OFFERING MEMORANDUM

FOR LEASE



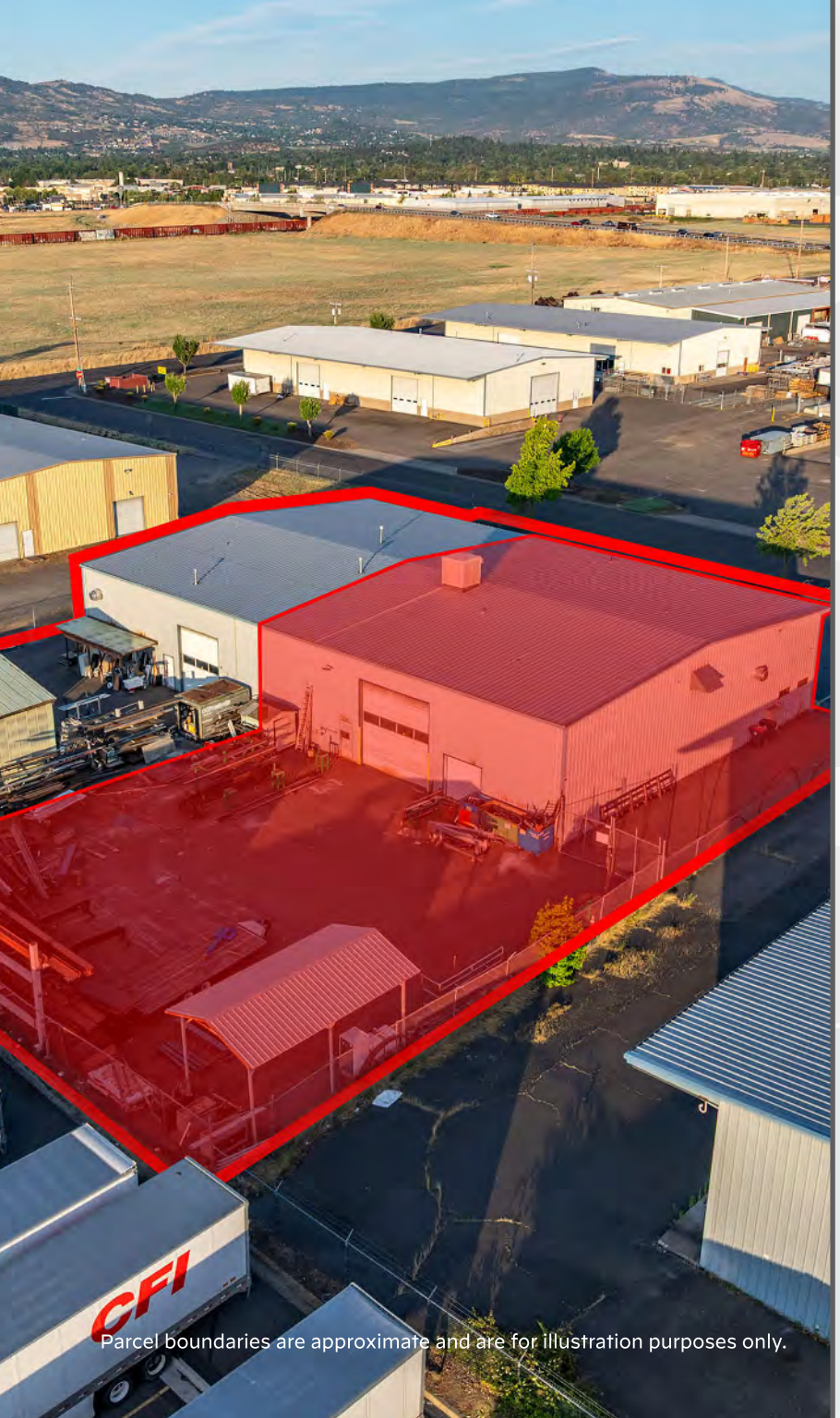
WAREHOUSE SPACE WITH YARD FOR LEASE - MEDFORD, OR

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

Scott King
Principal Broker

MERIT COMMERCIAL REAL ESTATE

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

SCOTT KING
Principal Broker / Owner
(541) 890-6708
scott@merit-commercial.com

CASPIAN HOEHNE
Licensed Broker
(541) 944-9967
caspian@merit-commercial.com

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Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for lease ***620 Brian Way Unit 1***, a centrally located industrial warehouse space with paved and fenced yard, in beautiful Medford, Oregon (the "Space").

