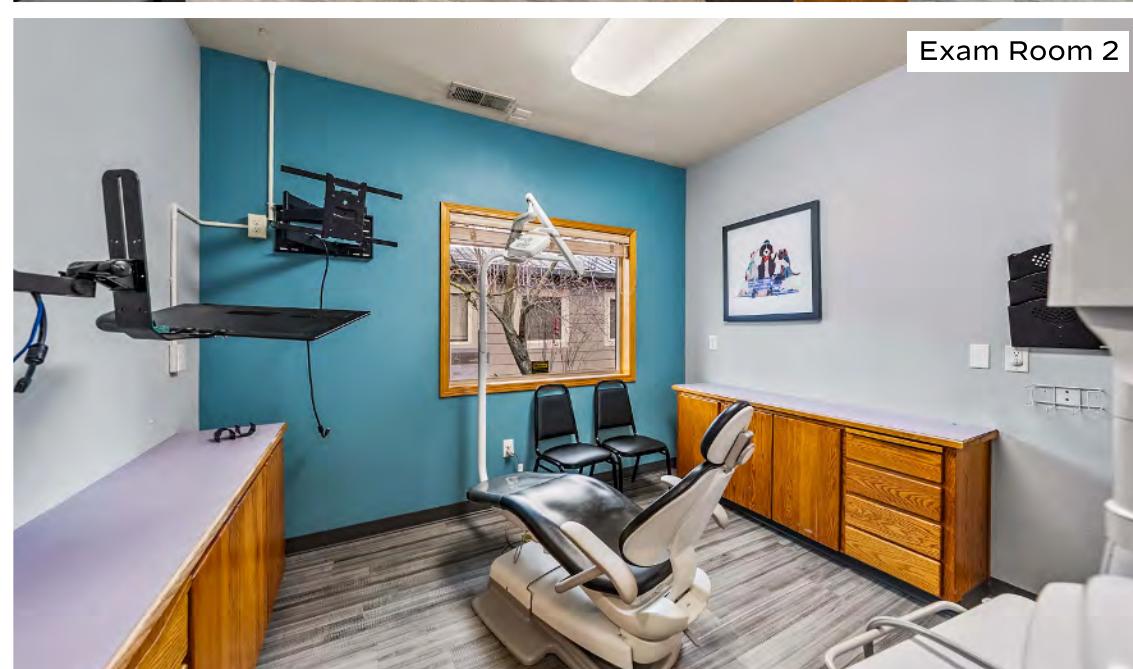
## Subject Property Aerial



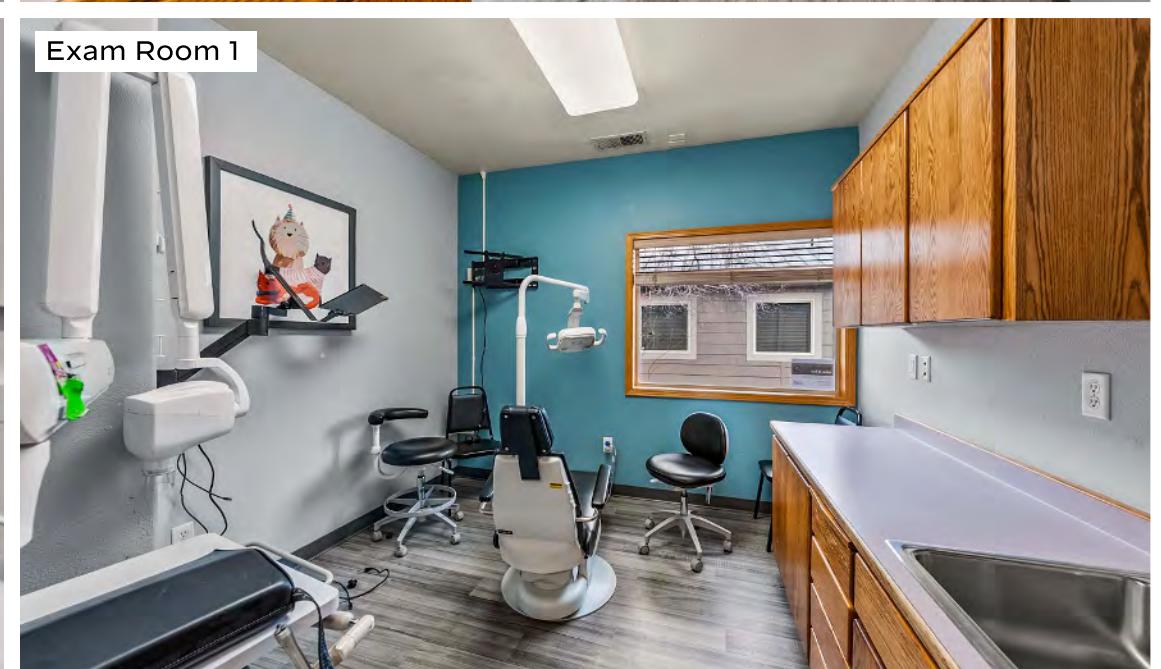
Entry & Reception



Exam Rooms

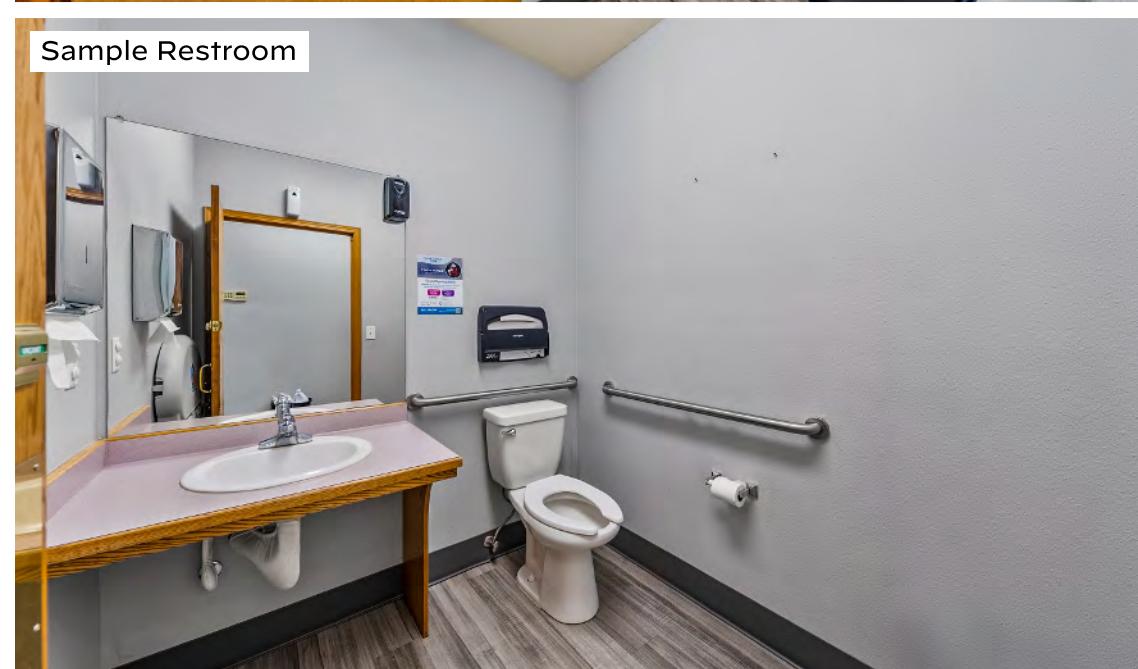


Exam Room 2



Exam Room 1

## Subject Photos - Interior



## Subject Photos - Interior



## Subject Photos - Interior



## Corporate Neighbors

925 Town Centre Dr | Merit Commercial Real Estate | 10

# 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.



# Transaction Guidelines

925 Town Centre Drive (the "Subject Property") is being offered for lease 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.

