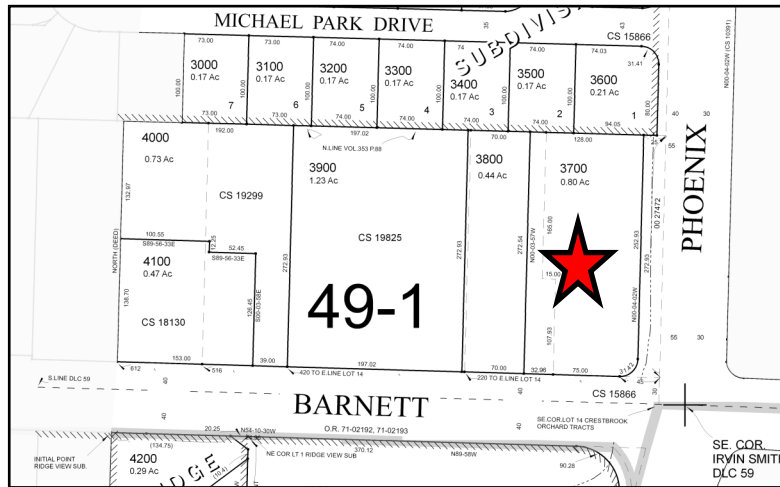




Property Information
Joseph Office Park, LLC
3595 E. Barnett Road
Medford, Oregon



Approximately 0.8 acre Commercial Site

Price & Terms: For lease based on \$30/sqft valuation, 11% Net 3 annually

Taxes: \$8,232.77(2022-23)

County Assessor's Map: 37-1W-27CC, TL #3700

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

Note: Brokers are part owners. In master planned office park. Owners prefer to land lease or build to suit for qualified tenants based on \$30sqft land valuation, with 11%/year Net 3 return on all costs of project or unsubordinated land lease based on \$30sqft and 10% Net 3 return. Owners reserve the right to approve tenant and use.

Marketing Agent: **Frank Pulver**
frankpulver@pulverandleever.com
Jared Pulver
jaredpulver@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.

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