

# OFFERING MEMORANDUM

## FOR SALE



### CLASS-A PROFESSIONAL OFFICE BUILDING IN MEDFORD, OR

2436 W Main Street, Medford, OR 97501

[www.Merit-Commercial.com](http://www.Merit-Commercial.com) / (541) 608-6704 / [team@merit-commercial.com](mailto:team@merit-commercial.com)

Guaranteed human-originated content  
Minimal AI content in OM ✓

**Scott King**  
Principal Broker



**Caspian Hoehne**  
Licensed Broker





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EXCLUSIVELY REPRESENTED BY  
**MERIT COMMERCIAL REAL ESTATE**  
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# Executive Summary

Merit Commercial Real Estate is pleased to exclusively present **2436 W Main Street**, a high-quality professional office building investment located in Medford, Oregon (the "Subject" or "Property").

Positioned on a corner lot with ±80' of roadway frontage on the high-traffic West Main Street, the Subject enjoys significant visibility from traffic to and from Jacksonville and all of Medford.

The asset itself is an extremely high quality, meticulously maintained modern professional office building, which is an extremely rare combination in today's market.

Suitable for investors or owner-users, the Subject is currently in an unique position; the existing tenant's lease is currently set to expire in early 2027, opening the door for an user to purchase and occupy the building for their own uses, or for an investor to capitalize and own an asset that sets the local high water mark for quality.

While there may be a high chance for a renewal, listing broker nor seller does not guarantee a lease renewal at any rates. Buyer to complete all due diligence regarding lease terms, renewals, etc.

Inside, the interior layout maximizes every square foot, starting with the grand and bright public entry, waiting area, and reception. The stunningly nice board room is accessed following the aquarium

and kitchenette, and leads to a connecting hallway to the total of 14 fully private offices and 3 restrooms throughout the building. Additionally, a well-appointed breakroom leads to a private fenced sitting area in the backyard (more floor plan info available on page 9).

Outside, the Property is situated on a 0.25 acre parcel and benefits from 18 designated parking spaces with 2 ADA compliant spaces. Access is convenient with one shared full-movement driveway off of W Main Street.

The area surrounding the Property is rapidly developing and features a well-established commercial corridor with various businesses and operations including a grocery-anchored neighborhood shopping center, high-quality office and retail, significant multifamily and townhome SFR development projects, and residential, all within a one block area.

The Property also benefits from strong accessibility and visibility. Monument signage is located on the southern end of the building fronting W Main Street.

The opportunity at 2436 W Main Street is clear for prospective buyers.

Buyer is responsible for any and all due diligence. Contact the listing brokers today for additional information.

## Offering Summary

|                        |                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Offering Price:</b> | \$1,150,000                                                                                                                                                                                              |
| <b>Occupancy:</b>      | 100% occupied by one tenant                                                                                                                                                                              |
| <b>Lease Term:</b>     | Existing lease expiring 01/31/2027                                                                                                                                                                       |
| <b>Address:</b>        | 2436 W Main Street, Medford OR 97501                                                                                                                                                                     |
| <b>Legal:</b>          | 37-2W-26AC TL 2304   APN 10977418                                                                                                                                                                        |
| <b>Annual Taxes:</b>   | \$16,211.40 (2026)                                                                                                                                                                                       |
| <b>Zoning:</b>         | C-H (Heavy Commercial)                                                                                                                                                                                   |
| <b>Land Area:</b>      | 0.25 ac (10,890 SF)                                                                                                                                                                                      |
| <b>Year Built:</b>     | ±2005 (21 years)                                                                                                                                                                                         |
| <b>Square Feet:</b>    | ±4,250 SF (per County)                                                                                                                                                                                   |
| <b>Access:</b>         | One shared full-movement driveway off of W Main Street                                                                                                                                                   |
| <b>Utilities:</b>      | All utilities are public and are serviced via the Medford Water Commission, Rogue Valley Sewer Services, and Pacific Power                                                                               |
| <b>Parking:</b>        | ±18 designated parking spaces; 2 of which are ADA compliant                                                                                                                                              |
| <b>Construction:</b>   | Wood framed building with exterior brick veneer on concrete perimeter foundation. Roof system appears to be original composite shingle roofing.                                                          |
| <b>FF&amp;E:</b>       | All tenant personal property is excluded from sale                                                                                                                                                       |
| <b>FROR:</b>           | Tenant has the first right of refusal to renew the lease, purchase or match a proposed purchase price from a third-party offerer of the Property up until 6 months prior to the end of the original term |



# Investment Highlights

## Class-A, Quality Asset

Built in 2005, the Property features a newer-vintage professional office building that has been meticulously maintained and built out. The high-quality interior finishes, right-sized office space and long-standing stable income is suitable for a wide variety of buyers.



## Strong Regional Accessibility

The Property is strategically located within a growing and demographically desirable region in the Rogue Valley with various development projects currently underway. 2436 W Main Street is in also in close proximity to various amenities and a  $\pm 2.5$  /  $\pm 7$ -minute drive to Interstate-5 access.



## Excellent Visibility

2436 W Main Street is sited on a high-traffic arterial within Medford and benefits from  $\pm 80'$  of roadway frontage. There is also quality monument signage located on the southern end of the building, fronting W Main Street for the current or future tenants.



Parcel boundaries are approximate and are for illustration purposes only.



# Lease Abstract - 2436 W Main Street

## 1. Premises (Section B)

±4,250 SF office building located at 2436 W Main Street, Medford, OR 97501. In early 2026, one entity assumed occupancy of the entire ±4,250 SF.

