

OFFERING MEMORANDUM

FOR SALE

PROFESSIONAL OFFICE BUILDING IN GRANTS PASS, OR

735 SE 7th Street, Grants Pass, OR, 97526

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

Guaranteed human-originated content
Minimal AI content in OM ✓

Scott King
Principal Broker



Caspian Hoehne
Licensed Broker



Parcel boundaries are approximate and are for illustration purposes only.

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EXCLUSIVELY REPRESENTED BY
MERIT COMMERCIAL REAL ESTATE
VIEW MORE AT: MERIT-COMMERCIAL.COM

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **735 SE 7th Street**, a standalone professional office building located in Grants Pass, Oregon (the "Property").

Providing incredible value for the price, the Property features a freestanding, two-story, highly flexible office building with significant main street frontage and a dedicated parking lot. This is the *best opportunity* in Grants Pass for a growing user to step into ownership of their own headquarters.

The building itself is a $\pm 2,184$ SF conventional office building with a stucco exterior and two floors in far above-average condition.

The glass storefront-style entry leads to a bright lobby, reception/flex area, first floor restroom, and a large bullpen-style office that could also serve as an excellent conference or event room, as well as an additional storage and networking closet.

On the second floor, there are five private, well-appointed offices, as well as a full restroom with shower, and additional storage.

With minimal deferred maintenance, the exterior is a nice authentic stucco siding

over a mix of CMU and wood-frame structural walls. The flat roof is in fair condition and holds a large lighted sign facing 7th Street, as well as a packaged RTU serving the entire building's HVAC.

The Property features 48' of owned street frontage on SE 7th Street, a high-traffic arterial in Grants Pass, providing immense visibility and ease of access to the Property.

Your employees will appreciate the dedicated, deeded parking lot, featuring a fully paved lot, several spaces, and two private driveways to/from SE 7th St.

The area surrounding the Property features a wide range of commercial buildings consisting of retail, hospitality, financial institutions, professional offices and much more. Additionally, the Property is in close proximity to downtown Grants Pass and is a ± 7 minute / 2.4 miles drive to Interstate-5 access.

Overall, the Property is ideal for owner-users with a growing business looking to step into ownership of a standalone office building. Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information and to schedule your private tour.

Offering Summary

Offering Price:	\$395,000
Occupancy:	Delivered vacant, immediately available
Address:	735 SE 7th Street, Grants Pass, OR 97526 - Josephine County
Legal:	36-05-18DD TL 5100 APN R312876
Annual Taxes:	\$0.00 (currently exempt)
Zoning:	GC (General Commercial)
Land Area:	0.16 ac ($\pm 6,970$ SF)
Year Built:	± 1958 (68 years)
Square Feet:	$\pm 2,184$ SF (per County)
Access:	(2) driveways off of SE 7th St
Parking:	9 marked parking stalls in private lot
Utilities:	All utilities are public and are serviced via Pacific Power, City of Grants Pass, and Avista natural gas
Construction:	Stucco exterior siding over CMU and wood-frame walls on slab foundation. Flat membrane roof, metal scuppers and gutters in mansard roof, plenum attic
FF&E:	All remaining FF&E in building included if sale is at full asking price. Inclusions in as-is condition at no stated value.

Investment Highlights

Flexible Use and Layout

The Property features a highly flexible layout consisting of multiple office spaces, a large conference room, and ample room for storage. The functional design of the building is efficient and is suitable for a wide variety of users.



High Visibility Location

735 SE 7th Street is situated on a high-traffic road near downtown Grants Pass. The Property is in a desirable location and enjoys convenient access with a loop driveway off of 7th Street for prospective users and visitors alike.



Well-Maintained Asset

Built in 1958, the Property has undergone some recent improvements and is very well-maintained. The building itself is clean and has little to no glaring defects requiring limited deferred maintenance on the Property.



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Proven Commercial Corridor

The Site is located in a well-established commercial corridor featuring nearby retail, hospitality and professional office uses.

Building Structure

Exterior siding consists of stucco cladding on a slab-on-grade foundation. Building windows consist of fixed aluminum-framed dual-pane insulated-glass units. Built in 1958 (68 years).

Established Access

Includes two one-way driveways off of SE 7th St. The Property also enjoys 9 designated parking stalls.

Telecommunication Systems

Dedicated network equipment room includes a NETGEAR ProSafe 48-Port Gigabit Switch (model GS748T) mounted within a server rack and phone switchgear infrastructure.

Plumbing Systems

Supply and waste line material not verified; no known issues. Two electric water heaters installed: 2021 Rheem 6-gallon unit and an American Water Heater Company E61-6U-015SV 6-gallon unit.

Roof System

Flat membrane roofing estimated at 15+ years old, with metal and PVC/vinyl gutters and plenum attic space for HVAC infrastructure. No representation made as to condition.

HVAC Systems

HVAC appears to include a Carrier rooftop gas/electric package unit and a separate split-system condenser with interior 2-ton Carrier R-410A evaporator coil/furnace; configuration and capacity to be verified by buyer's HVAC contractor.

Electrical Systems

Single-phase electrical service rated for 200 amps, 240V with two Westinghouse panels serving the building. Utility via Pacific Power.

Fencing / Security

Includes partial perimeter chain link fencing with a mix of privacy slats and/or barbed wire mounted on outriggers. Exterior lighting includes pole-mounted fixtures and wall pack lighting on building exterior.

Surveillance Systems

WiFi-enabled security cameras are mounted throughout the Property. There is also an interior local alarm system via SOS Alarm (statuses not verified)



Rooftop Units

Subject Property

Condition reports are estimates only and should not be relied upon nor substitute a full and complete property inspection. Image has been enhanced using AI and may not be accurate.

