

OFFERING MEMORANDUM

— FOR LEASE —



BRAND NEW, MODERN 2ND STORY OFFICE SUITE

4801 Biddle Road, #206, Central Point, Oregon 97502 | (541) 944-9967

Scott King
Principal Broker



Caspian Hoehne
Licensed Broker

Executive Summary

Merit Commercial Real Estate is pleased to exclusively present for direct lease 4801 Biddle Road #206 in beautiful Central Point, Oregon. The perfectly-sized, new construction 2nd-story space enjoys excellent frontage and visibility on Biddle Road, as well as incredible views and convenience from its central location. The space, while currently in a warm shell condition, features tall ceilings, abundant natural light, and an easily dividable open layout. While the space is on the 2nd floor, access is easy with direct elevator service and two sets of stairs. The property is half a mile to direct I-5 access, as well as being around the corner from Costco, as well as 1.3 miles from Rogue Valley Intl. Airport!

Immediately available to begin your custom build-out and occupancy, 4801 Biddle Road #206 presents a great opportunity for a variety of businesses to step into a high-quality, visible, and flexible space. Contact the listing brokers for additional information.

Availability:	Build-out construction may start immediately
Base Rent:	\$1.39/SF/Mo (\$16.68/SF/Yr), plus CAM & NNN charges
Lease Type:	Direct
Lease Term:	5+ years with options
Address:	4801 Biddle Road, #206 Central Point, Oregon 97502
Zoning:	C-4 (Tourist & Office)
Year Built:	2018
Space SF:	± 2,800 SF
Utilities:	Power, water, sewer, & garbage supplied to space; tenant responsible for cost, as well as internet and phone, if desired
TI Package:	TI / build-out proposals will be considered
FF&E:	None included
Signage:	Large space on monument sign fronting Biddle; signage space on two glass entry doors





Subject space boundaries are approximate and are for illustration purposes only.



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Subject Photos



Subject Photos



Biddle Road (26,154 VPD)

Table Rock Road (16,164 VPD)