## 2. Base Rent & Increases (Sections 2.1, 2.2, 3.4.3)

Current annual base rent is \$18.60/SF/Year or \$79,050/Year (\$1.55/SF/Month or \$6,587.50/Month) with Additional Rent, which includes NNN expenses, initially set at \$0.93/SF/Month or \$3,952.50/Month and recalculated and adjusted annually based on Landlord's actual costs incurred from common area costs; there are currently no set increases for base rent.

## 3. Lease Terms (Section 1.1)

5-year lease term, commenced on 02/01/2022, remains in its initial term, and contractually ends on 01/31/2027.

## 4. Extension Options (Section 1.3.1)

No extension options are provided for in the current lease. Seller nor broker do not make any guarantees of existing tenants' willingness or desire to renew. Buyer to do all due diligence on renewal expectations and/or terms.

## 5. Tenant Responsibilities (Sections 4 & 5.2)

The tenant shall keep the interior of the Premises clean and orderly in accordance with a first-class, professional operation including any alterations or repairs required by the Tenant.

## 6. Landlord Responsibilities (Section 5.1)

Landlord shall maintain the common areas in good condition at all times including repair and maintenance of the existing roof, exterior building infrastructure, water, sewage, gas, HVAC and electrical systems up to the point of entry to the Premises. Landlord shall also pay for janitorial and regular exterior pest extermination services to the Premises. LL pays utilities (except internet) and is reimbursed via Additional Rent.

## 7. NNN Charges & Operating Expenses (Sections 2.2, 3, 5, 7)

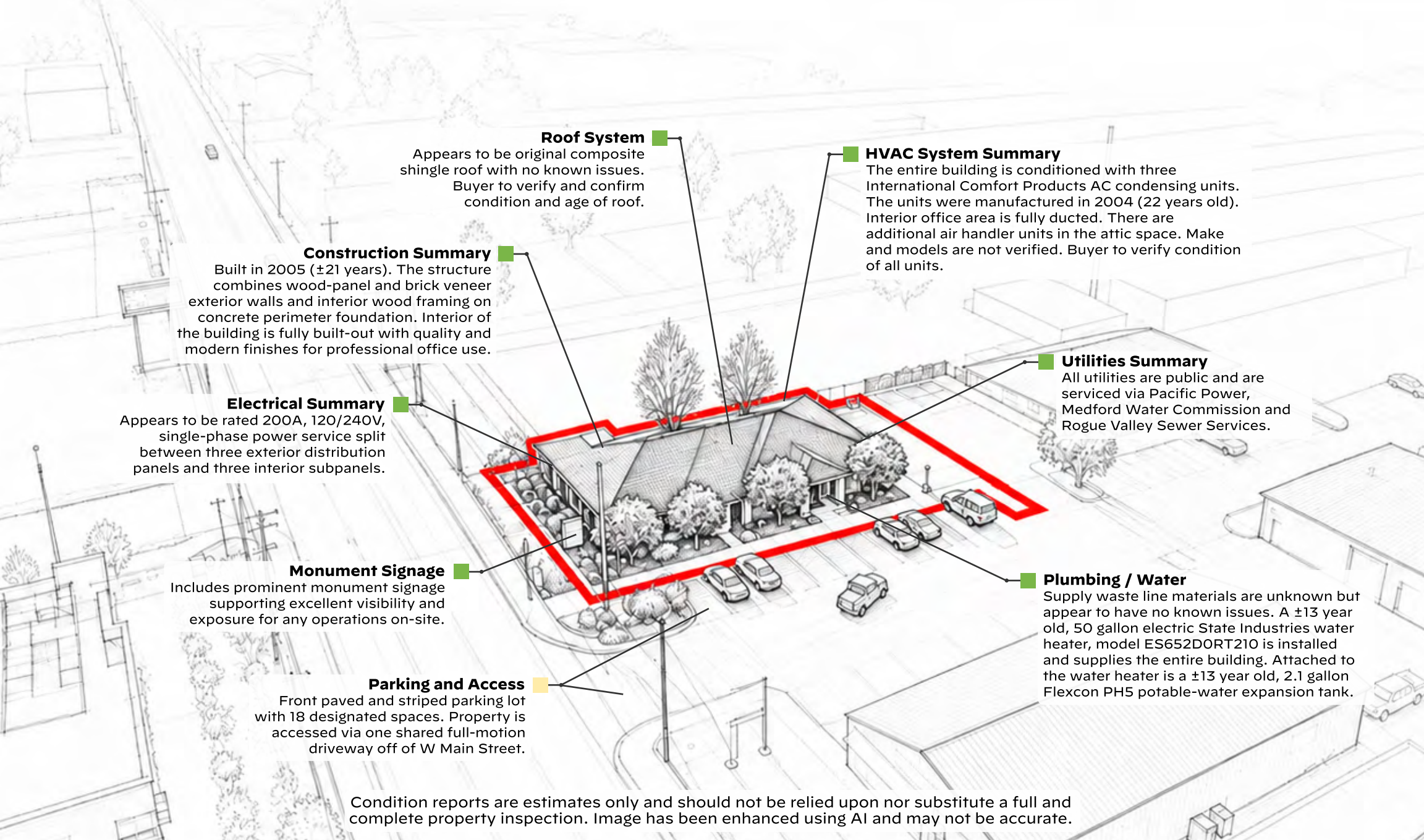
Tenant is responsible for their pro-rata share (100%) of building service charges including property taxes, insurance, and of shared services - CAM charge(s), etc. Common area costs shall be estimated by the Landlord and can be adjusted annually based on the Landlord's actual costs and annual reconciliation.

