

3850 SOUTHEAST THREE MILE LANE

Airport adjacent,
turnkey owner-user
office opportunity
in McMinnville

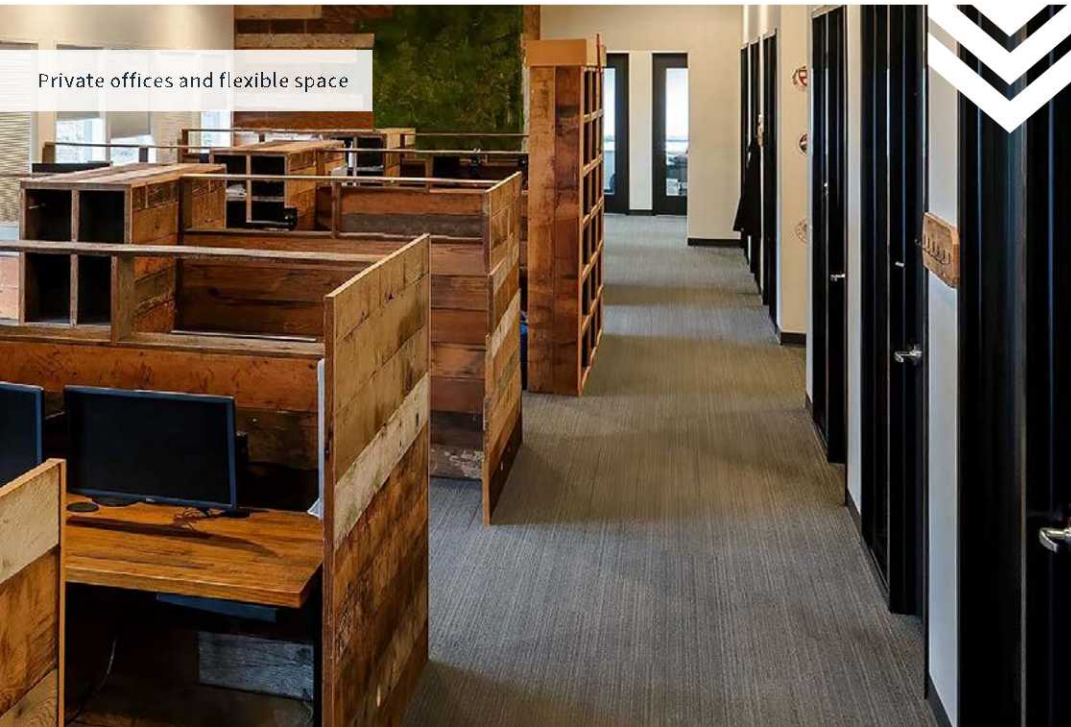


Jones Lang LaSalle Americas, Inc.

The offering

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 3850 SE Three Mile Lane (the “Property”) a two-story, 24,850 RSF office building situated on a 3.89-acre parcel. Conveniently located within the heart of Oregon’s Wine Country, the Property is situated just outside downtown McMinnville, immediately adjacent to the McMinnville Municipal Airport.

In tenant ready, turnkey condition, the Property is able to meet the needs of an owner-user or could be configured for multiple tenants who want a flexible coworking space. The Property offers 112 parking stalls (ratio of 4.5 per 1,000 SF), making it an outlier for the competitive set.



Property summary

Address	3850 SE Three Mile Lane, McMinnville, Oregon 97128
Parcel	382437
Total RSF	24,850 RSF (3 floors inclusive of basement)
Total land size	3.89 AC / 169,448 SF
Constructed / renovated	1980 / 2017
Parking stalls	112
Parking ratio	4.5 / 1,000 SF

Zoning summary

Site zoning	General Industrial Zone (M-2)
Permitted uses	Aerospace and aeronautics industries, government buildings, manufacturing facilities, industrial office uses as well as other uses outlined in McMinnville Zoning Ordinance
Current use*	Office building
Maximum permitted height	80 FT
Parking required	Yes
Min permitted yard setbacks	
Front	None
Rear	None
Side	None
Opportunity Zone	Yes

*Zoning allows for office space per NAICS

Potential Buyers should conduct a careful, independent investigation of the Property’s zoning to determine the suitability of the property for their needs.