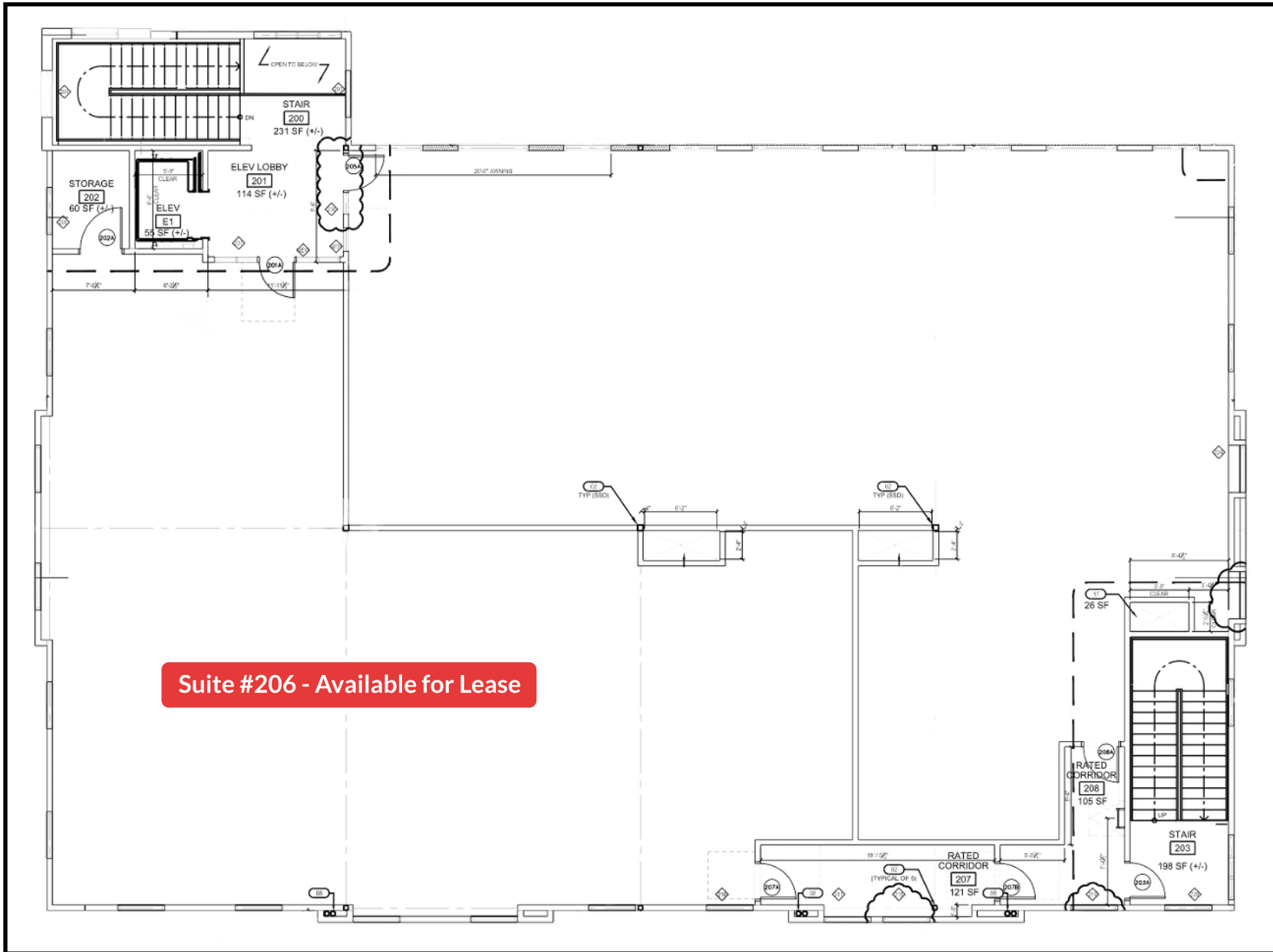
Shared Driveway

Shared Driveway

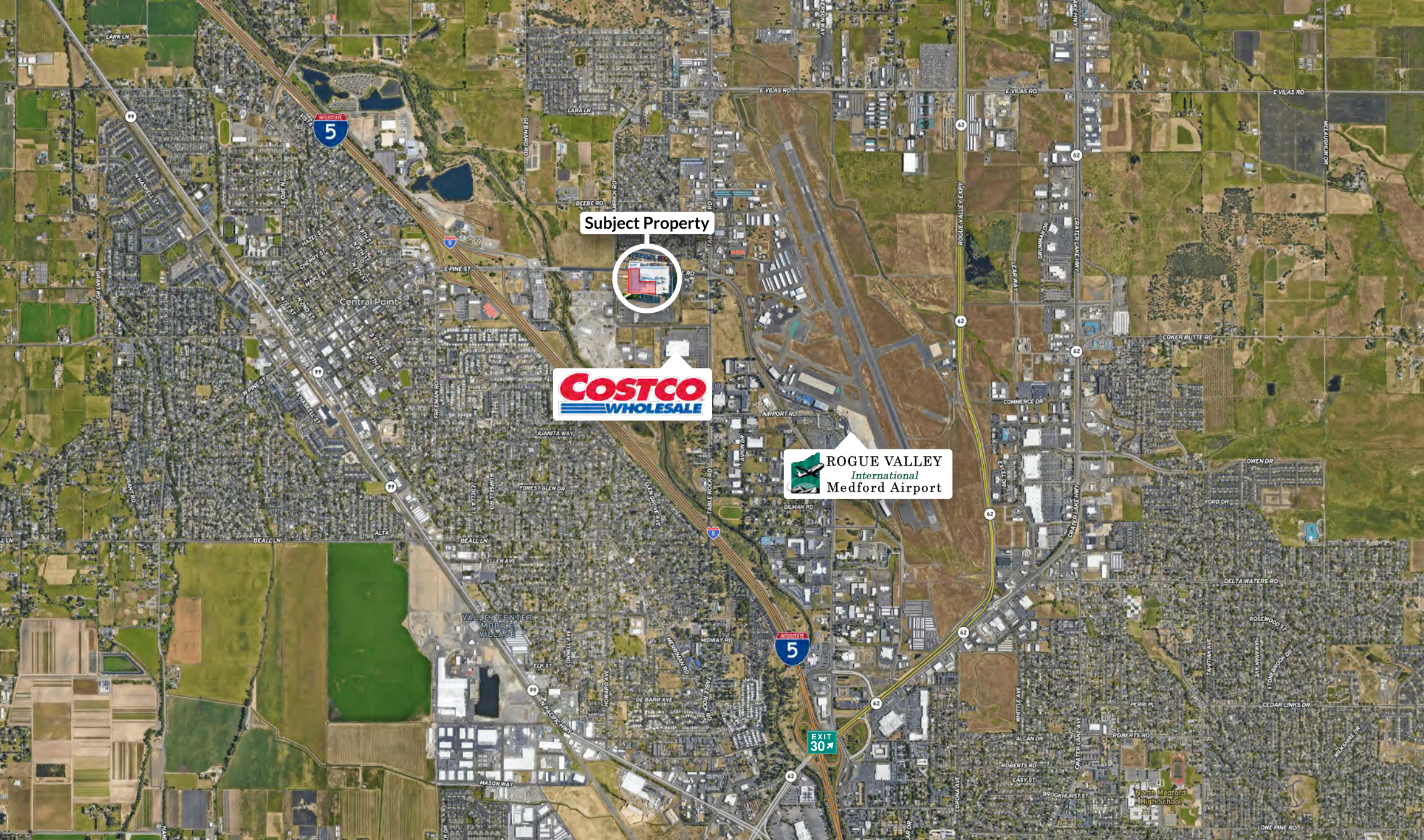


