

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SUBLEASE

2 East Main St., Medford, OR 97501

FOR SUBLEASE: \$8/PSF NNN



4,535 SF IS AVAILABLE | SUITE 200 | 30 PARKING SPACES

CONTACTS

State Broker:

BRIAN BROCKMAN – BROKER

License #: 201236414

Bang Realty-Oregon Inc

513.898.1551

bangbcs@bangrealty.com

AIDAN CLEGHORN

BellCornerstone

315.565.8302

acleghorn@bellcornerstone.com

OFFERING MEMORANDUM

2 EAST MAIN ST

Medford, OR 97501

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential.

Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information.

Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

2 EAST MAIN ST

Medford, OR 97501

Bang Realty and BellCornerstone have been exclusively retained to sublease Suite 200 at 2 East Main Street, a 4,535 SF office space within a larger 18,124 SF building in downtown Medford, Oregon.

The suite was formerly occupied by East Oregonian Publishing and is positioned above a ground-floor bank branch, offering strong professional visibility and convenient access within the town center. The location provides excellent walkability to restaurants, services, and civic amenities in Medford's core business district.

The existing lease runs through 2028 and includes generous renewal options, providing long-term stability for a subtenant seeking a professional office presence in a well-located downtown building.



MARKET OVERVIEW

Medford, OR

Medford, the county seat of Jackson County, is nestled in the Rogue Valley of southern Oregon. Founded during the railroad expansion era, it's historically been a nexus for agriculture—especially fruit production like pears and grapes—and timber. Today, its economy is anchored by health care (notably Asante Rogue Regional and Providence Medford Medical Center), agri-business (Harry & David Operations Corp.), and automotive retail (Fortune 500-based Lithia Motors). Culturally rich, Medford pairs small-city charm with revitalized downtown vibrancy. Historic landmarks such as the Medford Carnegie Library (now the Children's Museum of Southern Oregon), Vogel Plaza, and preserved green spaces like Bear Creek Park and Prescott Park (surrounding Roxy Ann Peak) underscore its community focus. Education is well-supported through local school districts and higher education partnerships, such as Rogue Community College and Southern Oregon University.



DEMOGRAPHIC SUMMARY

MEDFORD, OR

POPULATION

Medford

85,800

State: Oregon 4.23 M

MEDIAN AGE

Medford

39.1 Years

State: Oregon 40.7 Years

MEDIAN HOUSEHOLD INCOME

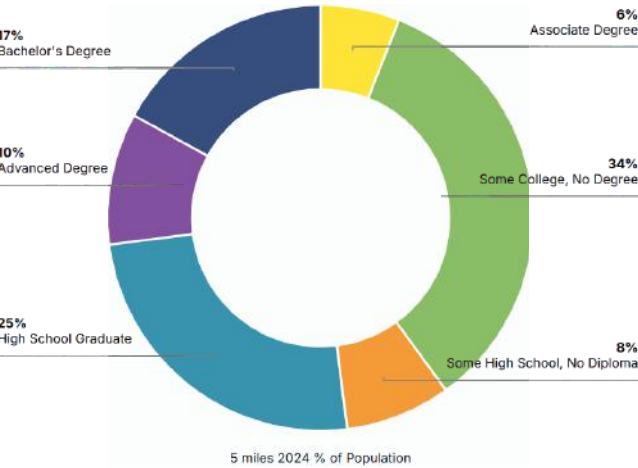
Medford

\$70,497

State: Oregon \$80,160

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Oregon at large.