Systems & Infrastructure Overview

Systems & Infrastructure Inventory

1. Building Structure Summary

Built in 1958 (68 years) in good condition

Foundation: Building is constructed on a slab-on-grade foundation.

Siding/Walls: Stucco over mix of CMU and woodframe structural walls.

Windows: Fixed aluminum-framed dual-pane insulated-glass units.

2. Electrical Systems

Service and distribution: 2 Westinghouse panels rated for 120/240V single-phase service with one main panel on lower floor and a subpanel on the 2nd floor.

3. Fencing / Security Systems

Perimeter chain link fencing: Partial chain-link fencing on three sides, with a mix of privacy slats and straight barbed wire mounted on outriggers.

Exterior lighting: Pole-mounted fixtures and fluorescent wall packs

Surveillance System: Surveillance system includes WiFi-enabled security cameras installed throughout the property. An interior local alarm system is also present.

4. HVAC Systems

HVAC systems includes a rooftop unit and one natural gas furnace.

Carrier natural gas furnace: Model Series CNPVP2414ALAAAA. Uses R-410A refrigerant. Rated design pressure of 450 PSIG (3102 kPa). Age: ±9 years.

5. Life Safety Systems

Fire extinguishers and carbon monoxide alarms are on site.

6. Parking Lot

Parking lot: Asphalt surface includes approximately nine striped parking spaces with pole-mounted and wall-pack lighting serving the office property.

7. Plumbing System

Supply and waste line material not verified; no known issues.

2021 Rheem 6-gallon unit: Model XEO6PO6PU20UO, manufactured December 18, 2021, featuring a 6-gallon capacity, 120V single-phase power, and 2,000 total watts.

American Water Heater Company: Model E61-6U-015SV with a 6-gallon capacity, 120V single-phase service, and 1,500 total connected watts.

8. Roof System

Membrane roofing: Age is ±15 years old with scuppers inside metal mansard roof, terminating into PVC gutters.

Attic space: Small plenum attic space for HVAC and wiring infrastructure.

9. Telecommunications Systems

Internet: Includes a dedicated network equipment room with a NETGEAR ProSafe 48-Port Gigabit Switch (model GS748T) mounted within a server rack and phone switchgear infrastructure. Significant existing

ethernet cabling ran throughout building with numerous wall-mounted receptacles in office spaces. Specs/condition not verified.

10. Utilities Summary

All utilities are public and are serviced via the City of Grants Pass, Pacific Power, and Avista.

Electric: Single-phase electrical service via Pacific Power

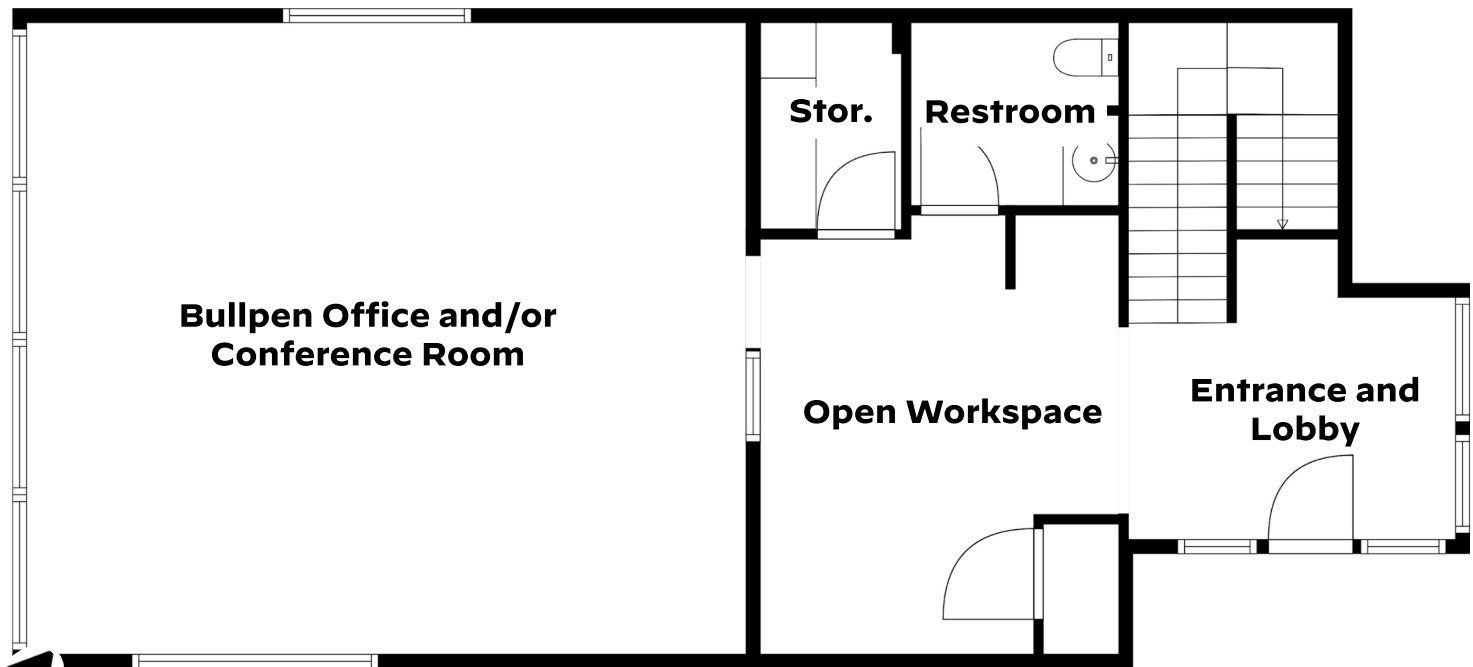
Natural gas: Avista natural gas service includes a Honeywell AC-250 gas meter rated at 250 CFH and 5 PSI MAOP, configured with a single meter.

