



Property Information  
**Joseph Office Park, LLC**  
E. Barnett Rd. (Tax Lot 3900)  
Medford, Oregon



### **~0.91 Acre Lot In Professional Office Park For Lease**

**Price & Terms:** For lease (unsubordinated land lease) based on \$20/sf valuation, 10% NNN annual return or Owners will consider a Build to Suit for qualified tenant based on 11% NNN annual return on all project costs, including land at \$20/sf.

**Taxes:** \$5,791.11 (2021-22)

**County Assessor's Map:** 37-1W-27CC TL: 3900

**Zoning:** C S/P (Commercial-Service & Professional Offices)

**Notes:** Master planned office park. Brokers are part owners. Owners reserve the right to approve tenant and use.

**Marketing Agent:** **Frank Pulver**  
[frankpulver@pulverandleever.com](mailto:frankpulver@pulverandleever.com)

*No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and 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 principals. Owner reserves the right to approve tenant/purchaser and proposed used.*



## SCALE: 1" = 30'-0"

BUILDING JOBS  
(E) BANK

(E) OFFICE BUILDING

#### PARKING REQUIREMENTS

**PARKING PROVIDED**  
**Standard**

## MASS IEM PL

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Project Location:  
3551 E BARNETT ROAD  
MEDFORD, OREGON 97504  
MAP: 37 1W 27CC / TAX LOT: 3700-4100

221 West Tenth Street  
Medford, Oregon 97501  
Phone: 541.772.4372 Fax: 541.499.6329

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