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Copy of existing lease and additional due diligence information may be provided to prospective purchasers upon request. Information herein is provided in good faith but is not guaranteed; buyers to do all due diligence. Please contact the listing brokers for additional information.







#### Roof System

Appears to be original composite shingle roof with no known issues. Buyer to verify and confirm condition and age of roof.

#### Construction Summary

Built in 2005 ( $\pm 21$  years). The structure combines wood-panel and brick veneer exterior walls and interior wood framing on concrete perimeter foundation. Interior of the building is fully built-out with quality and modern finishes for professional office use.

#### Electrical Summary

Appears to be rated 200A, 120/240V, single-phase power service split between three exterior distribution panels and three interior subpanels.

#### Monument Signage

Includes prominent monument signage supporting excellent visibility and exposure for any operations on-site.

#### Parking and Access

Front paved and striped parking lot with 18 designated spaces. Property is accessed via one shared full-motion driveway off of W Main Street.

#### HVAC System Summary

The entire building is conditioned with three International Comfort Products AC condensing units. The units were manufactured in 2004 (22 years old). Interior office area is fully ducted. There are additional air handler units in the attic space. Make and models are not verified. Buyer to verify condition of all units.

#### Utilities Summary

All utilities are public and are serviced via Pacific Power, Medford Water Commission and Rogue Valley Sewer Services.

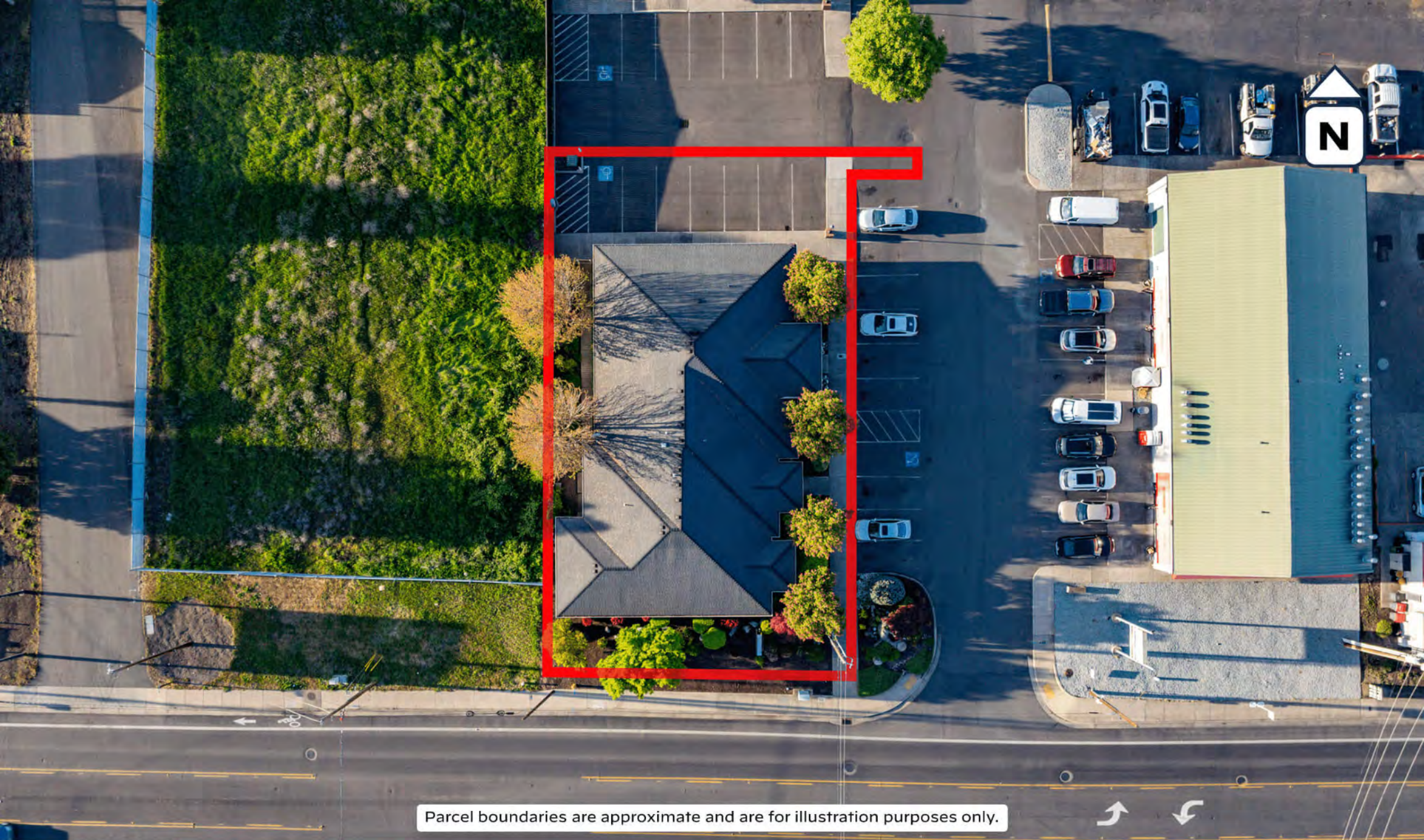
#### Plumbing / Water

Supply waste line materials are unknown but appear to have no known issues. A  $\pm 13$  year old, 50 gallon electric State Industries water heater, model ES652DORT210 is installed and supplies the entire building. Attached to the water heater is a  $\pm 13$  year old, 2.1 gallon Flexcon PH5 potable-water expansion tank.

