

OFFERING MEMORANDUM



CLASS A OFFICE SPACE FOR LEASE

1301 Poplar Drive, Medford, OR 97504 / (541) 944-9967

MERIT
COMMERCIAL
REAL ESTATE

Executive Summary

Merit Commercial Real Estate has been exclusively retained to market for sub-lease 1301 Poplar Drive in Medford, Oregon. The Class A office space is immediately available for occupancy under a sub-lease. 1301 Poplar presents a great opportunity for an established business to step into a highly visible and turn-key space, with a dedicated signage space and included furniture if desired. Conveniently located just off of Poplar Drive, the space occupies the first floor of a high-profile office building and is walkable to every convenience, such as multiple restaurants, banks, grocery, medical, and is a 5 minute drive to both I-5 and Rogue Valley Airport. Contact the listing brokers for additional information.

Availability:	Occupancy immediately available
Base Rent:	\$1.70/SF/Mo (\$20.40/SF/Yr), plus NNN charges
Lease Term:	Sub-lease term to expire 06/30/2027
Address:	1301 Poplar Drive, Medford Oregon 97504- Jackson County
Zoning:	C-C (Community Commercial)
Space SF:	± 2,722 NRA (SF)
Access:	Shared driveway off of Poplar Drive & E McAndrews Road
Utilities:	Power, water, sewer, garbage, supplied to space, tenant responsible for cost, as well as internet, phone, etc.
FF&E:	Some or all furniture (workstations, etc.) available for future tenant if desired.
Signage:	Large dedicated signage space facing East McAndrews
Use Restrictions:	General office only. Protected uses, physical therapy, optometry, and personal banking.