Sewer and water: Serviced via City of Grants Pass. Utility line sizes/capacity or condition not verified, buyer's responsibility.

11. Waste Management

Private waste collection service. Roll-off containers for both trash and recycling disposal operations.

Disclosure: Merit Commercial Real Estate assumes no liability for any inaccuracies; information is provided from sources deemed reliable, but is not guaranteed. Buyer is responsible for verifying all specs, models, functions, conditions, usability, and all other components of the Property. This inventory does not guarantee any items mentioned are included with the purchase of the Property, and is subject to change at any time without notice.



First Story Floor Plan

The Property enjoys the combination of a functional and professional layout, suitable for a wide variety of users.

The layout of the Property maximizes use of space, and provides a great ratio of enclosed vs open office space. With **5 usable, private offices**, 1 large bullpen-style office or a great conference room, 2 private restrooms (one with shower on second story), ample storage space on both levels and 1 kitchenette, the Property is a quality asset for owner-users or investors seeking a attainable building for various business operations.

Additionally, the Property benefits from substantial natural light on both floors and overall infrastructure and building systems appear to be in average to excellent condition.

Second Story Floor Plan



Subject Floor Plans



Bullpen/Conf. Room



First Floor Restroom



Stairwell



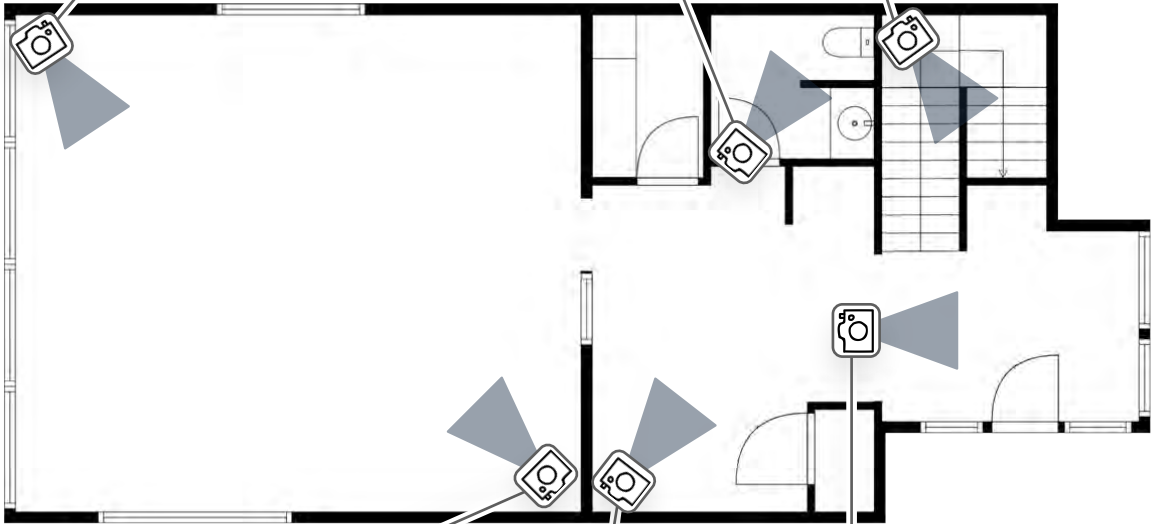
Private Office 4



Private Office 5



2nd Floor Restroom



Bullpen/Conf. Room

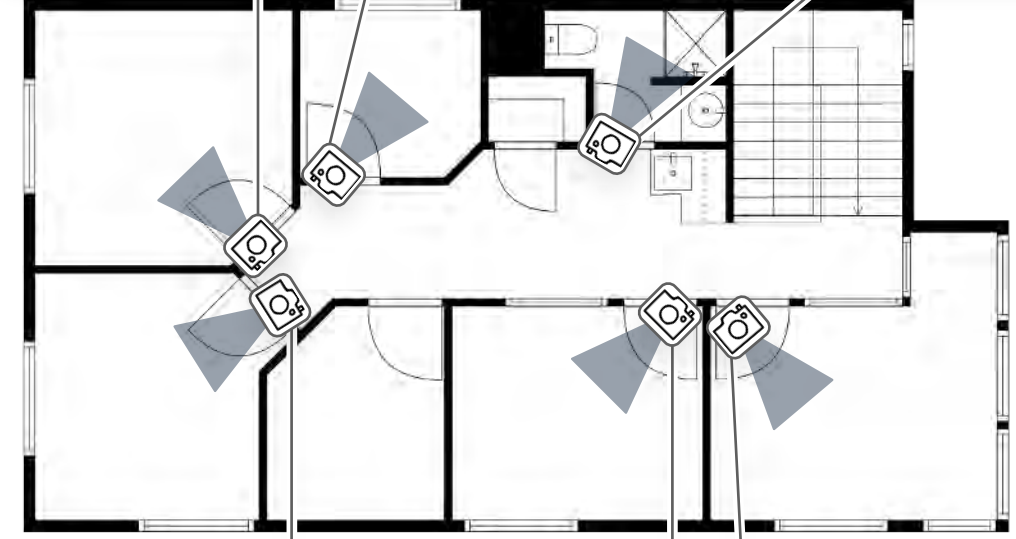


Open Workspace

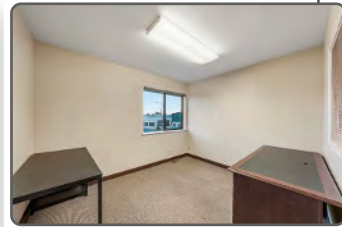


Entrance and Lobby

First Story



Private Office 3



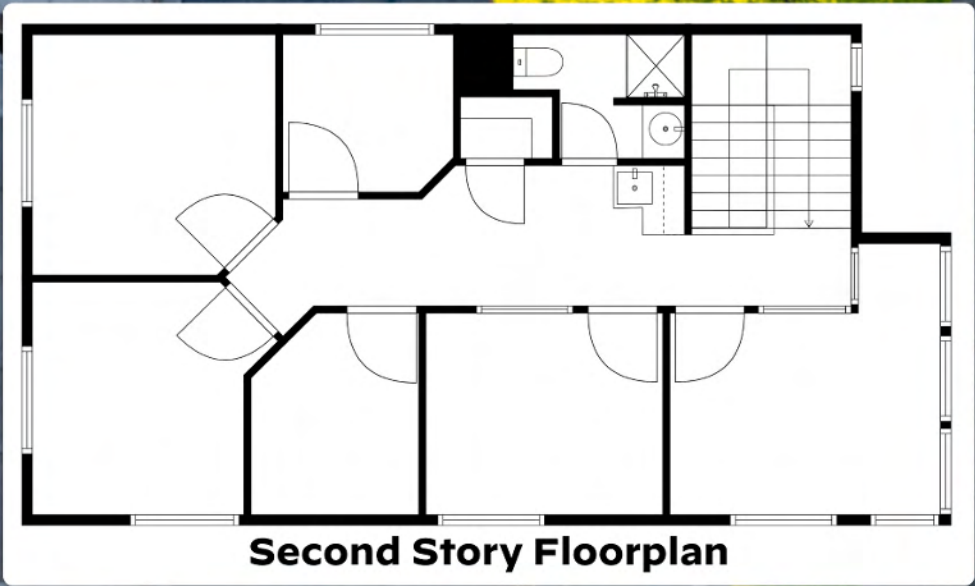
Private Office 2



Private Office 1

Second Story

Floor Plan with Photo Locations

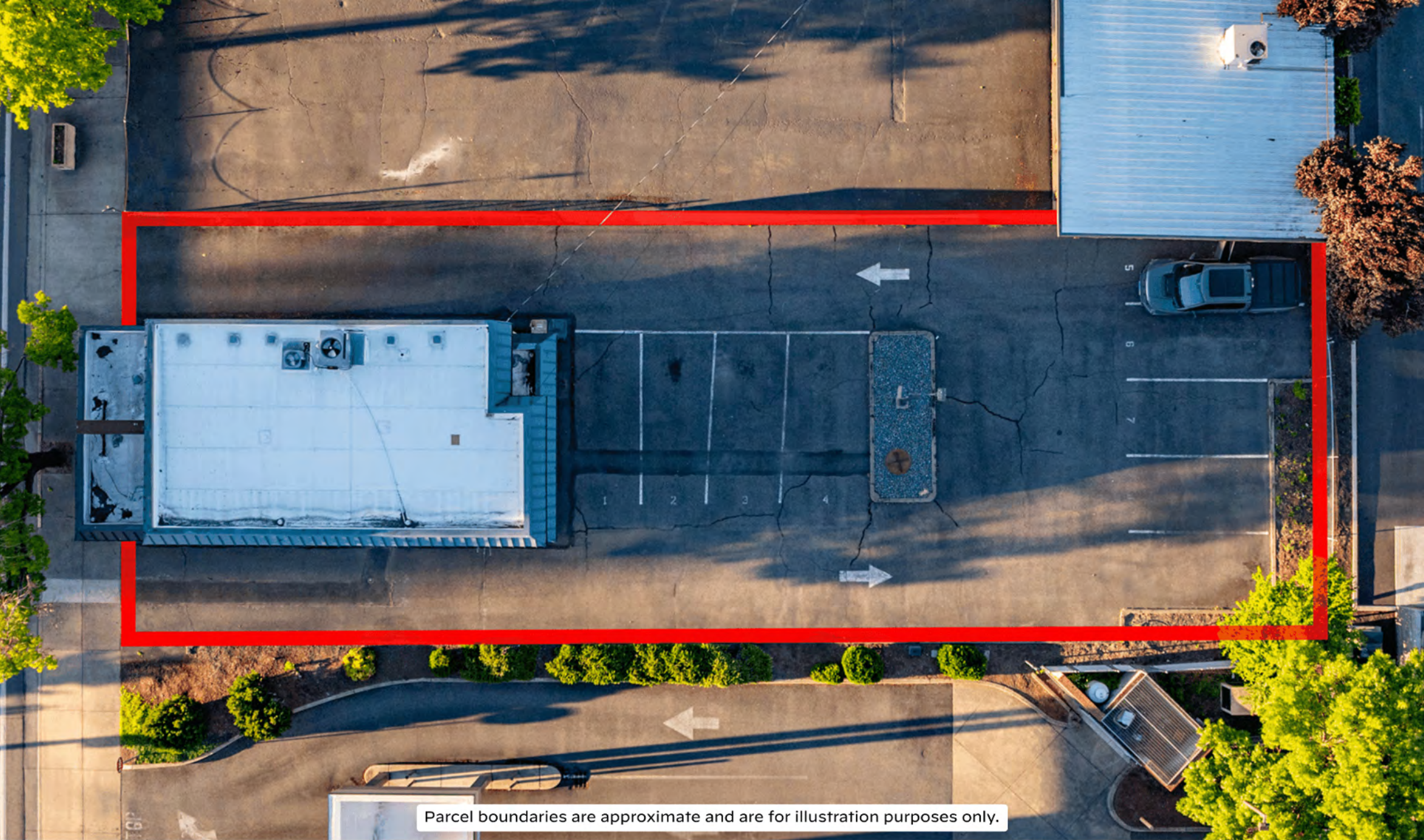


Second Story Floorplan



First Story Floor Plan Overlay

Subject Floor Plan Overlay



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Subject Photo Aerial



Parcel boundaries are approximate and are for illustration purposes only.