Strategically sited within an established industrial area, the Space benefits from I-H (Heavy Industrial) zoning and is in a strong centralized location suitable for a wide variety of industrial uses including heavier manufacturing, processing and larger-scale contracting.

With ±5,736 SF of warehouse space, the building features a large clear span warehouse, office with a store-front style entry, and excellent mezzanine space. The high-quality office area including 4 offices, open workspaces, a break room, restroom, room for storage, and two dedicated entrances.

The warehouse space is a wide-open space with clear heights ranging from 16' - 20', and is accessed from multiple interior doors and two overhead doors to the yard (16'x16 and 8'x8'). Additionally, the ±1,500 SF 2nd floor mezzanine space is accessed via interior stairs and provides excellent storage space.

Power supply is rated at 277/480V 3-Phase (user to confirm amperage), providing head room for prospective users' power needs.

The efficient mixed-use layout of the building presents the rare opportunity to occupy an extremely flexible property.

The front parking lot provides room for 7+ customer or employee vehicles, and access is convenient via a shared driveway off of Brian Way. The Space includes a driveway accessing the large, private fenced and paved yard to the rear.

Interstate-5 access is also a short 4-minute / 1.3 mile drive providing strong connectivity to the region.

It should be noted that the Space shares one common wall with Applegate Rogue Building Company, an established residential contractor.

The Space has the winning combination of an extremely flexible industrial space + yard that checks all of a user's boxes, and is well-located in a rapidly growing region just minutes to Interstate 5 access. Contact brokers to arrange a tour today!

User is responsible for confirming building specs and that zoning allows for their desired use.

Offering Summary

Availability:	Immediately available
Occupancy:	To be delivered vacant
Address:	620 Brian Way #1, Medford, OR, 97501
Base Rent:	$1.10/SF/Month ($13.20/SF/Year)
Lease Structure:	Triple Net ("NNN")
Lease Term:	Negotiable (3-year minimum)
TI:	Reasonable TI proposals considered
Zoning:	I-H (Heavy Industrial)
Year Built:	±1989 (per County - 37 years)
Space SF:	±5,736 SF and ±1,500 SF mezzanine
OH Doors:	(1) 16' x 16' grade-level OH door (1) 8' x 8' grade-level OH door
Clear Height:	16' minimum; 20' peak clear height
Power Supply:	Rated 277/480V, three-phase power (user to confirm amperage)
Utilities:	Utilities are serviced via public municipalities including Avista, Pacific Power, Medford Water Commission and the City of Medford. Water and sewer are single metered; gas is separate.
Parking:	~7+ striped parking spaces
Yard:	Yard space features full perimeter chain link fencing with straight barbed wire outriggers, manual swing gate and exterior LED wall pack lighting.
Use Restrictions:	Landlord reserves right to approve desired use(s).

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Triple Net Lease Introduction

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1. What is a triple net lease?

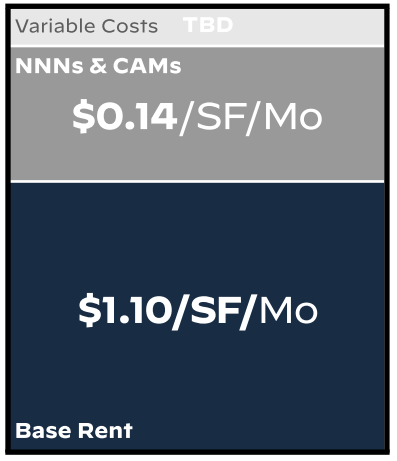
Commercial leases range from full service to variations of net.