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





Parcel boundaries are approximate and are for illustration purposes only.

# Subject Property Aerial





Parcel boundaries are approximate and are for illustration purposes only.

## Floor Plan Overlay

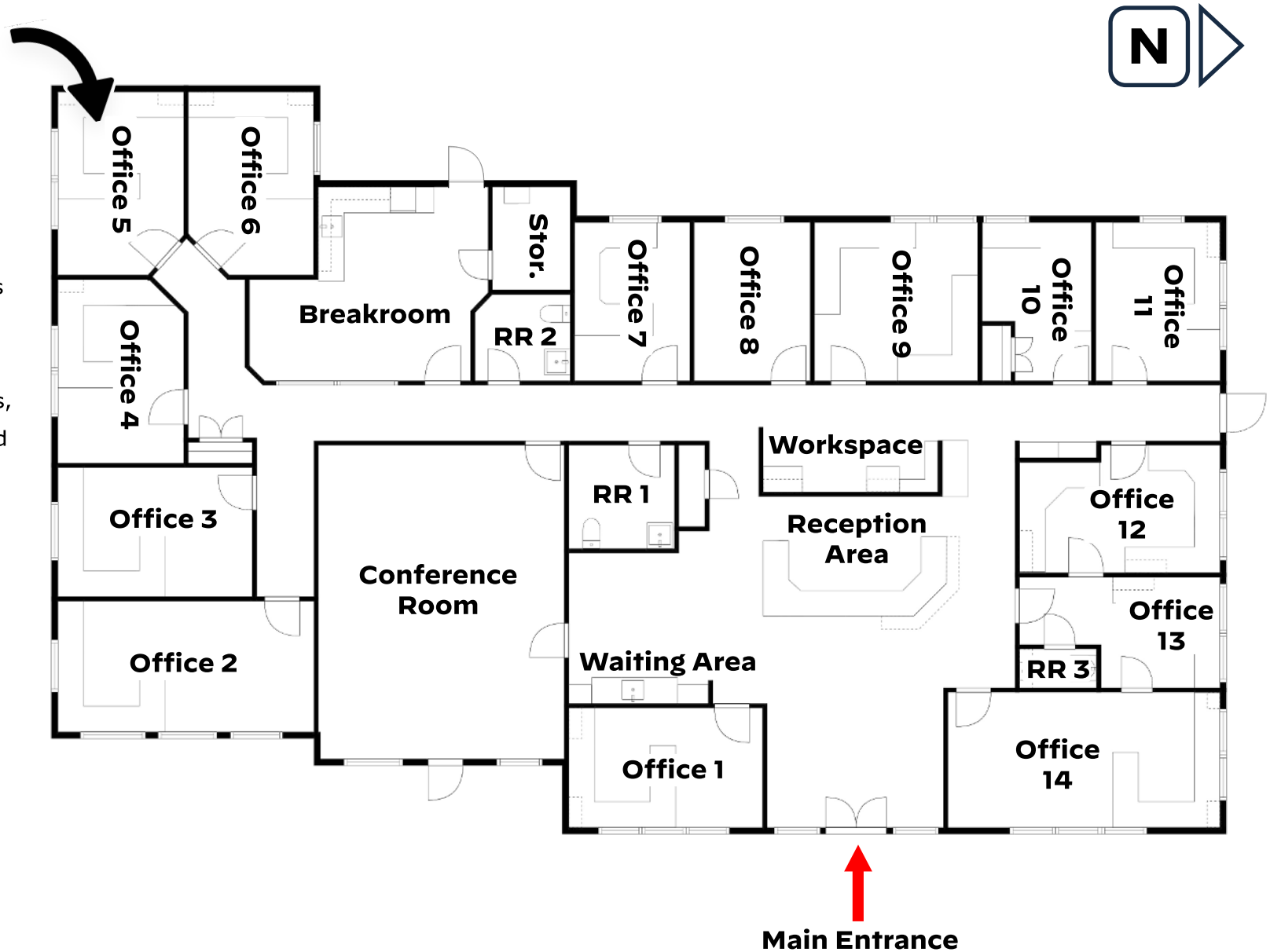


## 2436 W Main Street Floor Plan

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 with a quality interior. With **14 fully private offices**, 1 large conference room, 3 private restrooms, ample storage space, kitchenette, and full breakroom, the Property is a quality asset for investors seeking a attainable and quality office building for various business operations.

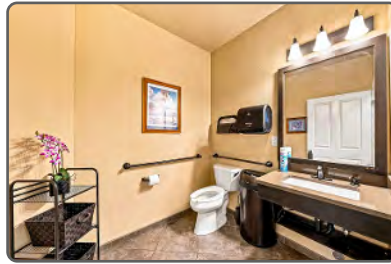
Additionally, the Property benefits from substantial natural light and the overall infrastructure and building systems are ideal for a serious, professional office user.