**Property Tours:** Tours are available by appointment only and with the company of a listing broker or other representative. ***Do not disturb current tenant or neighbors.***

**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 \$22.20/SF/Year, 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.

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## Scott King

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## Caspian Hoehne

Licensed Broker  
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caspian@merit-commercial.com



# **Additional Buyer/Tenant Resources**





# Local Vendor Directory

## Insurance (Commercial Property)

- ★ **Country Financial**, countryfinancial.com.....(541) 779 8893
- Hart Insurance**, hartinsurance.com.....(541) 779 4232
- Highstreet Insurance**, hsp.com.....(541) 779 0177
- Midland Empire**, midlandempireinsurance.com.....(541) 476 7715

## Inspections

- GOHI**, greateroregonhomeinspections.com.....(541) 282 3141
- NPI SW Oregon**, npiweb.com.....(541) 210 8055
- Partner ESI**, partneresi.com.....(800) 419 4923
- Peak Inspections**, peakbuildinginspections.com.....(541) 951 5484
- Rogue Inspection Services**, rogueinspection.com.....(541) 507 7674

## Landscaping

### Maintenance

- Bumgardners**, bumgardnerslandscape.com.....(541) 826 7713
- The Grounds Guys**, groundsguys.com.....(541) 982 2150
- Nature's**, naturelandscapemedfordoregon.com.....(541) 821 5344
- US Lawns**, uslawns.com.....(541) 500 8650
- ★ **Villa's**, villaslandscapemaintenance.com.....(541) 973 5140
- Landscape Design / Contractors**
- CV Landscape**, cvlandscapemaintenance.com.....(541) 613 8535
- Gary Krause**, garykrauselandscaping.com.....(541) 899 7643
- Terra**, terrandscapeandconstruction.com.....(541) 778 9843

## Lending

### Regionals / National Banks with Local Presence

- Banner Bank, Jay Stormberg**, bannerbank.com.....(541) 608 5053
- Evergreen, Kris Woodburn**, evergreenfederal.bank... (541) 479 3351
- First Interstate, Todd Fryer**, firstinterstatebank.com. (541) 608 8971
- People's, Jason Reno**, peoplesbank.bank.....(541) 776 5350
- Rogue Credit Union**, roguecu.org.....(541) 734 0607
- WaFd, Bryan Pistole**, wafdbank.com.....(541) 858 2989

### SBA / Private Lending

- Jessica Ayers (SBA, Evergreen Federal)** .....(800) 878 6613
- Legacy Lending (Private), Dane Fitch** .....(206) 972 8127
- Pacific Capital (Private)**, pac-capital.com.....(541) 973 2444
- Sophia Harding (SBA, Columbia Bank)**, .....(541) 227 0311

## Locksmith

- Bear Creek Lock**, bearcreeklock.com.....(541) 770 5888
- J&L Pacific**, jandlpacificlockandkey.com.....(541) 930 8363
- ★ **The Keyman**, tkmsco.com.....(541) 690 1751

## Movers

- Back Savers**, backsaversmovingservice.com.....(541) 944 4820
- Hall of Fame**, halloffamemovingllc.com.....(541) 778 1845
- Skinny Wimp Moving**, skinnywimpmoving.com.....(541) 531 3634

## Painting

- Brotherhood Painting**, brotherhood-painting.com.....(541) 301 5862
- Corey Robbins**, coreyrobbins.com.....(541) 770 5275
- ★ **Coyotl Painting**, coyotlpainting.com.....(541) 630 1174
- Rick Stevens**, rickstevenspainting.com.....(541) 973 1729

## Property Management

- Cornerstone Property Management**,.....(541) 200 3954
- CPM**, cpmrealestateservices.com.....(541) 773 6400
- ★ **Integrity PM**, integritypropertymanagement.com.....(541) 414 4477