Triple net leases are, by far, the most common:

Base rent + NNNs and CAMs + variable costs

This OM quotes rates on a ***per square foot per month*** basis, but we'll also show the actual monthly dollar amount.

→



→

2. What are triple nets and CAMs?

NNNs and CAMs = your suite's *proportionate share of shared expenses*, such as:

- Property taxes, insurance, management, maintenance of shared parking, landscaping, walkways (Common Area Maintenance = "CAMs". Together, these are the "NNNs")
- Security, landscaping, janitorial, other third-party services
- Sinking funds for major systems, renovations, remodels
- City service charges, street fees, SDC fees
- Certain utilities, depending on metering

3. What are variable costs?

There will be other costs to run your business in *any* space. These vary, and it's your responsibility to estimate them.

- Unit insurance, as required in the lease agreement
- Your utility costs for your suite (your gas, your power, internet, phone, security system, private janitorial, etc.)
- Business licenses and fees, required inspections, etc.
- Business-specific recurring non-rent costs, TBD
- Light, routine maintenance

Lastly, some leases include concessions (rent goes down) and tenant improvement costs (custom construction for you - rent goes up). Those items are negotiated in the lease.

Construction Summary
Built in ±1989 (per County - 37 years). The structure is a steel-framed building on slab on grade foundation with exterior corrugated metal framing. Metal roof with clear-span ceilings. Single-hung dual-pane aluminum-framed windows. 16' interior minimum and 20.77' peak clear height, two OH doors of varying sizes and a ±1,500 SF mezzanine.

Roof Summary
Corrugated metal roofing system with metal gutters. Age of roof is ±15 years. User to verify condition of the roof system.

Electrical Summary
Rated 277/480V, three-phase power with multiple sub-panels including a wall-mounted Cutler Hammer control panel. Power provided via Pacific Power. User to confirm amperage.

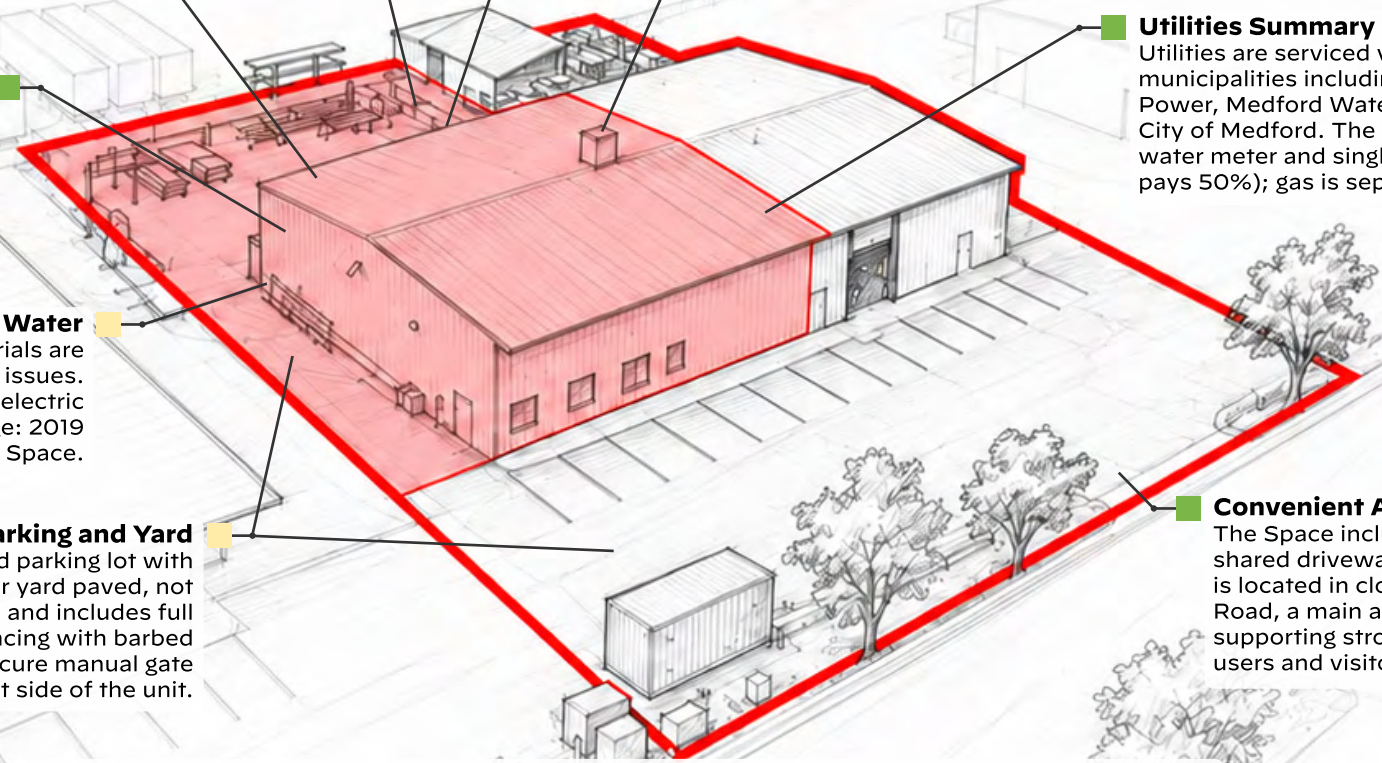
Plumbing and Water
Supply line and waste line materials are unknown but appear to have no known issues. An electric 10-gallon State ProLine electric tank; Model #ES6-10-SOMS 200; Age: 2019 (7 Years) serves the Space.