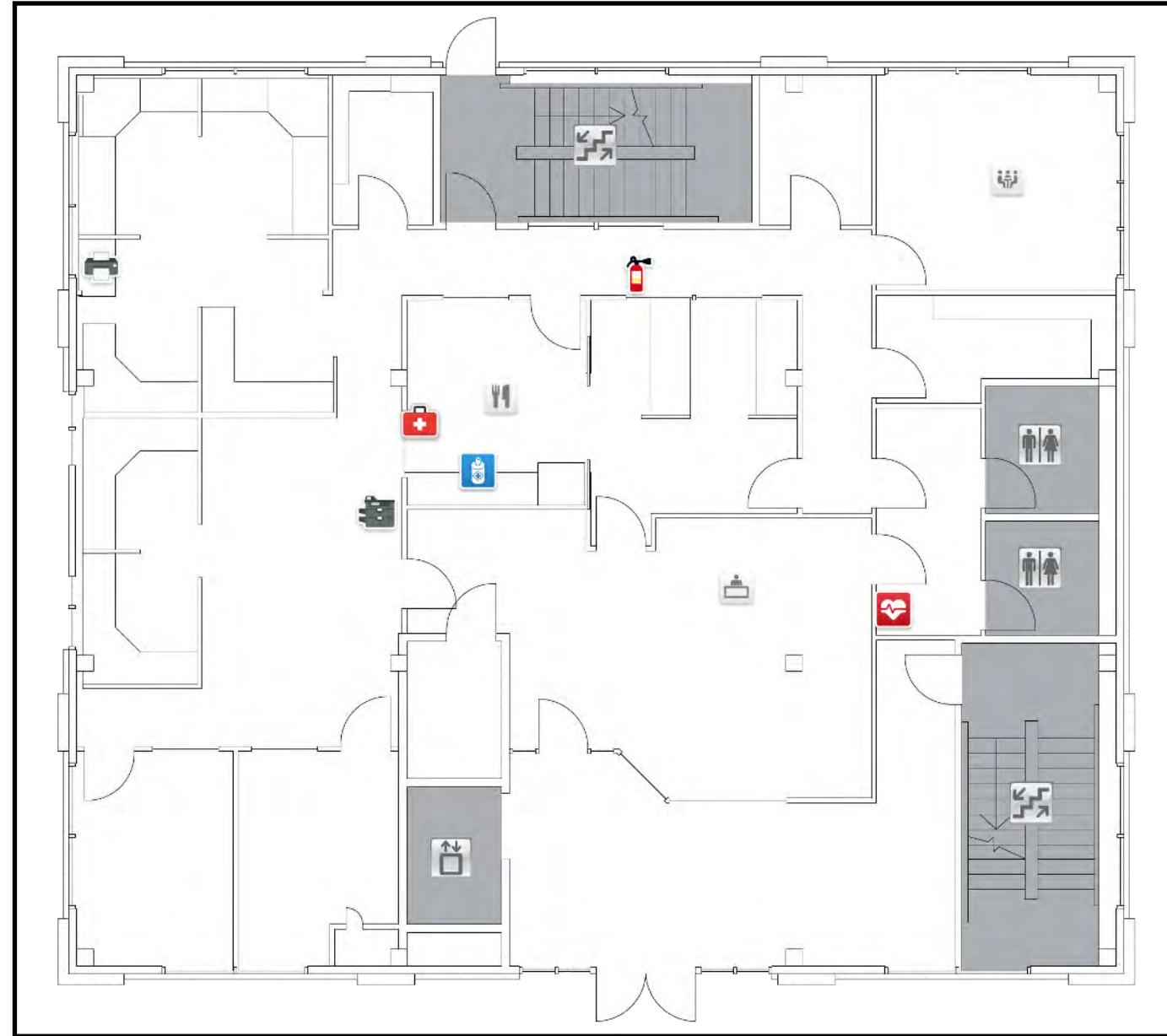




Region & Landmark Map



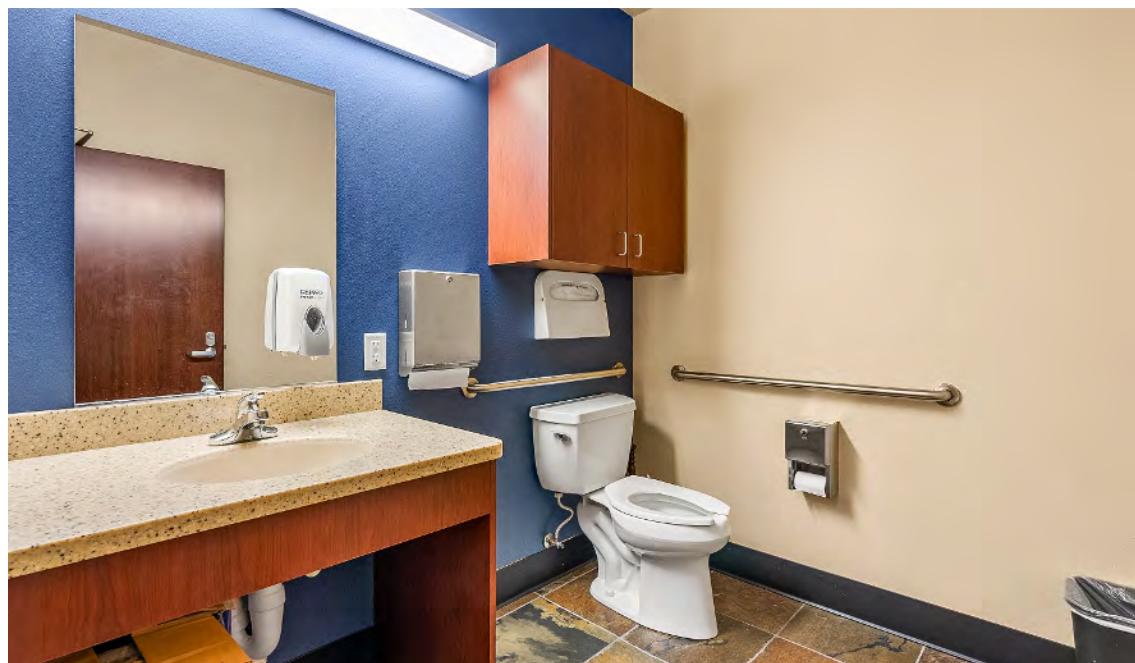
Floorplan Overlay (First Floor Only)