**Office 5**



**Restroom 2**



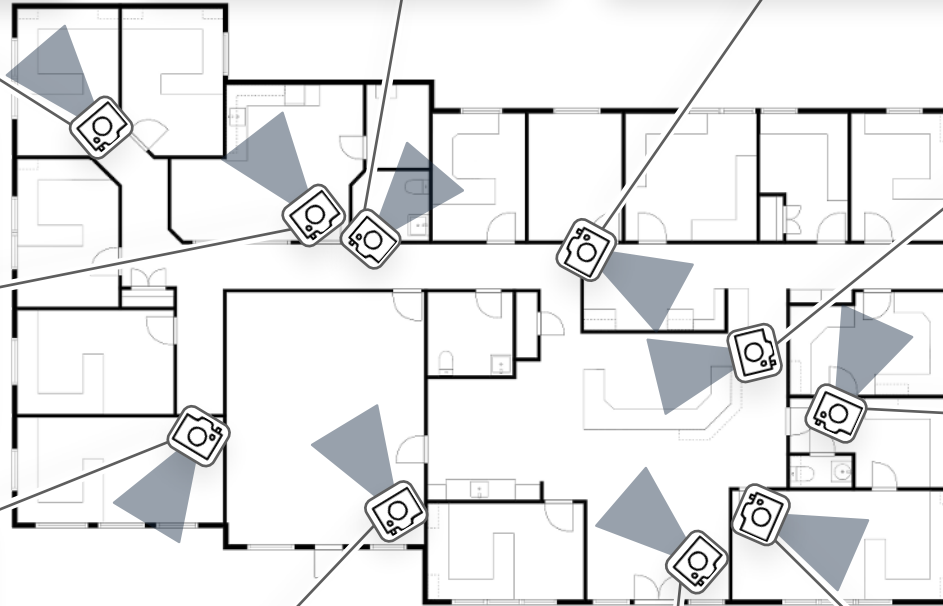
**Workspace Area**



**Reception Area**



**Breakroom**



**Office 12**



**Office 2**



**Conference Room**



**Entrance**



**Office 14**

# Floor Plan with Photo Locations





## Subject Photo - Exterior



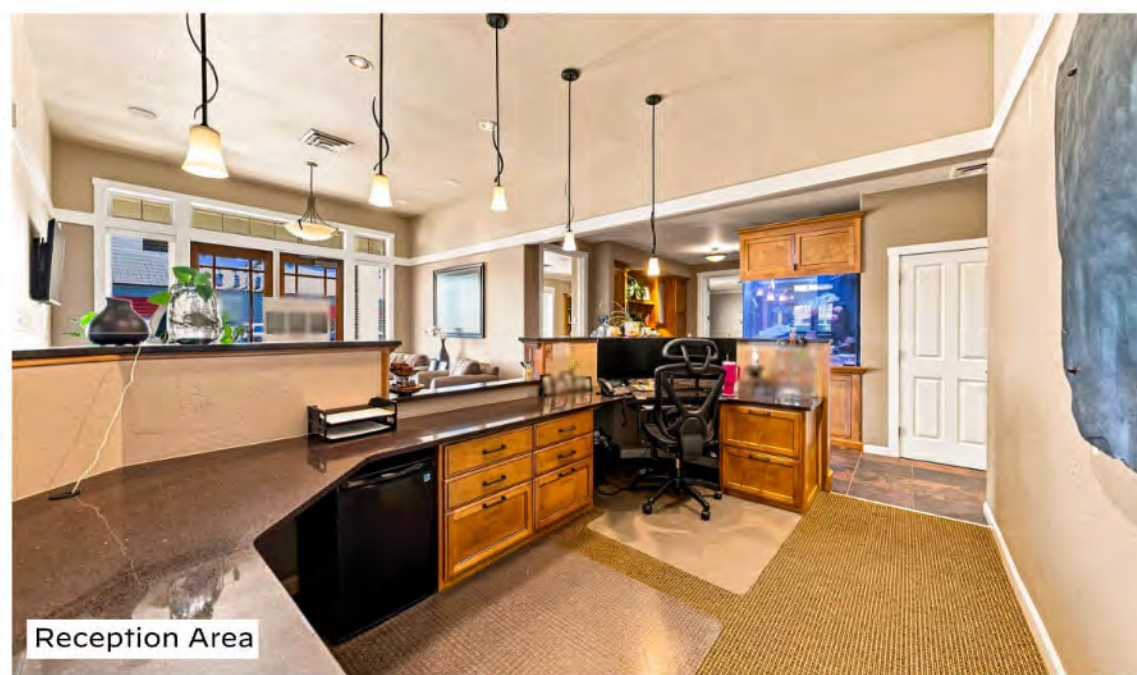


Parcel boundaries are approximate and are for illustration purposes only.