Investment highlights



Major capital improvements

Current ownership has invested \$3.2 million into capital improvements including a new HVAC system, TPO membrane roof, commercial kitchen, dual-paned windows as well as new finishes. New ownership will have the benefit of occupying a turnkey, creative office space with best-in-class amenities without having to commit extensive capital to renovations.



Favorable accessibility

The Property is located on Highway 18, one of the main arterials connecting McMinnville to Highway 99W and greater Yamhill County. This section of highway sees over 20,000 vehicles per day and runs alongside the Evergreen Aviation & Space Museum.

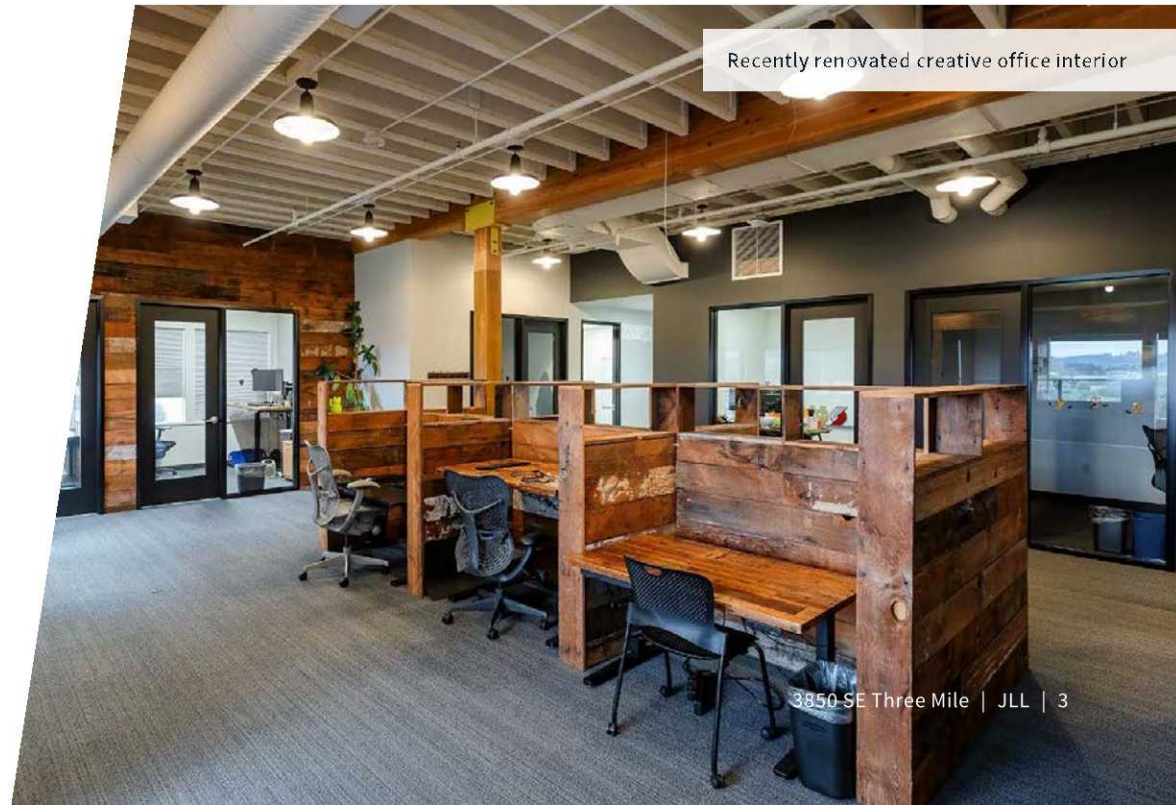


Discount to replacement costs

With current hard and soft cost estimates for similar assets exceeding \$350 PSF, 3850 SE Three Mile Lane offers investors the opportunity to acquire a recently renovated office building at an attractive price relative to replacement costs.