Parking and Yard
Front paved and striped parking lot with ~7+ parking spaces. Rear yard paved, not striped, suitable for storage and includes full perimeter chain link fencing with barbed wire on outriggers and a secure manual gate located on the west side of the unit.

Overhead Doors Summary
(1) 10' x 12' OH door (manually operated) located on the northern side of the building.
(1) 8' x 8' OH door located on the northern side of the building.

HVAC System Summary
The Space has direct ducted distribution to the office area and includes a Goodman AC condenser; Model #: CKL30-1D, Age: 2001 (25 years). There is also a ceiling-suspended Reznor Infra-Rez heater within the warehouse area of the Space, user to confirm specs and functionality of HVAC systems within the Space.

Utilities Summary
Utilities are serviced via public municipalities including Avista, Pacific Power, Medford Water Commission and the City of Medford. The Space includes single water meter and single sewer meter (tenant pays 50%); gas is separately metered.



Convenient Access
The Space includes one large shared driveway on Brian Way and is located in close proximity to Sage Road, a main arterial in the region supporting strong connectivity for users and visitors alike.

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

620 Brian Way Unit 1

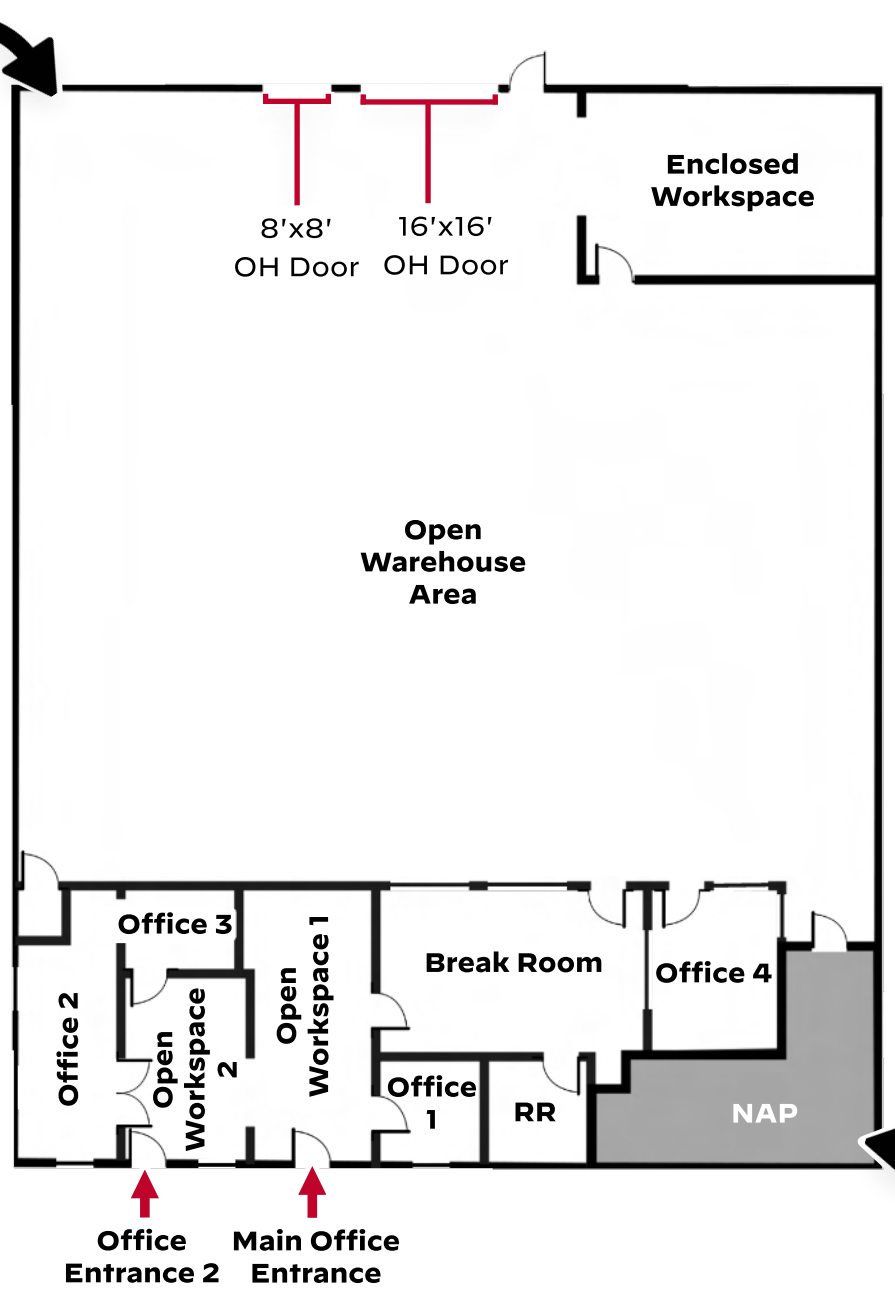
The layout of the Property maximizes use of space with 4 usable, private offices, 2 open workspaces, a separate enclosed workspace, 1 private restroom, ample storage space, and a break room/kitchenette. The Property is a quality asset for prospective users seeking a attainable building for various business operations.

The expansive warehouse area includes 2 overhead doors and a second-level ±1,500 SF mezzanine space located above the office area of the Space. Additionally, there is a separate workspace for warehouse use. The OH doors are located on the northern side of the building and open to the fully fenced yard suitable for warehouse and distribution uses.

It should be noted that approximately ±264 SF of the southeastern side of the warehouse area is not a part of the Space and is currently leased to the neighboring tenant. The area includes a bathroom and utility closet and is not accessible from the Space.

Floor plan is for illustrative purposes only and is not to scale. User to verify all dimensions of the space.

NAP = Not a Part



Overhead Doors

(1) 16' x 16' exterior OH doors
(2) 8' x 8' interior OH doors

Mezzanine

±1,500 SF mezzanine space not visible on this floorplan - it is above and is the same envelope as the ground-floor office.

