

STAND ALONE BUILDING AVAILABLE FOR SALE!

FULLY LEASED OFFICE INVESTMENT

1463 E McANDREWS ROAD, MEDFORD, OR



BUILDING A – MAIN ENTRY WITH TENANT SIGNAGE IN VIEW



MAIN ENTRY AND CUSTOMER PARKING – AS VIEWED FROM E McANDREWS



SIDE ENTRY AND ADDITIONAL PARKING

Building A

1463 E McAndrews

- 7,943 Gross Square Feet
- Dedicated Customer & Employee Parking Included
- Numerous Private Offices, Open Area, Conference Room, and Fully Built-Out Kitchens & Employee Break Areas
- High Quality Buildout
- Located at Signalized Intersection
- Fully Leased Investment!

Price Reduced!

\$1,600,000

KEENAN & PARTNERS

CONSULTING BROKERAGE AND ADVISORY

Tom Keenan

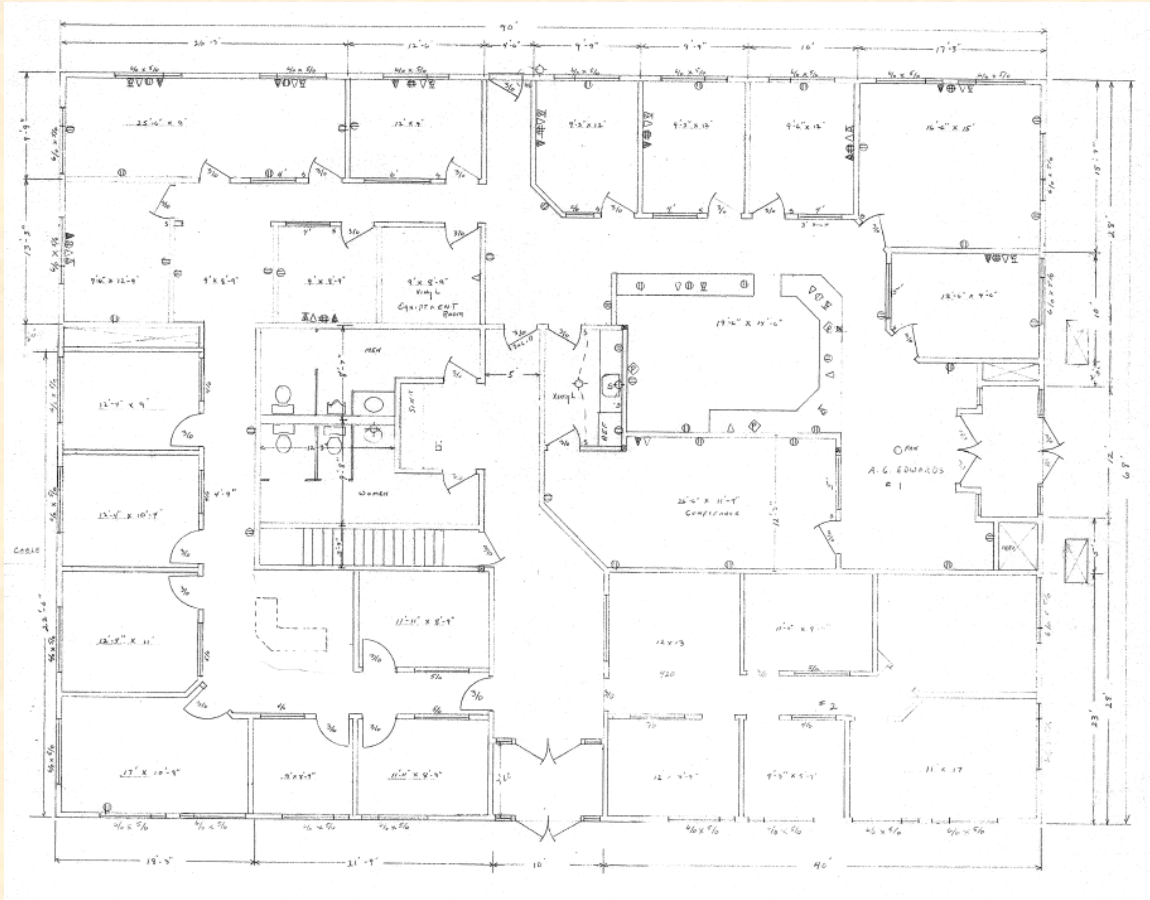
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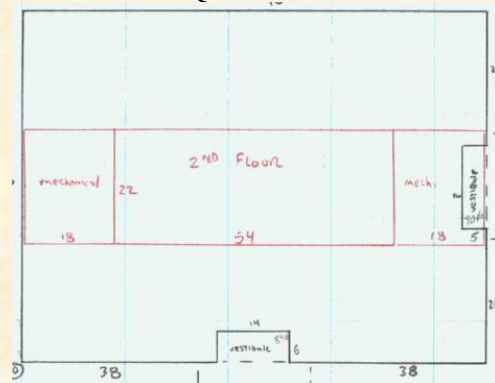


FLOOR PLAN – MAIN FLOOR – NUMEROUS PRIVATE OFFICES; RECEPTION AREA; CONFERENCE ROOM; KITCHEN; RESTROOMS; OPEN AREAS – 5,963 RENTABLE SQUARE FEET.

BUILDING A

1463 E McANDREWS ROAD

7,943 GROSS SQUARE FEET: 5,963 RENTABLE SQUARE FEET ON MAIN FLOOR AND 1,980 SQUARE FOOT MEZZANINE ON 2ND FLOOR, ALL COMPRISING FULLY BUILT OUT SPACE. MEZZANINE IS BONUS SQUARE FOOTAGE, NOT CURRENTLY INCLUDED IN RENT CALCULATIONS. FULLY LEASED TO ADVANCED CARE LIFE SERVICES, LLC, THROUGH 3/31/2028. CONTACT BROKER FOR LEASE DETAILS.



2ND FLOOR MEZZANINE –
– 1,980 BONUS SQUARE FEET

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INTERIOR – RECEPTION AREA & OFFICES



AERIAL VIEW OF BUILDING, PARKING AREA, AND SIGNALIZED INTERSECTION



KITCHEN ON MAIN FLOOR



INTERIOR OFFICE - TYPICAL

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