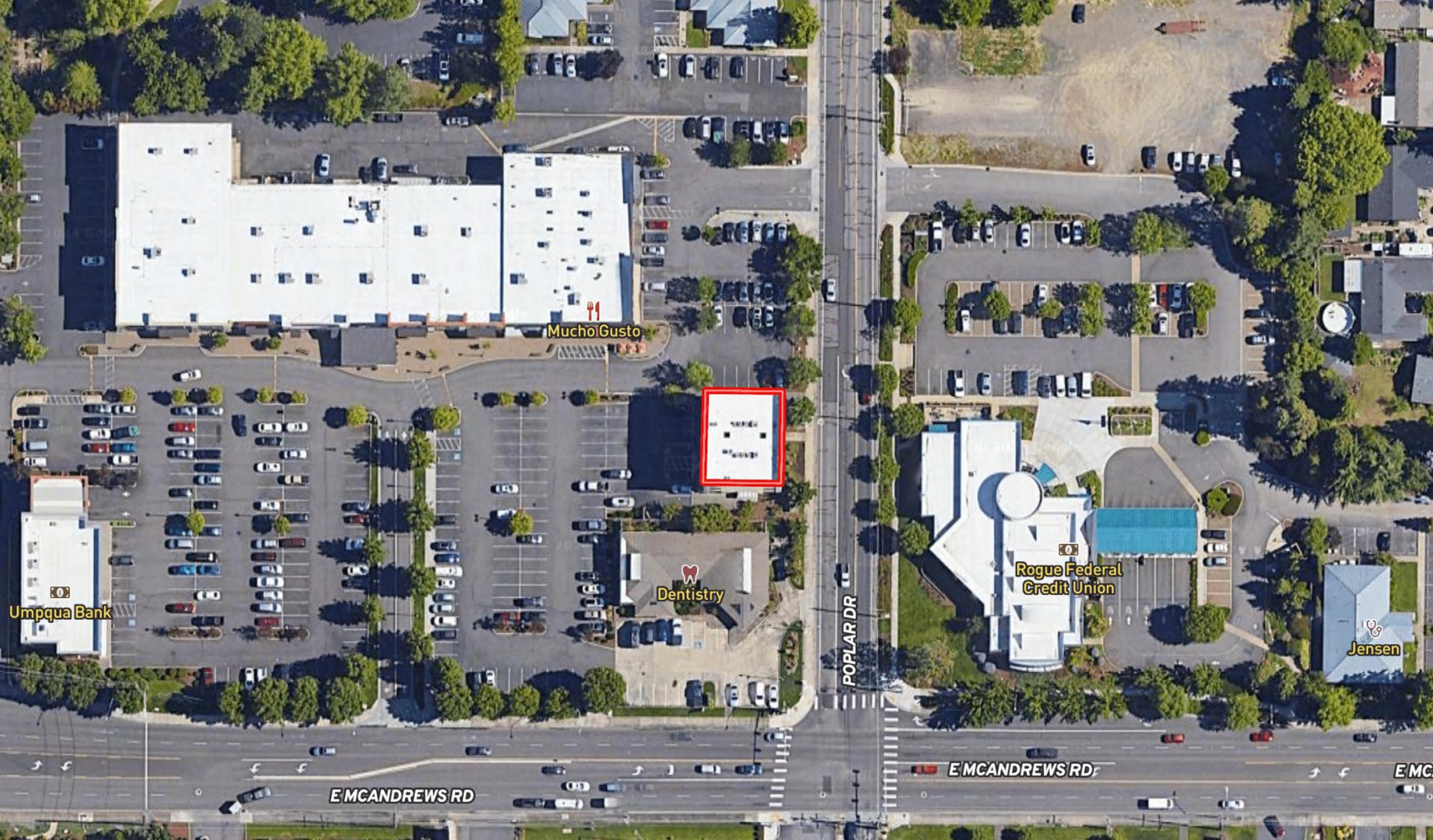
Subject Floorplan (First Floor)