Subject Floor Plan



Floor Plan Overlay



Subject Property Aerial









Subject Photos - Warehouse Area





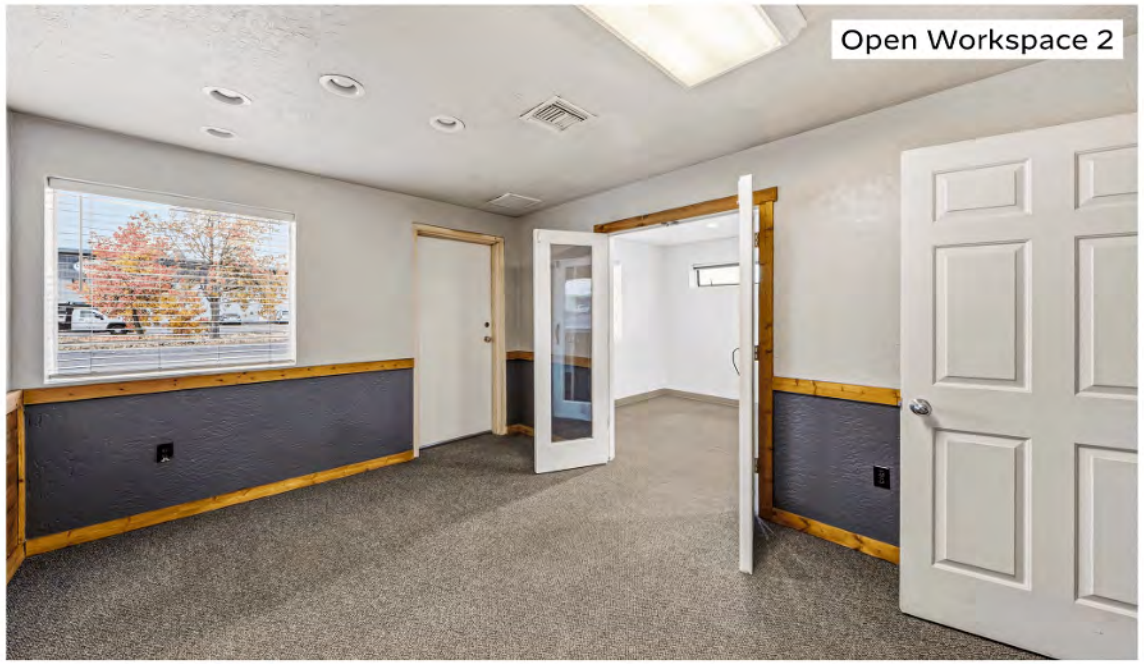




Subject Photos - Mezzanine Area


Main Entrance


Office 1


Open Workspace 2


Office 2

Subject Photos - Office Area