Subject Photo - Exterior



Parcel boundaries are approximate and are for illustration purposes only.

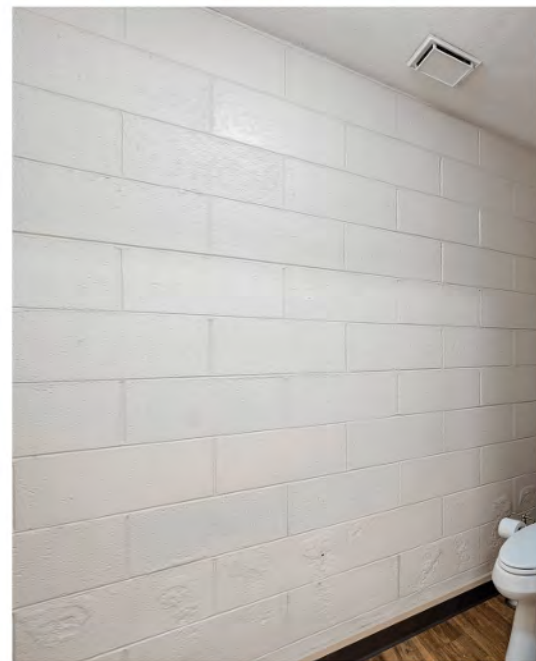
Subject Photo - Aerial



Entrance



Bullpen/Conf. Room



Restroom



Open Workspace/Storage Room

First Floor Interior Photos



Private Office 1



Kitchenette



Private Office 3



Private Office 4

Second Floor Interior Photos



GATES
FURNITURE
& MATTRESS

Rogue
ROASTERS

WaFd Bank

ACTIVE
APPLIANCE & MATTRESS GALLERY

ROGUE
SALAD co

the **HUMAN**
BEAN

LOGAN
DESIGN

ROGUE
CREDIT UNION

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Schools / Education

- 1 Grants Pass High School
- 2 North Middle School
- 3 Highland Elementary
- 4 Lincoln Elementary
- 5 Parkside Elementary
- 6 Riverside Elementary
- 7 Fruitdale Elementary

Greenspace / Parks

- 1 Gilbert Creek Park
- 2 Riverside Park
- 3 Reinhart Park
- 4 George Eckstein Park
- 5 Morrison Cent. Park
- 6 Westholm Park
- 7 Baker Park
- 8 Tussing Park
- 9 Loveless Park
- 10 Lawnridge Park
- 11 Schroeder Park
- 12 Kesterson Park
- 13 Redwood Park
- 14 Dollar Mtn. Trail

Restaurants / Food Service


- 1 Taprock NW Grill
- 2 River's Edge Restaurant
- 3 Twisted Cork
- 4 Wild River Brewing
- 5 The Laughing Clam
- 6 In-N-Out
- 7 Chipotle + many more!

Healthcare / Other Attractions

- 1 Asante Three Rivers Hospital
- 2 ClubNW
- 3 Hellgate Jetboat Excursions
- 4 Rogue Comm. College (off map)
- 5 Dutch Bros Soccer Complex
- 6 Josephine Co. Fairgrounds
- 7 Southgate Cinemas