## Pest Control

- A-1 Exterminators**, aone-exterminators.com.....(541) 472 1094
- Action Pest**, actionpestcontrolmedford.com.....(541) 770 9510
- ★ **Axiom Pest Control**, axiompest.com.....(503) 772 9466
- Bugs Northwest**, bugsnw.com.....(541) 472 5003
- Pointe Pest Control**, pointepest.com.....(541) 526 5692

## Plumbing

- Accurate Plumbing**, accurate-plumbing.com.....(541) 773 3035
- Artoff Plumbing**, artoffplumbing.com.....(541) 582 0853
- HD Plumbing**, hdplumbingoregon.com.....(541) 646 0407
- Hukill's Plumbing**, hukills.com.....(541) 734 9000
- Jennings Plumbing**, jenningstheplumber.com.....(541) 261 5724
- SOS Plumbing**, sosplumbing.net.....(541) 535 5063
- Tanks Plumbing**, tanksplumbing.net.....(541) 879 3777

## Remediation / Restoration

- ★ **Belfor**, belfor.com.....(541) 644 5454
- ProKleen**, getprokleen.com.....(541) 857 1818
- Rogue Restoration**, roguerestorationpros.com.....(541) 778 1552
- ServiceMaster**, servicemasterrestore.com.....(541) 249 7914

## Roofing / Solar

- Bleser Built**, bleserbuiltroofing.com.....(541) 601 7870
- Hoag Roofing**, hoagroofing.com.....(541) 779 7743
- JAM Roofing**, jamroofing.com.....(541) 773 7663
- Lawless Roofing**, lawlessroofing.com.....(541) 479 1839
- Pressure Point**, pressurepointroofing.com.....(541) 876 8209
- Purelight Power**, purelightpower.com.....(541) 816 4047
- Rivas Roofing**, rivasconstructionandroofing.com.....(541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com.....(541) 236 1767
- True South Solar**, truesouthsolar.net.....(541) 203 0525

## Security / Locksmith

### Physical Security

- Concierge Security**, concierge-security.com.....(541) 218 9672
- Maksimum Security**, maksimuminc.com.....(541) 608 2820
- NW Defense Contracting**, nwdefcon.com.....(541) 500 4066

### Access Controls / Monitoring / Life Safety

- C&S Fire Safe Services**, csfiresafe.com.....(541) 673 1337
- Cook Solutions Group**, cooksolutionsgroup.com.....(844) 305 2665
- Johnson Controls**, johnsoncontrols.com.....(541) 857 5112
- Point Monitor**, pointmonitor.com.....(541) 210 8738
- Pye Barker**, pyebarkerfs.com.....(541) 245 9223
- SOS Alarm**, sosasap.com.....(541) 507 9084
- Vyanet Security**, vyanetsecurity.com.....(541) 295 3223

## Surveyors / Drafting

- Hoffbuhr & Assoc.**, hoffbuhr.com.....(541) 779 4641
- L.J. Friar & Assoc.**, friarandassociates.com.....(541) 772 2782
- Metzger Survey**, metzgersurveying.com.....(541) 727 2749
- Neathamer Survey**, neathamer.com.....(541) 732 2869
- Pacific Crest Survey**, pacificcrestsurveying.com.....(408) 375 5220
- Pariani Land Surveying**, parianils.com.....(541) 890 1131
- TerraSurvey**, terrasurveyinc.com.....(541) 482 6474

## Signage / Printing

- Minuteman Press**, minuteman.com.....(541) 776 7966
- ProntoPrint**, gopronto.com.....(541) 779 1952
- ProVisual Design**, pvdprints.com.....(541) 772 8045
- Ramsay Signs**, ramsaysigns.com.....(541) 664 7704
- ★ **SignApply**, signapplymedford.com.....(541) 414 7620
- SignDude**, thesigndude.com.....(541) 858 2701
- SignsNow**, signsnow.com.....(541) 608 6800