Subject Photos - Office Area



Corporate Neighbors



The Rogue Valley



Downtown Medford



Asante Hospital Expansion

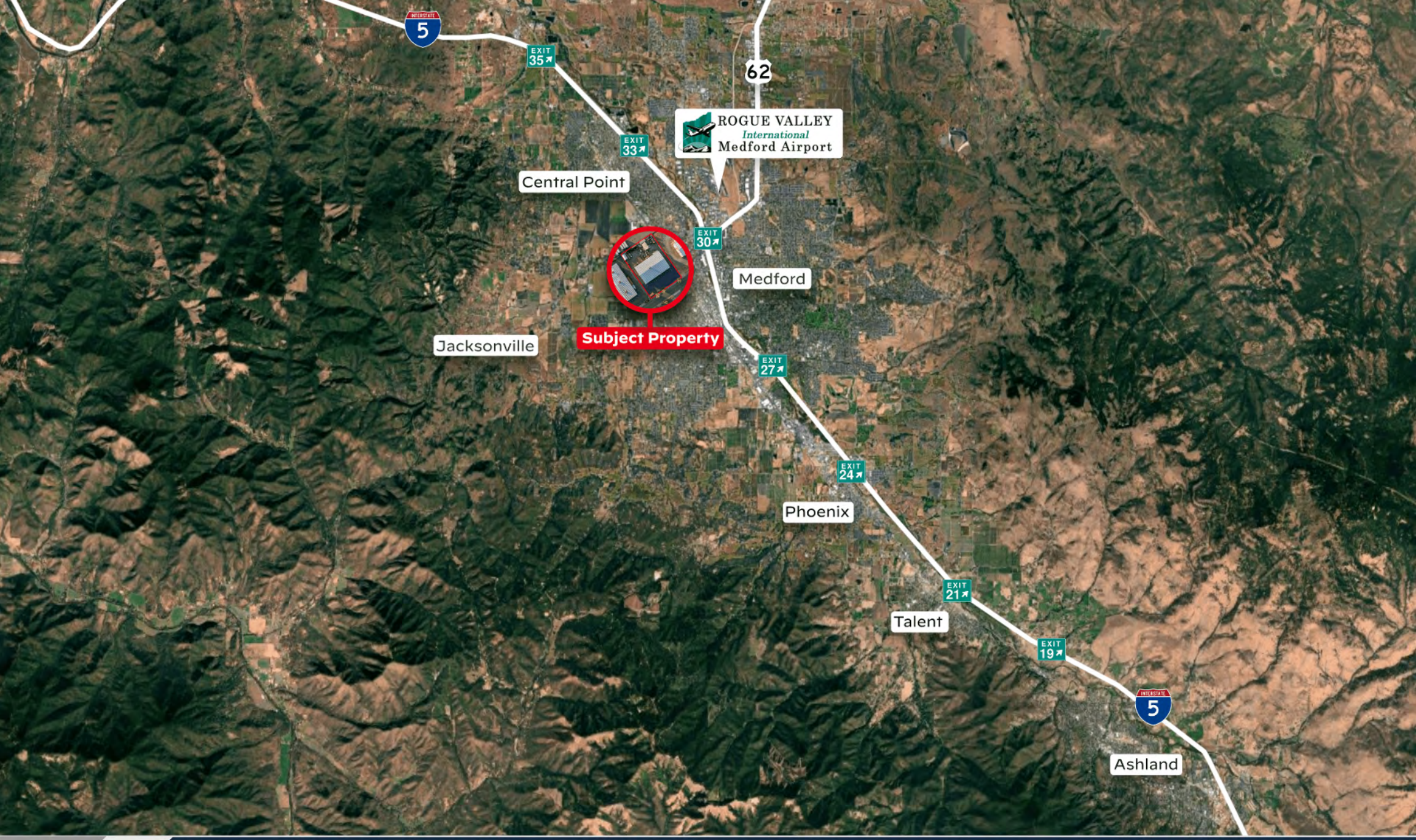
Medford, OR History and Profile

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.