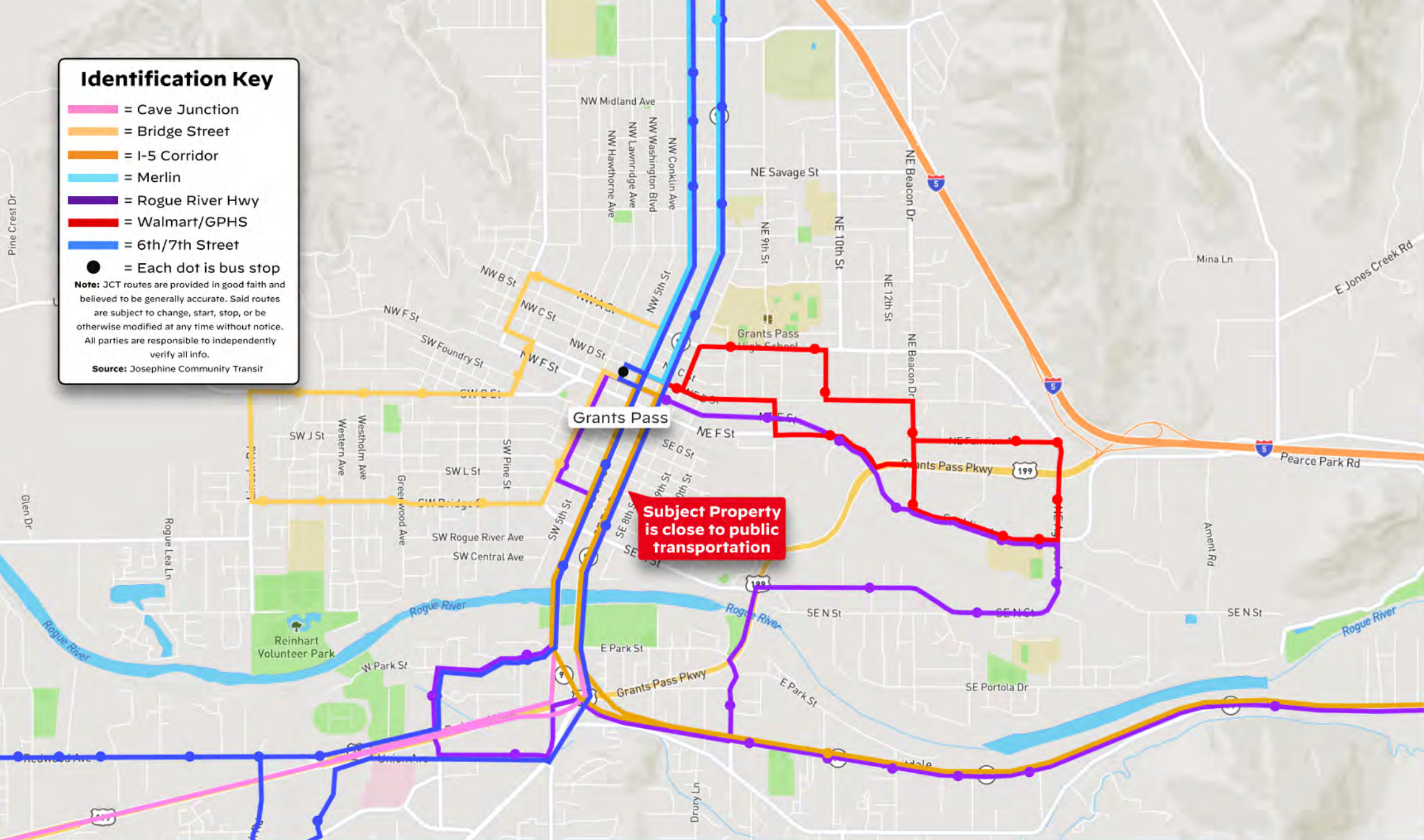
Identification Key

-  = Cave Junction
-  = Bridge Street
-  = I-5 Corridor
-  = Merlin
-  = Rogue River Hwy
-  = Walmart/GPHS
-  = 6th/7th Street

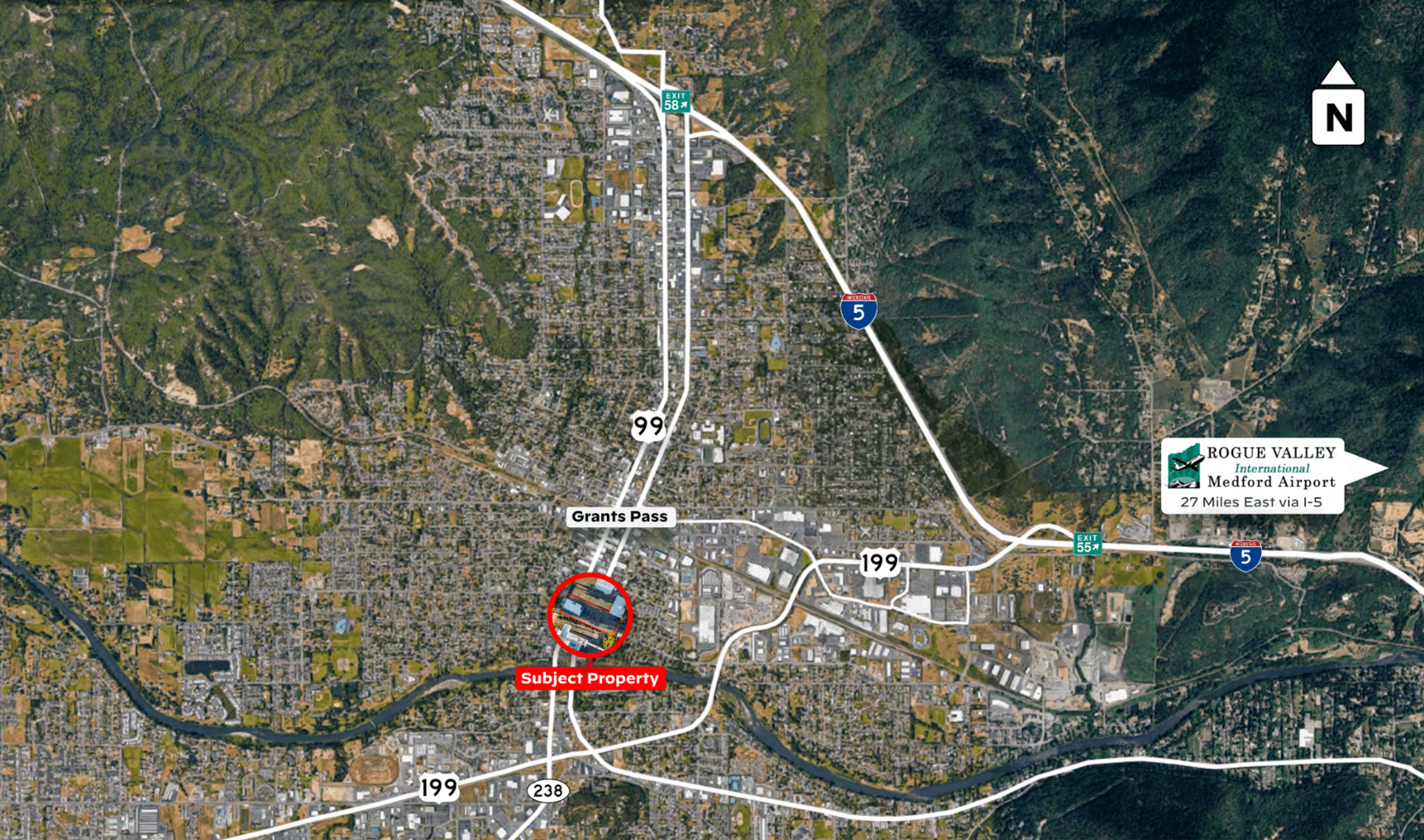
 = Each dot is bus stop

Note: JCT routes are provided in good faith and believed to be generally accurate. Said routes are subject to change, start, stop, or be otherwise modified at any time without notice. All parties are responsible to independently verify all info.