**Subject Photo - Exterior**

2436 W Main St | Merit Commercial Real Estate | 12





## Subject Photos - Interior





Conference Room



Office 2



Office 3

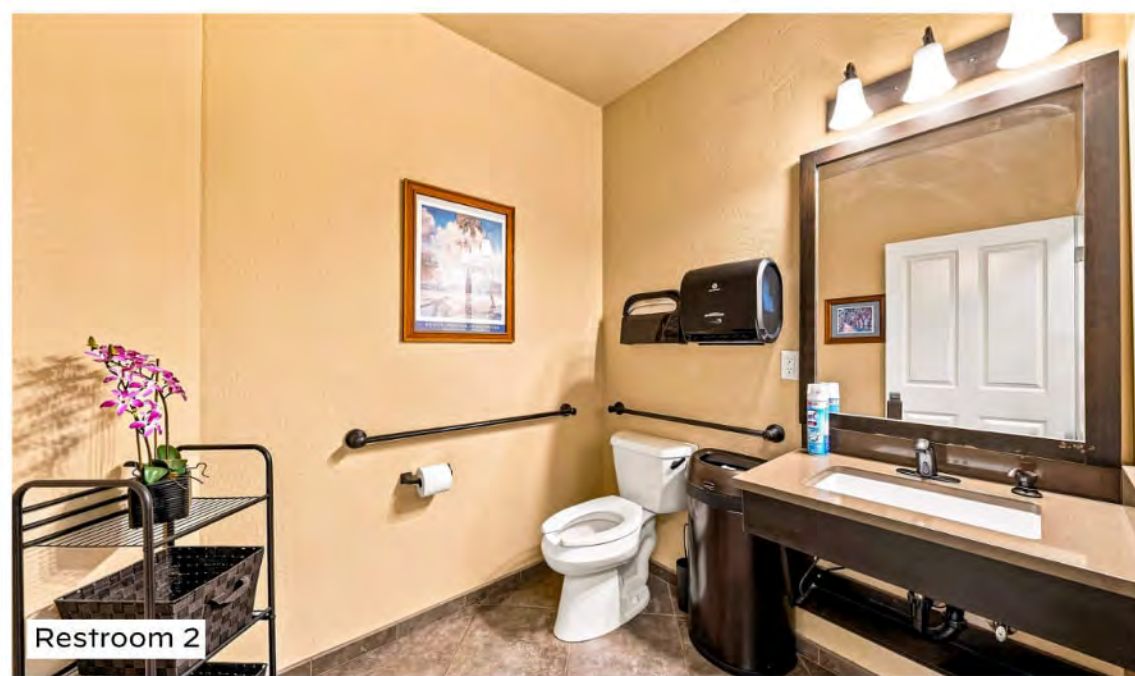


Office 5





Breakroom



Restroom 2



Office 9



Office 12

## Subject Photos - Interior





Parcel boundaries are approximate and are for illustration purposes only.

## Corporate Neighbors

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# Market Summary

|                    | Demographics           | Medford   | Jackson County | National  |
|--------------------|------------------------|-----------|----------------|-----------|
| Population         | 2021 Census Population | 87,388    | 222,258        | -         |
|                    | 2015 Population        | 82,421    | 219,616        | -         |
|                    | 2010 Population        | 75,066    | 203,357        | -         |
|                    | Pop. Growth 2010-2015  | 9.80%     | 8.00%          | -         |
|                    | Pop. Growth 2016-2021  | 6.03%     | 1.02%          | -         |
| Personal/Education | Median HH Income       | \$52,243  | \$61,020       | \$80,734  |
|                    | Per Capita Income      | \$26,875  | \$33,346       | \$44,673  |
|                    | Median Age             | 37.4      | 42.6           | 39.1      |
|                    | Unemployment Rate      | 3.9%      | 2.8%           | 5.3%      |
|                    | High School Degree     | 90.6%     | 90.8%          | 89.6%     |
|                    | Bachelor's Degree      | 24.5%     | 25.1%          | 35.7%     |
| Housing            | Median Home Value      | \$429,500 | \$465,000      | \$332,700 |
|                    | # Households           | 33,645    | 104,318        | -         |
|                    | Owner Occupied         | 52.8%     | 64.3%          | 65.2%     |
|                    | Tenant Occupied        | 45.1% (±) | 34.1% (±)      | 34.8% (±) |
|                    | Vacancy                | 2.1% (±)  | 1.6% (±)       | 12.8%     |

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.



