

STAND ALONE BUILDING AVAILABLE FOR SALE!

# FULLY LEASED OFFICE INVESTMENT

1463 E McANDREWS ROAD, MEDFORD, OR



BUILDING A – MAIN ENTRY WITH TENANT SIGNAGE IN VIEW



MAIN ENTRY AND CUSTOMER PARKING – AS VIEWED FROM E McANDREWS



SIDE ENTRY AND ADDITIONAL PARKING

## Building A

### 1463 E McAndrews

- 7,943 Gross Square Feet
- Dedicated Customer & Employee Parking Included
- Numerous Private Offices, Open Area, Conference Room, and Fully Built-Out Kitchens & Employee Break Areas
- High Quality Buildout
- Located at Signalized Intersection
- Fully Leased Investment!

Priced at:  
**\$1,700,000**

## KEENAN & PARTNERS

CONSULTING BROKERAGE AND ADVISORY

Tom Keenan

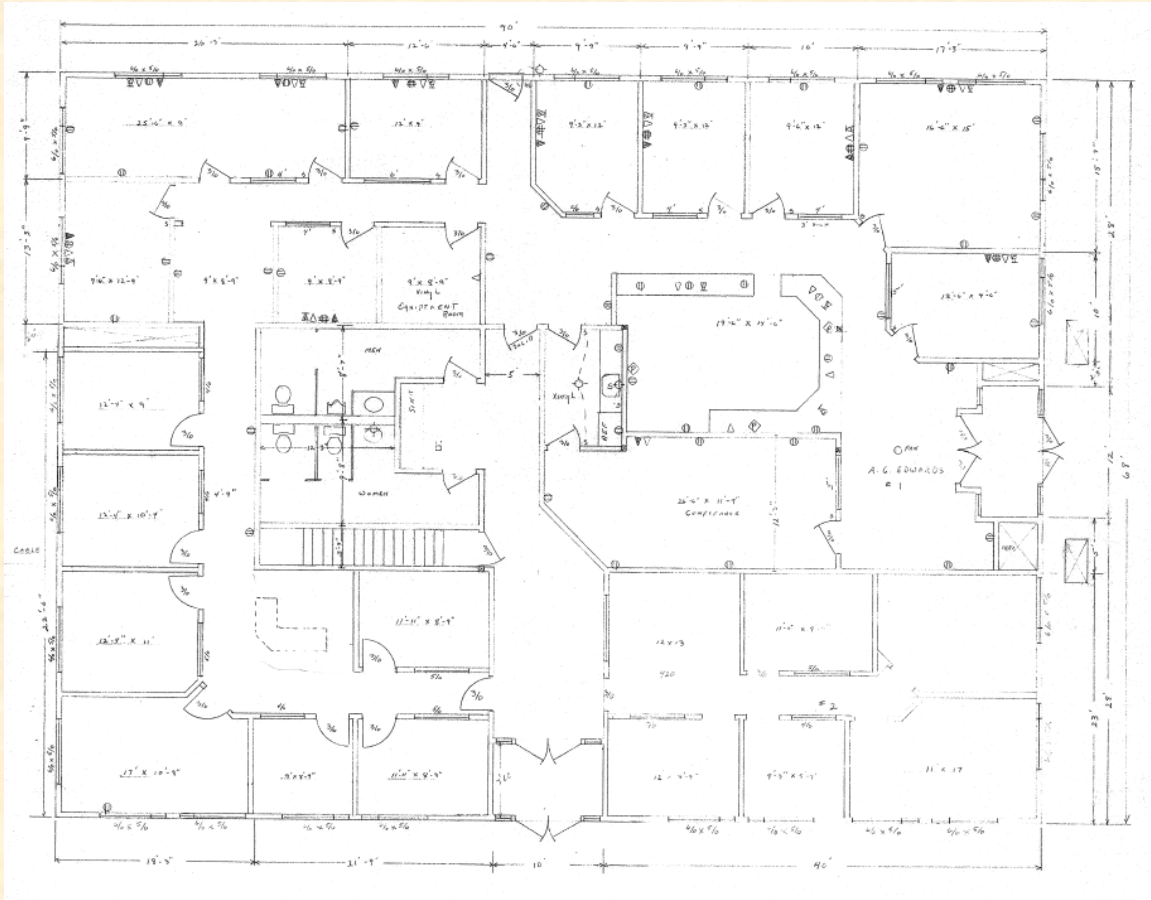
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(503) 705-6393

OR RE Lic. #200506363

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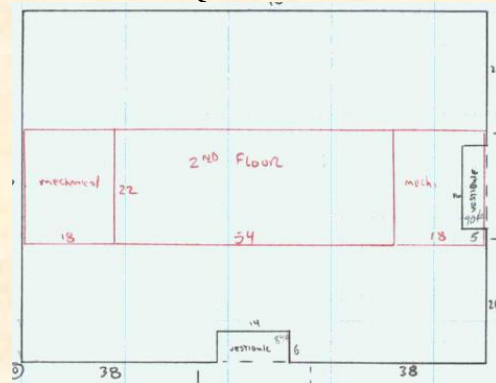


FLOOR PLAN – MAIN FLOOR – NUMEROUS PRIVATE OFFICES; RECEPTION AREA; CONFERENCE ROOM; KITCHEN; RESTROOMS; OPEN AREAS – 5,963 RENTABLE SQUARE FEET.

### BUILDING A

### 1463 E McANDREWS ROAD

7,943 GROSS SQUARE FEET: 5,963 RENTABLE SQUARE FEET ON MAIN FLOOR AND 1,980 SQUARE FOOT MEZZANINE ON 2<sup>ND</sup> FLOOR, ALL COMPRISING FULLY BUILT OUT SPACE. MEZZANINE IS BONUS SQUARE FOOTAGE, NOT CURRENTLY INCLUDED IN RENT CALCULATIONS. FULLY LEASED TO ADVANCED CARE LIFE SERVICES, LLC, THROUGH 3/31/2028.  
CONTACT BROKER FOR LEASE DETAILS.



2<sup>ND</sup> FLOOR MEZZANINE –  
– 1,980 BONUS SQUARE FEET

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1463 E McANDREWS ROAD, MEDFORD, OR



INTERIOR – RECEPTION AREA & OFFICES



AERIAL VIEW OF BUILDING, PARKING AREA, AND SIGNALIZED INTERSECTION



KITCHEN ON MAIN FLOOR



INTERIOR OFFICE - TYPICAL

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