Source: Josephine Community Transit



Public Transportation Map



 **ROGUE VALLEY**
International
Medford Airport
27 Miles East via I-5

Region Aerial - Grants Pass



Grants Pass History and Profile

"It's the climate"

Grants Pass, Oregon - believed to be named after General Ulysses S. Grant's battle at Vicksburg - has a rich history since the early 1800's. Grants Pass is desirable to homeowners and businesses alike for its growing employment, natural beauty, and the City's convenient location on I-5, as well as being home to the Josephine County Fairgrounds and home of several large companies, such as Dutch Bros Coffee, AllCare Health and Asante Health System's Three Rivers Hospital.

The City was historically a hub for the timber and agriculture industries, being strategically located on the Rogue River. The local economy has significantly expanded beyond these industries, but the area remains a strong agricultural market.

Within a 30 minute drive is the domestic Grants Pass Airport as well as the Rogue Valley International-Medford Airport, a 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.

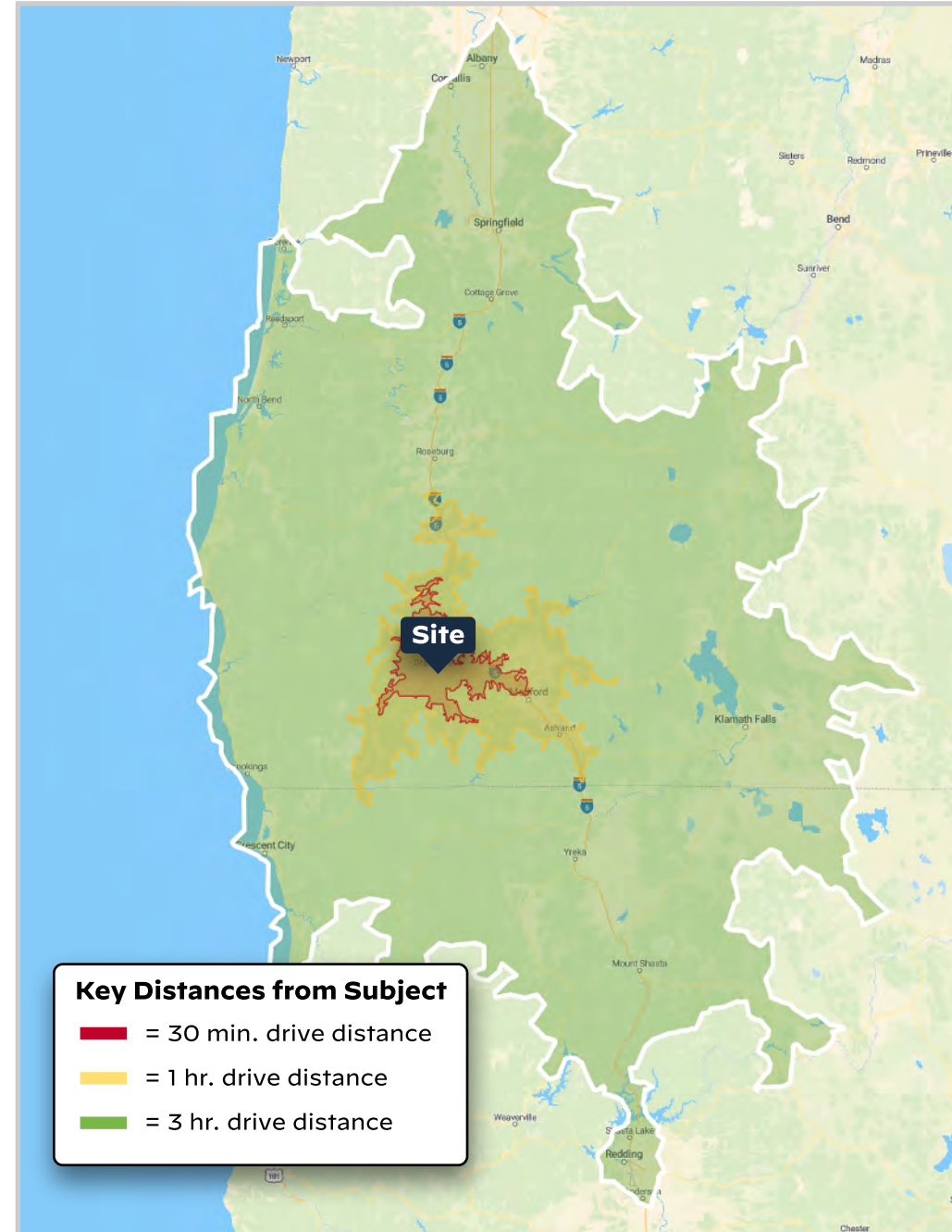
Overall, Grants Pass is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.



Market Summary

	Grants Pass	Josephine County	National
Demographics			
2021 Census Population	39,674	88,346	-
2015 Population	36,684	84,606	-
2010 Population	35,957	82,880	-
Annual Growth 2010-2015	1.02%	1.04%	-
Annual Growth 2016-2021	1.08%	1.02%	-
Population			
Median HH Income	\$54,833	\$51,733	\$75,989
Per Capita Income	\$26,875	\$29,260	\$35,384
Median Age	39.7	47.5	38.1
Unemployment Rate	5.30%	6.0%	3.5%
High School Degree	90.6%	90.8%	91.1%
Bachelor's Degree	17.2%	18.1%	23.5%
Personal/Education			
Median Home Value	\$490,800	\$488,500	\$361,970
# Households	16,231	36,148	-
Owner Occupied	53.7%	69.5%	60.6%
Tenant Occupied	44.3% (±)	28.5% (±)	34% (±)
Vacancy	2.0%	2.0%	6.0%
Housing			

Sources: Census Bureau, CoStar, Redfin, Realtor.com, Zillow. Note: all items listed above are from sources believed to be reliable and are provided in good faith, but are not guaranteed. Buyer and all other parties to complete their own due diligence.