Dedicated cafeteria with built-out commercial kitchen



Recently renovated creative office interior

Adjacent to McMinnville Municipal Airport

3850
SOUTHEAST
THREE MILE LANE

McMinnville
Municipal
Airport



Adjacent to airport

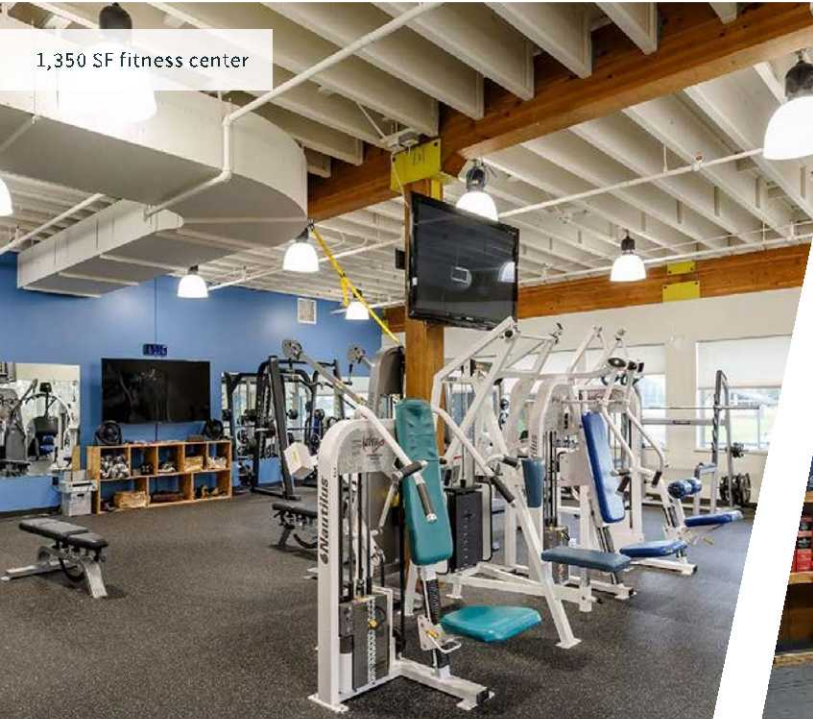
3850 SE Three Mile Lane is immediately adjacent to the McMinnville Municipal Airport, making it an ideal headquarters option for companies that are in - or affiliated with - the aviation industry.