2024 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2024	48,222	120,198	153,335
Total Households	19,287	47,911	60,536
Avg Household Size	2.4	2.4	2.4
Avg Household Income	\$65,214	\$80,839	\$80,403

ECONOMIC INDICATORS

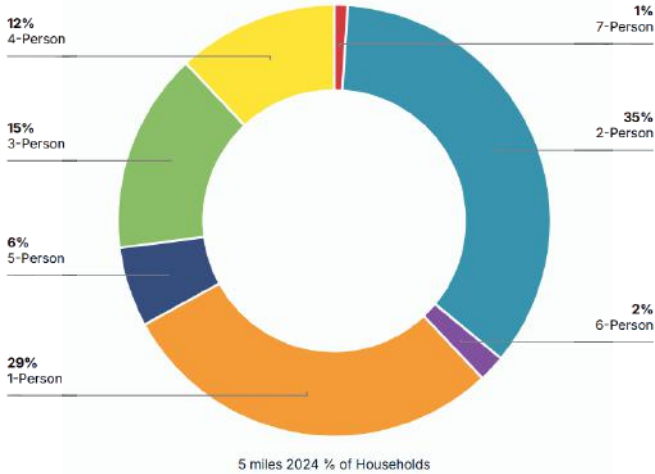
5.9%

Bend
Unemployment Rate

4.2%

U.S.
Unemployment Rate

HOUSEHOLDS



Medford

34,867

State: Oregon 1.75 Million



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

I-5 (Pacific Highway No. 1): Medford's main north-south interstate, bisecting the city and serving as Southern Oregon's commercial lifeline. Runs north through Grants Pass, Eugene, Salem, and Portland before continuing to Seattle, and south through Ashland into Northern California en route to Redding and Sacramento. Provides direct freight and passenger connectivity across the West Coast corridor.

OR-62 (Crater Lake Highway): Major arterial running northeast from Medford toward White City, Prospect, and Crater Lake National Park. Within the city, it functions as a retail and commercial corridor, with ODOT's recent "East Medford Interchange" and expressway improvements designed to relieve congestion and streamline regional traffic.

OR-238 (Jacksonville Highway): Links Medford west to historic Jacksonville, then onward through the Applegate Valley wine region to Grants Pass. Serves as a scenic route as well as a local commuter connector between communities in Jackson and Josephine counties.

OR-99 (Rogue Valley Highway): Former main north-south corridor paralleling I-5 through downtown Medford. Still heavily used for local traffic, retail access, and regional connectivity through the Rogue Valley, tying Ashland, Central Point, and Grants Pass with Medford's urban core.

OR-140 (Lake of the Woods Highway): An east-west route beginning just north of Medford at White City, running east across the Cascades toward Klamath Falls and linking to US-395. Provides important access for recreation areas including Lake of the Woods, Fish Lake, and Sky Lakes Wilderness.



AIRPORT PROXIMITY

Rogue Valley International-Medford Airport (MFR): Located about 3 miles north of downtown Medford, this is the primary commercial airport serving Southern Oregon and Northern California. MFR offers nonstop flights to major hubs with service from Alaska, Delta, United, American, and Allegiant. Its close proximity makes it the most convenient option for both business and leisure travelers in the region.

Eugene Airport (EUG): Approximately 167 miles north of Medford, EUG is Oregon's second-busiest airport after Portland International. It offers broader West Coast and Midwest connections, serving as a backup option when flight schedules or pricing at MFR are limited. Access is via I-5 north through the Willamette Valley.

Portland International Airport (PDX): Roughly 275 miles north of Medford, PDX is the largest airport in Oregon and the Pacific Northwest's primary international gateway. Though a 4.5-5 hour drive, it provides the widest range of domestic and international flight options.

Sacramento International Airport (SMF): Located about 285 miles south in California's capital city, SMF is reachable via I-5 south. It offers extensive domestic service and select international flights and is often used as an alternative for Southern Oregon residents seeking additional carrier options or lower fares.

SITE OVERVIEW

SITE

Property Type:	Office
Building Class:	C
Zoning:	C-C
Year Built:	1960
Total SF:	18,124
Available SF:	4,535
Suite #:	200
Acres:	0.55 AC
Stories:	2
Parking:	30 Spaces

OPERATING EXPENSES

2024

CAM Expenses*	\$16,006
Taxes	\$8,158
TOTAL	\$24,164

*Sublease ProRata Portion





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