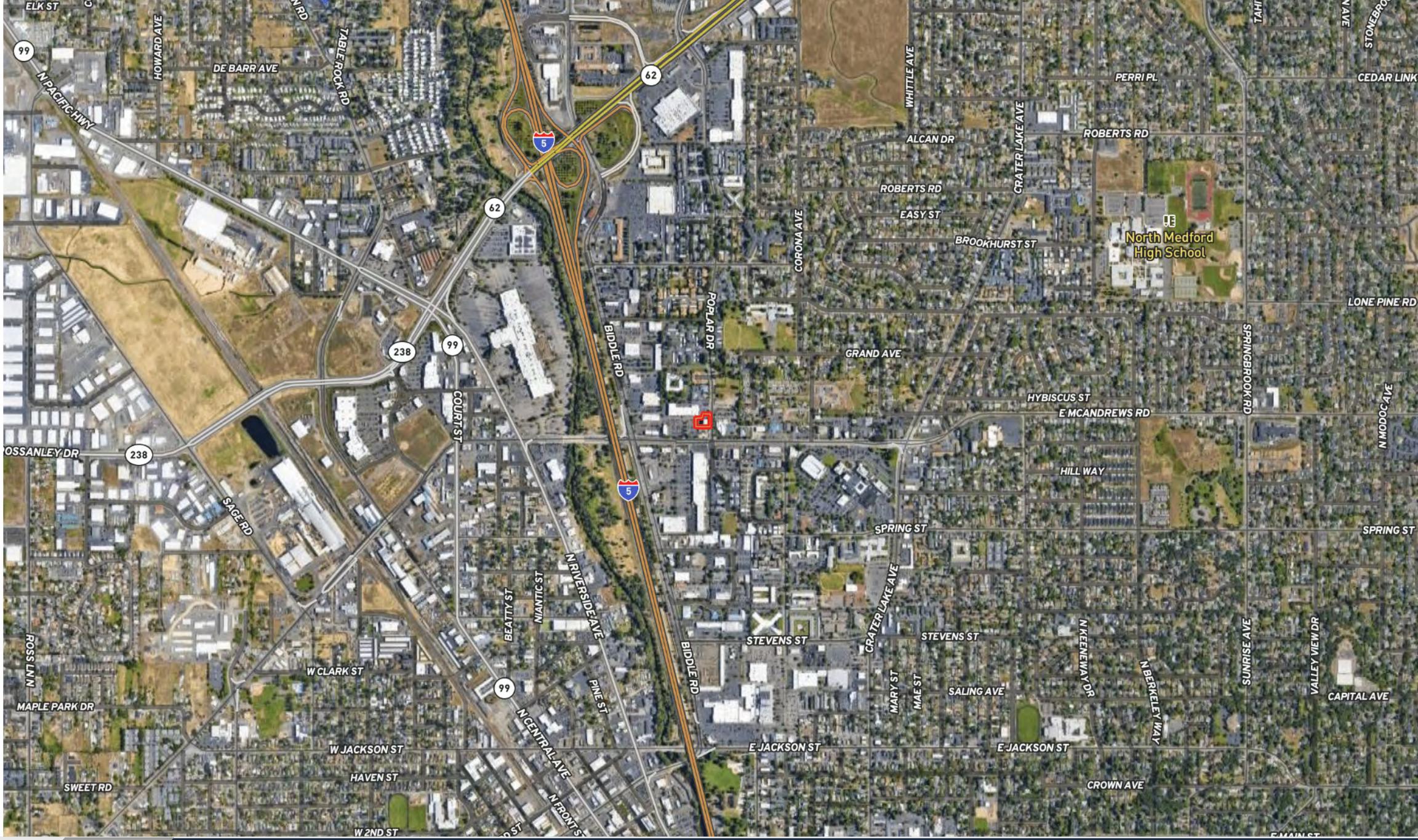
Subject Photos

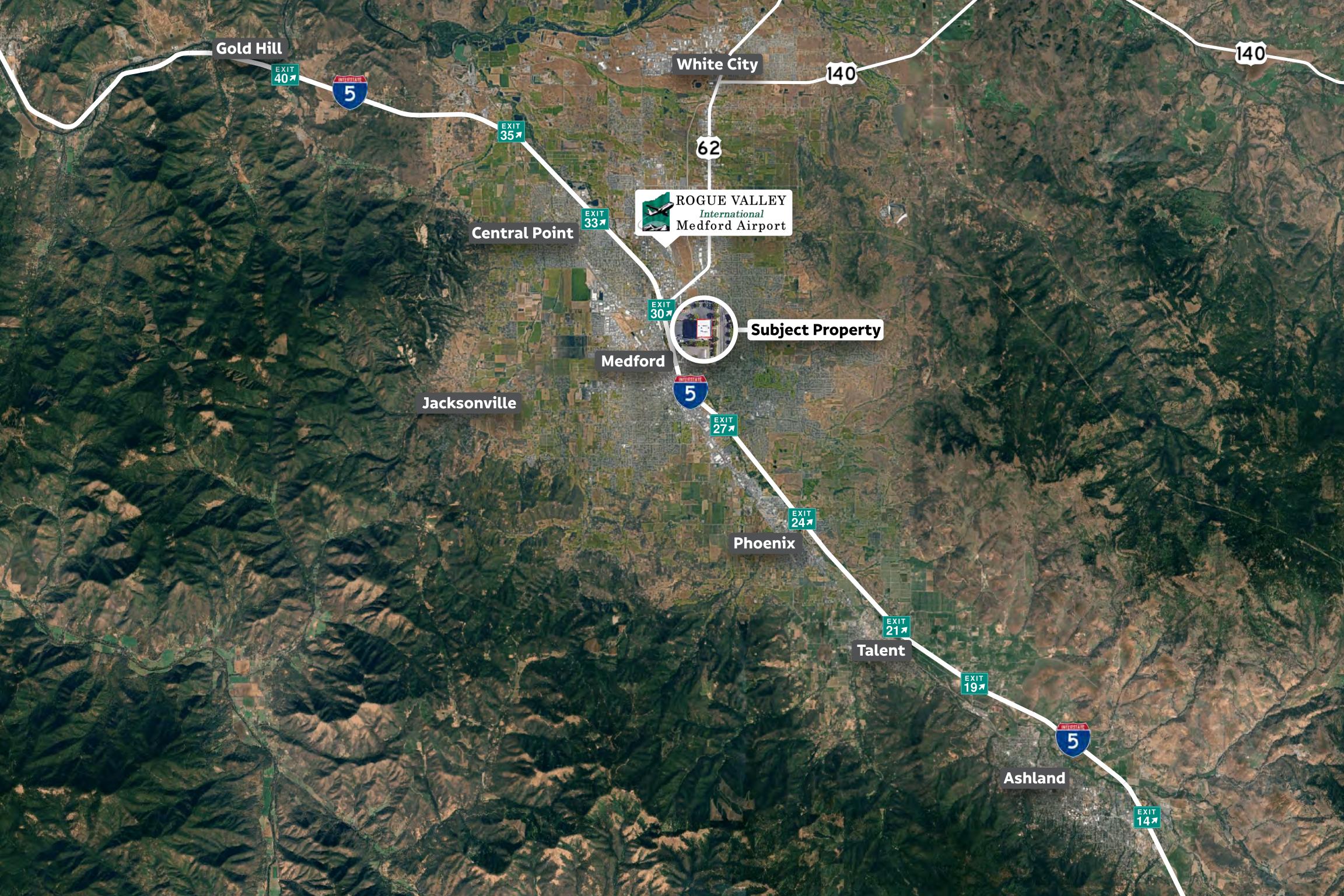


Subject Photos



Site Aerial





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.





Medford, OR History and Profile

Medford, Oregon - Medford is a vibrant city located in Southern Oregon, known for its unique blend of natural beauty, cultural richness, and economic vitality. It serves as the county seat of Jackson County and is the fourth largest metropolitan area in Oregon. The city is renowned for its picturesque landscapes, including the nearby Rogue River and the Siskiyou and Cascade mountain ranges, which offer a plethora of outdoor activities such as fishing, hiking, and rafting.

Economically, Medford has a diverse base, with healthcare, retail, and manufacturing being significant contributors. The city is home to the Rogue Valley Medical Center and Providence Medford Medical Center, which are major employers in the region. The retail sector has performed increasingly well, anchored by the Rogue Valley Mall, the expanding Northgate Center, and the award-winning Medford Center.

Within a 15 minute drive, 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 easy drive.

Overall, Medford is a city that blends its historical roots with a forward-looking perspective, making it a desirable destination for businesses and residents alike.



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

1301 Poplar Drive (the "Space") is offered for sub-lease at \$1.70/SF/Mo NNN on the open market. Prospective users should rely on their own assumptions and base their offer/LOI on the "As-Is, Where-Is" condition of the property. Merit Commercial Real Estate ("MCRE") will be available to assist prospective purchasers with their review of the offering and answer any questions within their scope of practice.

Property Tours: Tours are available by appointment only and with the company of a listing broker or other representative.

LOIs: There is not currently a definitive date for LOIs to be submitted. When a prospective user prepares an offer for any of the Space, such LOIs should, at a minimum, include the following:

- Lease rate (asking is \$1.70/SF/Mo NNN)
- TI package, if any (only reasonable packages considered)
- Desired occupancy date
- Initial lease term and extension options, if any
- Tenant's desired use

Please contact listing brokers Caspian and/or Scott for additional information.

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Contact listing brokers for additional information.

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