## Notes & Background

This vendor directory is tailored to commercial property owners or asset managers (the "Contracting Party") and covers the most common recommendations we give. We do not provide blanket recommendations for attorneys or finance/tax professionals, but may provide them based on your specific scenario - please contact us. Vendors marked with a star symbol indicate that Merit Commercial Real Estate ("MCRE") may receive compensation from this vendor. MCRE assumes absolutely no liability or responsibility for the actions of any vendor on this list. It is the responsibility of the Contracting Party to independently vet, verify, pay, manage, or otherwise work with any vendor. MCRE recommends all Contracting Parties obtain multiple bids/proposals for all work contemplated.



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## 1031 Accomodator

- ★ **IPX Exchange**, ipx1031.com..... (503) 223 3911
- the1031investor**, the1031investor.com..... (850) 889 1031
- First American Exchange**, firstexchange.com..... (503) 748 1031

## Architect

- arkitek**, arkitek.us..... (541) 591 9988
- CDArchitects**, cdarchitectslp.com..... (541) 779 4363
- KSW Architects**, kswarchitects.com..... (541) 488 8200
- ★ **Oregon Architecture**, oregonarchitecture.biz..... (541) 772 4372
- ORW Architecture**, orwarchitecture.com..... (541) 779 5237

## Cleaning

### General / Power Washing / Graffiti

- Dustin Curbs** (Lot Cleaning) dustincurbs.com..... (541) 613 4189
- Roof Remedy**, roofremedy.com..... (541) 500 0890
- ★ **Rogue Pro Softwash**, rogueprosoftwash.com..... (541) 326 8294
- Renew Power Washing**, renewpwash.com..... (541) 601 7646

### Junk Removal

- ★ **AHC Maintenance** (junk removal & cleaning)..... (541) 690 6312
- Rogue Disposal**, roguedisposal.com..... (541) 779 4161

### Interior Cleaning / Unit Turns

- Clean Freaks**, cleanfreaks.net..... (541) 787 5218
- GraceWorks Cleaning**, graceworksCleaning.com..... (541) 292 3895

- ★ **J&J Cleaning**, jandjhousecleaning.com..... (541) 621 3297

## Commercial Construction / Ground-Up

- Adroit Construction**, adroitbuilt.com..... (541) 482 4098
- Buntin Construction**, buntinconstruction.com..... (541) 776 0032
- JB Steel**, jbsteelconstruction.com..... (541) 773 8325
- Outlier Construction**, outlierbuilt.com .....(541) 622 2040
- S+B James**, sbjames.com..... (541) 826 5668
- Vitus Construction**, vitusconstruction.net..... (541) 855 7177

## Contractors / Handyman

### General Contractors

- ★ **Abound Excavation**, abound-excavation.com..... (541) 646 4071
- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- ★ **DMC Construction**, dmccconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscp.com..... (541) 761 6020
- Taylored Elements**, tayloredelements.com..... (541) 690 1617
- ★ **Vitus Construction**, vitusconstruction.net..... (541) 855 7177

### Handyman

- ★ **AHC Maintenance**,..... (541) 690 6312
- Elite Maintenance**, gotelitemaintenance.com..... (541) 500 1624
- Handyman Const.**, handymansouthernoregon.com... (541) 233 2917
- PropertyPros**, propertyprosoregon.com..... (541) 816 5920

### Specialty Contractors

- AVS Elevator**, avselevator.com..... (503) 876 3696
- Bill's Glass**, billsglass.com..... (541) 773 5881
- Cut N' Break**, Concrete, cutnbreak.com..... (541) 779 1482
- Diamond D Welding**, diamonddwelding.com..... (541) 301 7696
- Mountain View Paving**, mountainviewpaving.com.... (541) 535 3840
- Otis Elevator**, otisworldwide.com..... (503) 639 7045
- Ram Jack**, Foundations, ramjackwest.com..... (541) 275 9097
- Sandeen Masonry**, sandeenmasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com.....(541) 500 1995
- Terra Firma**, Foundations, goterra firma.com..... (541) 667 0700