Suite #206 - Available for Lease

Subject Floorplan (approximate)



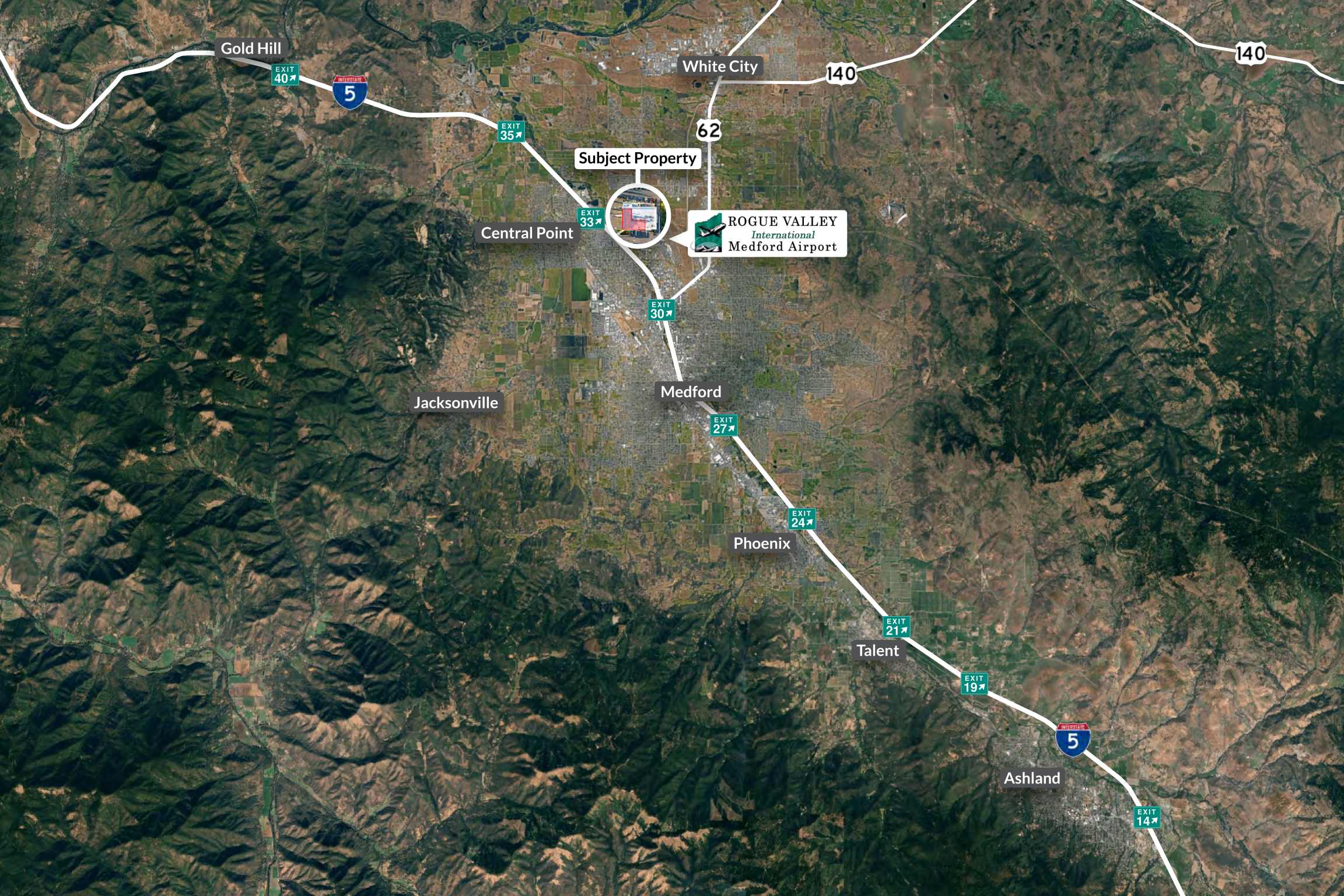
Subject Floorplan (approximate)