Region Map - Rogue Valley



Southern Oregon Market

Strategic, Central Location

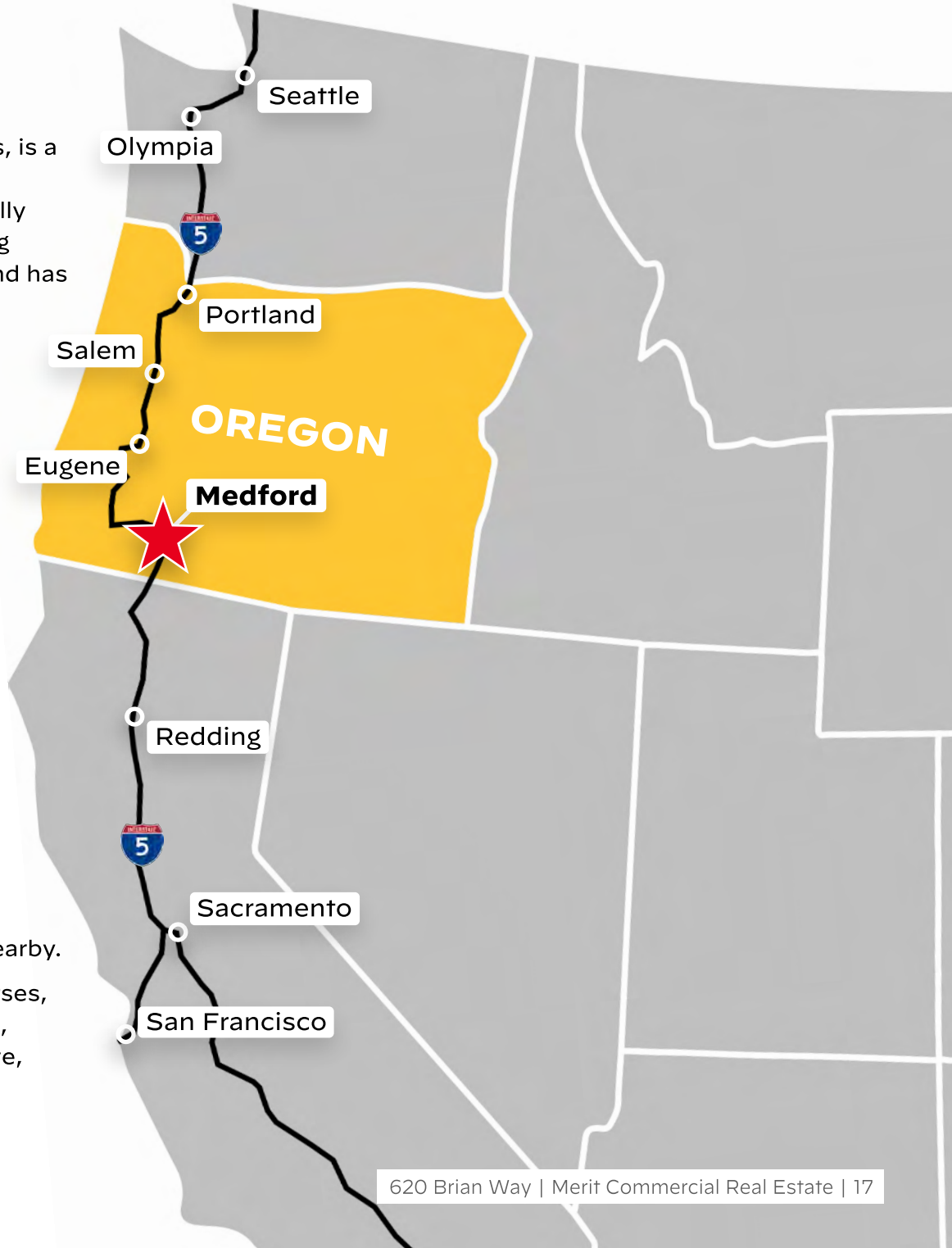
Southern Oregon, largely encompassing Jackson and Josephine Counties, is a world-class gem hiding in plain sight. Anchored by its mild Mediterranean climate, the area boasts the winning combination of being both strategically located between Portland and San Francisco, and having forward-thinking municipal 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

620 Brian Way, #1 (the "Subject Property") is being offered for lease only on the open market. Prospective users should rely on their own assumptions and base their offer/LOI on the "As-Is, Where-Is" condition of the Subject Property. Merit Commercial Real Estate ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

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.

LOIs: There is not currently a definitive date for LOIs to be submitted. When a prospective user prepares an offer for the Subject Property, such LOIs should, at a minimum, include the following:

- Lease rate; asking is $1.10/SF/Month ($13.20/SF/Year), plus 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.

Caspian Hoehne
Licensed Broker

Scott King
Principal Broker / Owner

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





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Merit Commercial RE, LLC
Oregon license 201001084
310 E. 6th Street, Ste. 400
Medford, OR 97501

Scott King
Licensed Principal Broker in the
State of Oregon (#200602153)

Caspian Hoehne
Licensed Real Estate Broker in the
State of Oregon (#201234073)

Additional Buyer/Tenant Resources

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.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, 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), 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..... **(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, hsip.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, 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,** tkmso.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, 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.



Contact listing brokers for additional information

Scott King | Principal Broker | **Caspian Hoehne** | Broker

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

www.merit-commercial.com