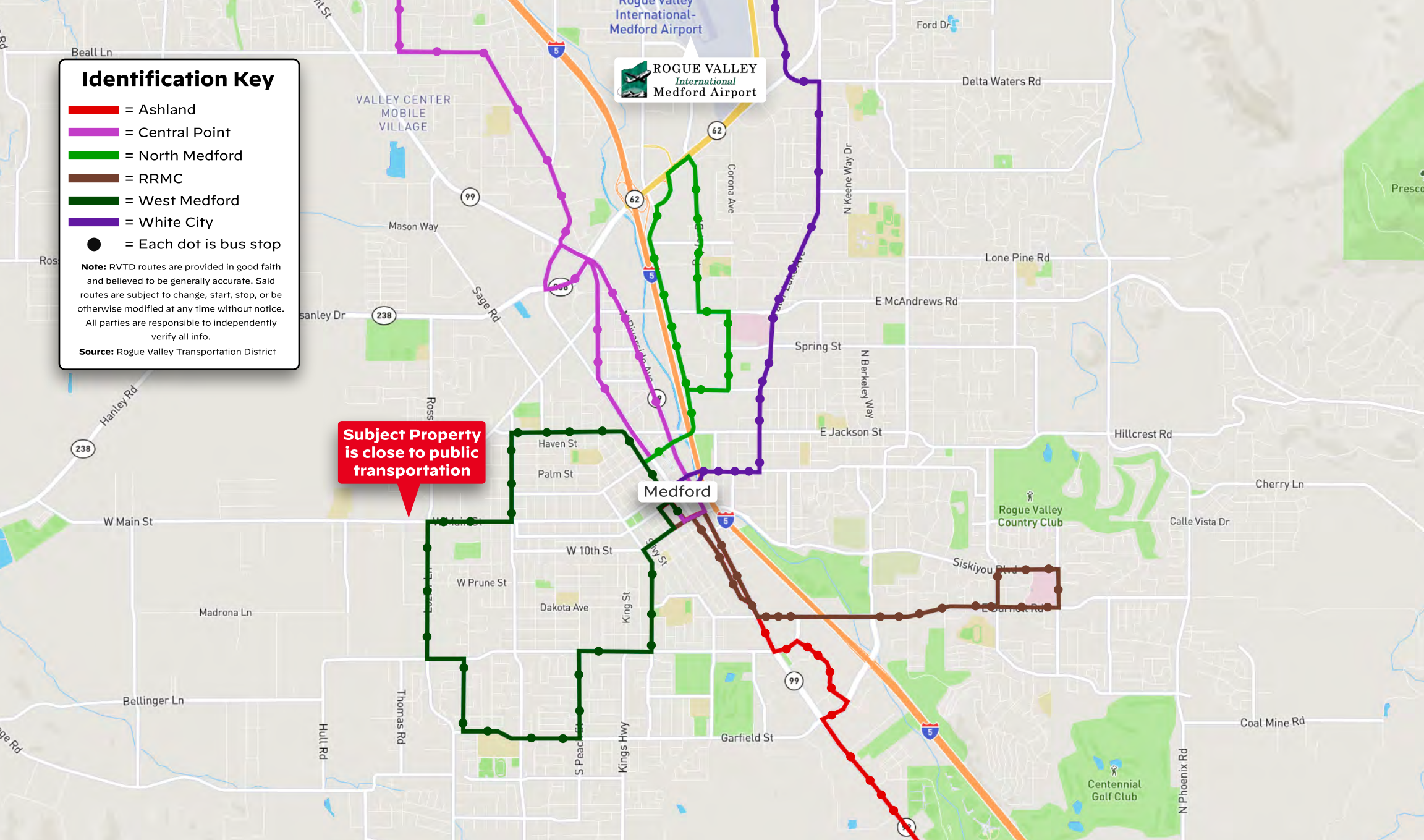


### Identification Key

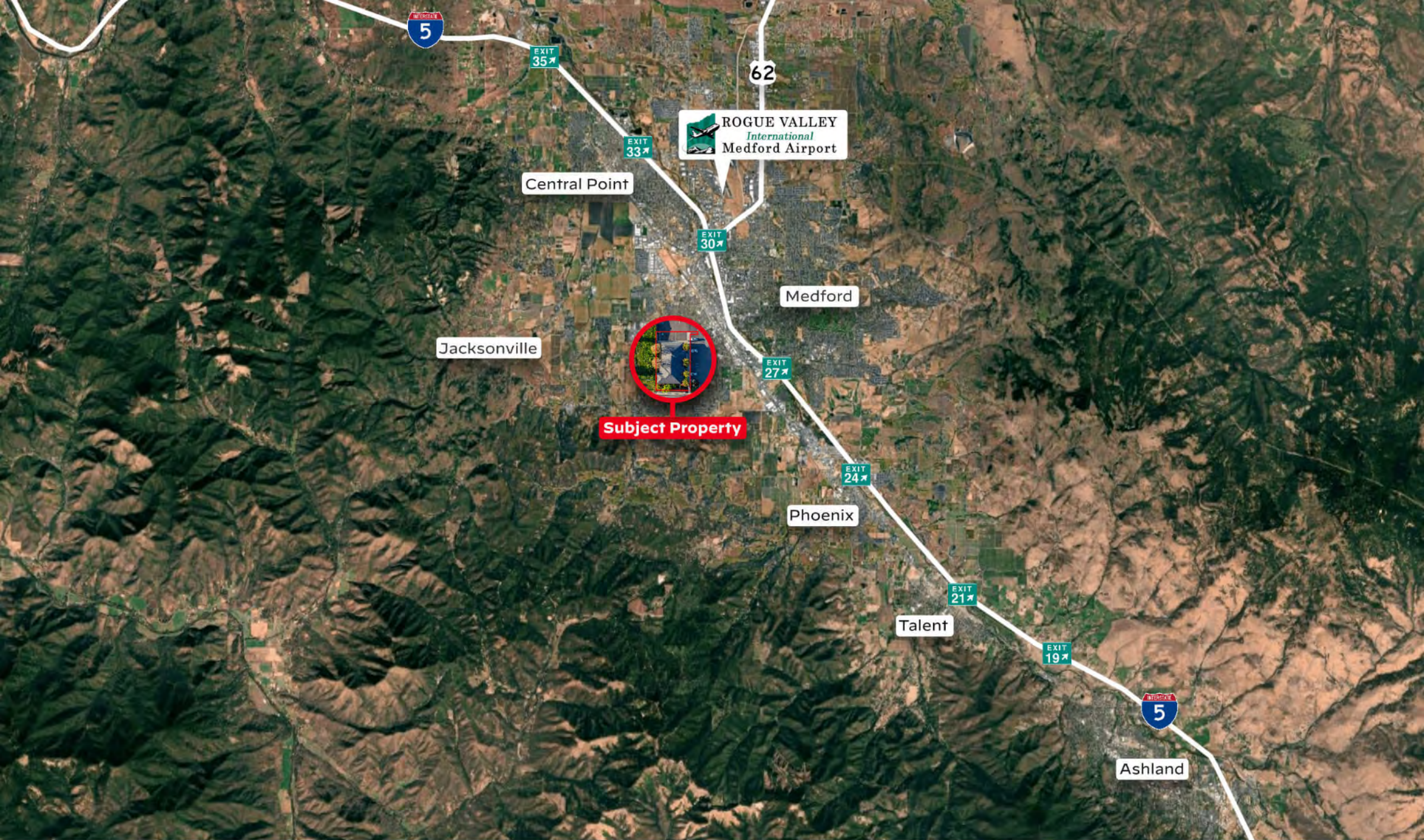
- = Ashland
- = Central Point
- = North Medford
- = RRM
- = West Medford
- = White City
- = Each dot is bus stop

**Note:** RVT 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:** Rogue Valley Transportation District







## Regional Map - Rogue Valley





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.