Key Distances from Subject

- = 30 min. drive distance
- = 1 hr. drive distance
- = 3 hr. drive distance

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

735 SE 7th Street is being offered 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: Tours are available by appointment only. Seller or brokers reserve the right to suspend tours at any time without notice. Reasonable notice requested for all tours. Contact listing brokers to arrange an easy tour.

Interest to be Transferred: Fee Simple, via Special Warranty deed.

Offers: There is not currently a definitive date for offers to be submitted. When a prospective buyer prepares an offer for any portion of 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 and Caspian for additional information.

Scott King

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Licensed Broker
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Additional Commercial Real Estate Operator Resources



M Local Vendor Directory

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.

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**, cdarchitectsllp.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**, dmconstructionoregon.com..... (541) 254 4245
- Lucas Main Construction**, lmcoregon.com..... (541) 660 4053
- Parker Built**, parkerbuiltconstruction.com..... (541) 778 4771
- Southridge Builders**, southridgebuilders.com..... (541) 890 0437
- Summit Construction**, summitbroscop.com..... (541) 761 6020
- Taylorred Elements**, taylorredelements.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
- Sandeem Masonry**, sandeemmasonry.com..... (541) 479 8844
- S. Oregon Glass**, soglassandmirror.com..... (541) 500 1995
- Terra Firma**, Foundations, goterrafirma.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

Specialities

- Advanced Diag.** (air quality), indoordiagnosics.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..... (860) 295 4161
- 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**, wintersselectric.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**, (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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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**, naturelandscapedfordoregon.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**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapeandconstruction.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**, tkms.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) 313 5904

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) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Sunshine Solar**, sunshinesolarinc.com..... (541) 933 4902
- 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**, goprnto.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

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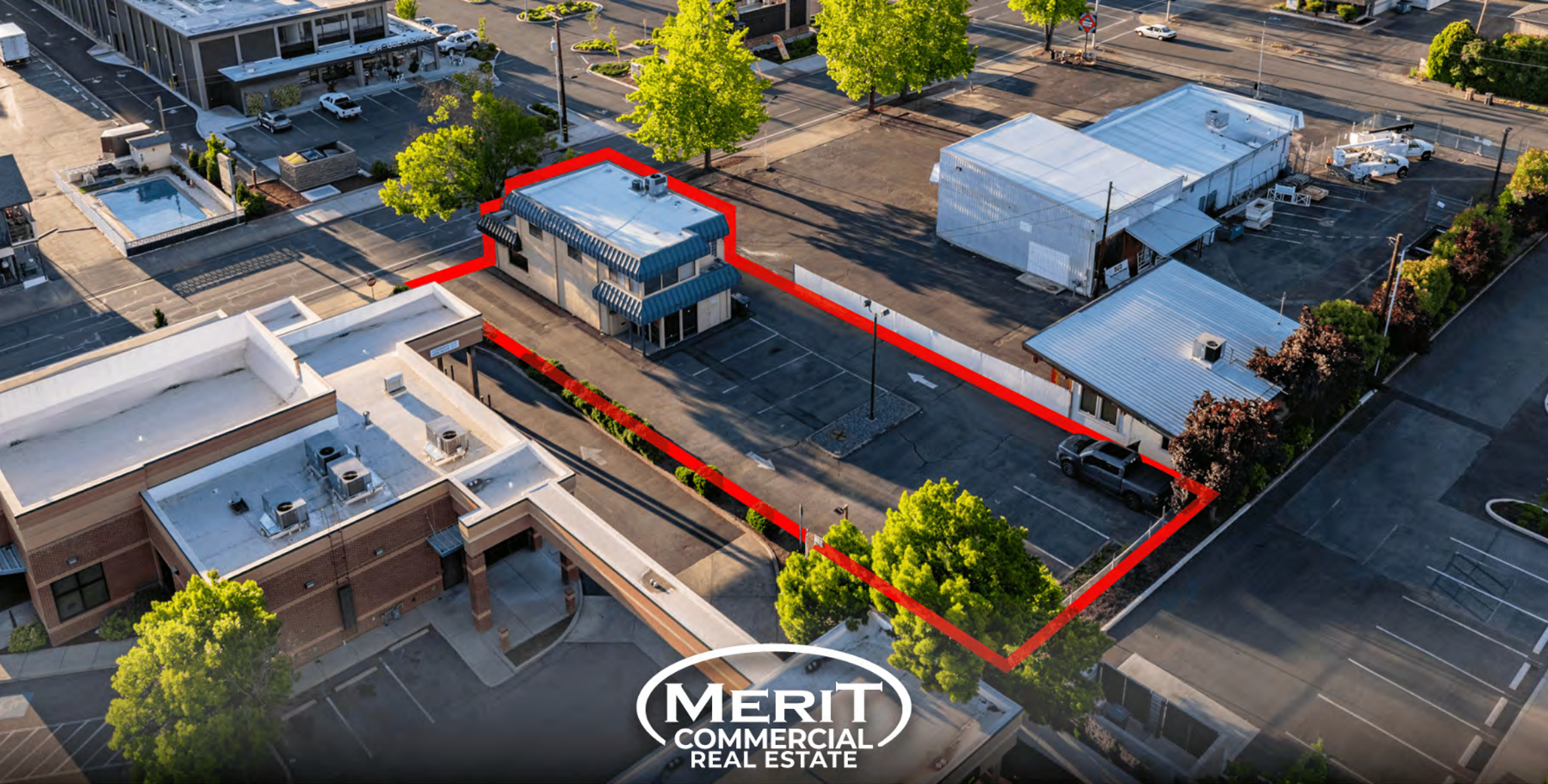
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