

# Harvard Medical Park

Roseburg, OR

\$ | Price:  
**\$13,900,000**

% | Cap Rate:  
**9.00%**

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OFFERED EXCLUSIVELY BY



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## THE OFFERING

The offering provides the opportunity to acquire the Harvard Medical Park, a 82% occupied medical office park located in Roseburg, Oregon. The Property features a strong tenant mix with approximately 88% of current occupancy leased to medical providers and about 12% leased to related medical administrative tenants. Long historical occupancy and recent extensions from anchor tenants like Mercy Medical Center, Advanced Skin Center, and ABCT, Inc reflect tenant commitment in a market with under 1M SF of medical office space and no new medical office space under construction. New leases from Evergreen Health and Roseburg Foot & Ankle further highlight the tight medical office market in Roseburg where the vacancy rate is sub 5%. Harvard Medical Park is well located in the Roseburg market, two miles south of CHI Mercy Medical Hospital and with immediate access to the I-5 freeway. Current vacancies and below-market rents near term expiration provide an investor significant upside to increase cash flow immediately. In a market with low medical office vacancy, the offering provides a true value-add opportunity to investors.

- **Value-Add Investment** – The Property is currently 82% occupied with the ownership group signing 13 new leases since the beginning of 2024.
- **Location** – Located directly off the I-5 freeway on Harvard Ave. The Property is just two miles south of the region's major hospital system, CHI Mercy Medical Hospital.
- **Historical Occupancy** – 41% of the GLA has occupied the premises for over 10 years.
- **Low Competition** – Located in a market with a low 5% medical office vacancy rate and no new medical office space under construction or delivered in the last 12 months.
- **Cashflow** - The Property offers strong cash-on-cash return of 10.74%.

## DEBT + EQUITY

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