# Southern Oregon Market



# Strategic, Central Location

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 and all of California. Additionally, 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, with well over 1M annual travelers. MFR 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.

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

**2436 W Main 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 assist with questions in their scope.

**Property Tours:** Tours are available by appointment only, and must be completed with the company of a listing broker or other representative. Seller reserves the right to suspend tours at any time without notice. Seller requires at least 24 hour advance notice for any tours.

**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.

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## Scott King

Principal Broker / Owner

d: (541) 890-6708

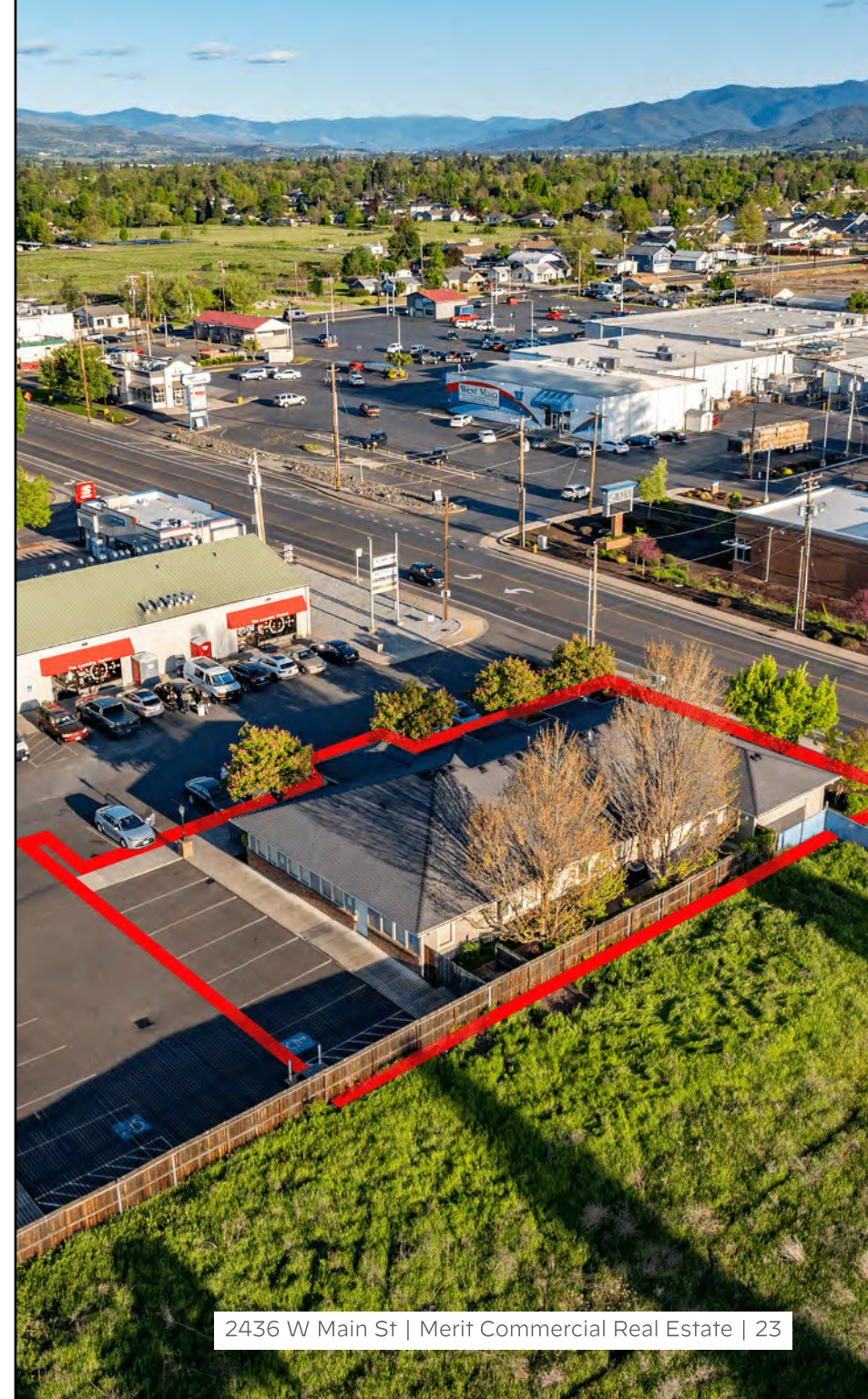
scotttning@gmail.com

## Caspian Hoehne

Licensed Broker

d: (541) 944-9967

caspian@merit-commercial.com







## **Additional 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

- Better Built Const.**, bbconstructionmedford.com..... (541) 690 1100
- BLD Construction**..... (541) 450 1141
- Christian Massey Construction**, cmc-built.com..... (541) 326 6169
- DMC Construction**, dmcconstructionoregon.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**, diamondddwelding.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**, sandeemasonry.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**, 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**, ..... (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



# 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**, garykrauselandscape.com..... (541) 899 7643
- Terra**, terralandscapelandconstruction.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
- Pressure Point**, pressurepointroofing.com..... (541) 772 1945
- Rivas Roofing**, rivasconstructionandroofing.com..... (541) 512 1337
- Rogue Valley Roofing**, roguevalleyroofingco.com..... (541) 776 6620
- 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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