

PULVER & LEEVER
REAL ESTATE COMPANY
COMMERCIAL

FOR SALE OR LEASE



ONE WEST MAIN - CLASS A OFFICE

1 W Main St, Medford, OR 97501

30,964 SF (19,016 SF Finished Office / 1,976 SF Common / 9,972 SF Shell Space)

William 'Jeremy' Leever, Principal Broker

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Disclaimer:

No Warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, prior sale, lease, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles. Owner reserves the right to approve tenant/purchaser and proposed use.



PROPERTY DETAILS	
Total SF	30,964 SF
Finished Office SF	19,016 SF
Finished Common Area & Bathrooms	1,976 SF
Cold Shell SF	9,972 SF
Construction	2014
Elevator	Yes
Security System	Yes
Secured Parking	Yes
Zoning	C-C / Central Business District
Sale Price	\$7,700,000
Lease Rate (Finished Space)	\$1.85/SF/MO NNN
Availability	Now



Summary:

Modern, immaculate, turn-key office space in one of Medford's premier professional office settings. This well-appointed space has served as the corporate headquarters for ProCare Software, and is coming available in December 2024. This offering is for the entire 2nd floor of the One West Main Building in downtown Medford. The 2nd floor condo unit consists of approximately 30,964 total square feet, demised as follows: 19,016 SF finished/furnished office space; 9,972 SF cold shell space; 1,976 SF common area and bathrooms. The building was designed as a HQ for multiple prominent companies, and is home to Pacific Retirement Services (3rd floor) and Rogue Disposal (4th floor). The building is attached to a private parking garage with ample covered parking for all employees/staff.

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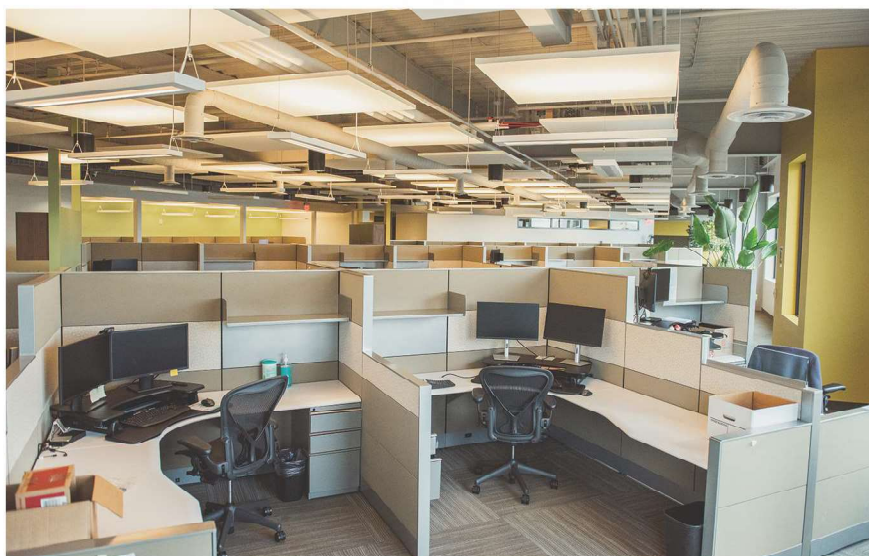
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