### Consultants

#### Land Use

- ★ **CSA Planning**, csaplanning.com.....(541) 779 0569
- LaNier Land Consulting**, lanierconsultingor.com.....(541) 879 3477
- Green Top Planning**, greentoppdr.com.....(517) 582 7300
- Richard Stevens & Assoc.**, rsaoregon.com.....(541) 773 2646

### Specialties

- Advanced Diag.** (air quality), indoordiagnostics.com..(541) 301 2231
- Neilson Research**, (water quality) nrclabs.com.....(541) 770 5678
- Parsons Water Rights**, parsonswater.com..... (541) 499 0257
- TRC Co.**, (EnergyTrust), trccompanies.com..... (541) 592 9203
- Water Right Services**, oregonwater.us..... (541) 389 2837

## Doors (Garage, Overhead, Dock Doors)

- American Industrial Door**, americandoorllc.com.....(541) 644 5555
- Bear Creek Overhead**, bearcreekoverhead.com.....(541) 821 1736
- Overhead Door Co. of Rogue Valley**, odcrv.com..... (541) 702 0820
- Pacific Door & Sash**, pacificdoorandsash.com.....(541) 826 3944

## Electrical

- JT Electric**,..... (541) 734 5714
- Murphy Electric**, murphymadeinc.com.....(541) 582 4186
- Precision Electric**, precisionelectric.co..... (541) 773 6279
- Siskiyou Electric**,..... (541) 951 1092
- Welburn Electric**, welburnelectric.com.....(541) 535 3727
- Winters Electric**, winterselectric.com.....(719) 477 0535

## Engineering

- Gerlitz Engineering**, gerlitzengineering.com..... (541) 244 2617
- KAS & Associates**, kasinc.com.....(541) 772 5807
- Marquess Inc.**, marquess.com..... (541) 772 7115
- Mockridge Eng.**, mockridgeengineering.com.....(541) 892 3289
- Powell Eng.**, powellengineeringconsulting.com.....(541) 613 0723

## Environmental

- ★ **Alpine Environmental**, alpineabatement.com.....(541) 944 4685
- Green Environmental**, green-em.com.....(855) 277 5307
- Western States Enviro.**, wsenvironmental.com.....(541) 770 2482

## Equipment Rental

- FMI Equipment**, fmiequipment.com.....(800) 287 2048
- Sunbelt Rentals**, sunbeltrentals.com.....(541) 779 2855
- Steward's Porta Potties**, stewardsportapotties.com..(541) 734 7343
- Wilson Equipment**, wilsonequipment.net.....(541) 830 3966
- United Rentals**, unitedrentals.com.....(541) 773 7323

## Fencing (Rental & Permanent)

- Medford Fence**, medfordfenceco.com.....(541) 779 5625
- Mountain View Fence**, mountainviewfence.org.....(541) 879 0126
- Quality Fence**, qualityfenceco.com.....(541) 644 2281

## HVAC

- ★ **Advanced Air & Metal**, myadvancedair.com..... (541) 772 6866
- Jahnke Heating & AC**, jahnkeheatingandair.com.....(541) 535 4470
- Long's HVAC**, longshvac.com.....(541) 772 4201
- Metal Masters**, metalmasters-inc.com.....(541) 779 1049
- Rogue Valley H&AC**, rvheat.com.....(541) 215 4760
- S. Oregon Heating & AC**, sohac.com.....(541) 773 8733
- Stone Heating & Air**, stoneheatair.com.....(541) 855 5521



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State of Oregon (#201234073)



**Contact listing brokers for additional information**

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