Subject Property



ROGUE VALLEY
International
Medford Airport



Gold Hill

EXIT 40



White City

140

140

62

Subject Property



ROGUE VALLEY
International
Medford Airport

Central Point

EXIT 33

EXIT 30

Medford

Jacksonville

EXIT 27

Phoenix

EXIT 24

Talent

EXIT 21

Ashland



EXIT 19

EXIT 14

Market Overview - Central Point

Central Point - aptly named for its location in the heart of the Rogue Valley - has a rich history since the late 1800's. Slow but steady growth throughout the 1900's led to a population boom in the early 2000's, with an astounding 54.9% growth rate in people calling Central Point home since 2000. Viewed by most as a hidden gem of the Rogue Valley, Central Point is desirable to homeowners and tenants alike for it's low crime rate, near-zero homeless population, and the City's exceptionally convenient location, as well as being home to the Jackson County Fairgrounds and Expo.

The City has a strong sense of community as well as a diverse economy. Within City limits, 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 hour's drive.

Central Point is also home to the Jackson County Fairgrounds and Expo, which is home to several large events and concerts each year, including the Jackson County Fair, seeing thousands of attendees each July.

Pop. growth since
2000

54.9%

Central Point median
income

\$72.5k

70 walk score - Very
Walkable area

70+



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), Dutch Bros (NYSE:BROS), 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 facilities located nearby.

The Southern Oregon AVA is a world-famous destination for viticulture, home to over 120 wineries and multiple wine trails. Also 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). Numerous outdoor recreational opportunities abound - world-class skiing, hiking, fishing, hunting, and much more is all within a short drive.





Southern Oregon Market

Strategic, Central Location

Southern Oregon is perfectly positioned nearly exactly halfway between Portland and San Francisco. 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.

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 dryer, 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.

Erickson Air-Crane, Inc's main facility is located nearby, a global OEM aircraft company specializing in heavy-lift aerial operations in both civilian and military use.

Overall, the region is a burgeoning aviation destination, with the perfect blend of economical, weather, and geographical tailwinds spurring growth.



Transaction Guidelines

4801 Biddle Road is offered for lease on a NNN basis (see pg. 2 or contact listing brokers for details). Prospective tenants should rely on their own assumptions and base their LOI/offer on the "As-Is, Where-Is" condition of the Property. Merit Commercial Real Estate ("MCRE") will be available to assist prospective tenants with their review of the offering and answer questions within their scope of practice. Site tours of the property and tours of the market, for qualified prospective tenants, may be arranged with MCRE upon request. MCRE and the Landlord request that all initial meetings requested by prospective purchasers be arranged and coordinated through MCRE. There is not currently a definitive date for LOIs to be submitted. When a prospective tenant prepares an LOI, such offers should, at a minimum, include the following:

- Lessee's desired use
- Lease rate and desired occupancy start
- Lessee's internal approval process
- Desired term and extension options

Please contact listing brokers Scott and Caspian for additional information.

Scott King

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