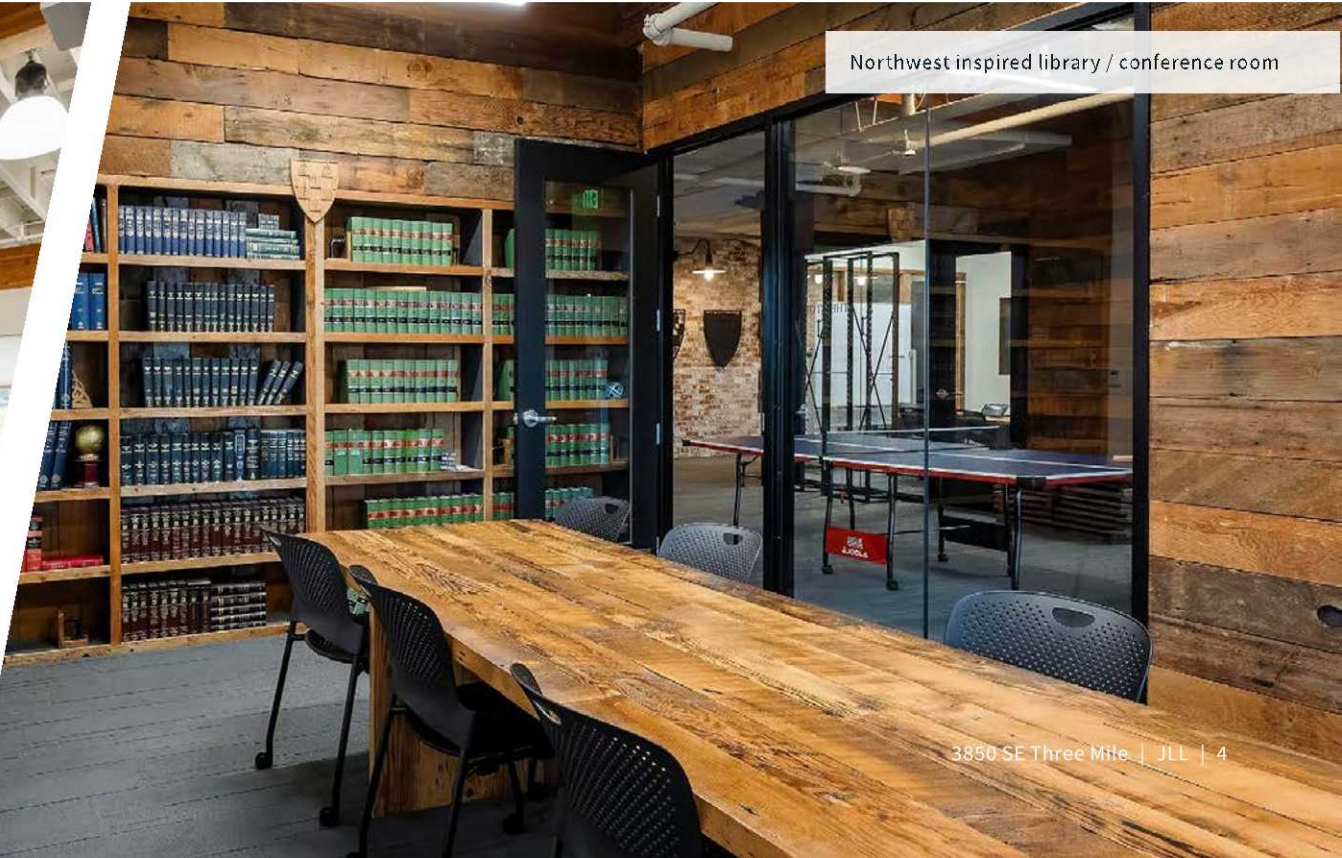
Best-in-class amenity package

- Fitness center that can accommodate free weights, treadmills and ellipticals*
- ADA accessible shower and locker room facilities
- Dedicated cafeteria with built-out commercial kitchen
- Multiple state-of-the-art conference rooms on each floor

1,350 SF fitness center



Northwest inspired library / conference room



*Gym equipment and office furniture is the property of the current tenant. Seller is in the process of negotiating terms with the tenant and is open to buyer input.



Downtown McMinnville
Epicenter of Oregon's Wine Country
 Population: 34,666
 # of employees: 18,728
 Median age: 36.9
 # of households: 14,739
 Average household income: \$72,251
 Median home value: \$368,785

Top Employers
 Willamette Valley Medical Center
 Linfield University
 Cascade Steel Rolling Mills
 Oregon Mutual Insurance Company
 Meggitt Polymers & Composites
 Skyline Homes, Inc.

700+ Wineries in the Willamette Valley
 Yamhill Valley Vineyards
 Coeur de Terre
 Troon Vineyard
 Pike Road Wines
 Willamette Valley Vineyards
 Stoller Family Estate
 Argyle Winery
 Ponzi Vineyards

Pacific Coast Mountain Range

Nearby Colleges
 Chemeketa Community College
 Linfield University
 Willamette University
 George Fox University

Evergreen Lodge

Wings & Waves Waterpark
 110K annual visitors

Evergreen Aviation & Space Museum

Evergreen "Giant Screen" Theatre

Precision Helicopter Charter

18

20K VPD

US Army National Guard Armory

Oregon State Police

Olde Stone Village

Galen McBee Airport Park

3850 SOUTHEAST THREE MILE LANE

McMinnville Municipal Airport

Portland
35.2 miles

Salem
23.0 miles

SOUTH YAMHILL RIVER

Property improvements

Harness the ability to control your occupancy costs while simultaneously building equity

**New TPO
membrane roof**

**New HVAC units,
building management
system, and distributed
ductwork**

**Full interior
gut renovation**

**Construction of
commercial grade
kitchen and cafeteria**

**Full exercise
facility and
locker rooms
with showers**

**Select
windows
replaced**

Amenity map

The Property

★ 3850 SE Three Mile Lane

Points of Interest

- 1 Willamette Valley Medical Center
- 2 Oregon Whole Health
- 3 Downtown McMinnville
- 4 Michelbook Country Club
- 5 Aeroportul Municipal McMinnville
- 6 Evergreen "Giant Screen" Theatre
- 7 Evergreen Aviation & Space Museum
- 8 Virginia Garcia Memorial Health Center

Restaurants

- 1 Mezcal Sabores de Mexico
- 2 El Primo Mexican Restaurant and Bar
- 3 Thai Country Restaurant
- 4 Los Molcajetes
- 5 Sage Restaurant
- 6 The Diner

Parks

- 1 Joe Dancer Park
- 2 Discovery Meadows Community Park
- 3 City Park
- 4 West Hills Neighborhood Park
- 5 Jay Pearson Neighborhood Park
- 6 West McMinnville Linear Park
- 7 Wortman Park
- 8 Ed Grenfell Park
- 9 Chegwyn Farms Neighborhood Park

Schools

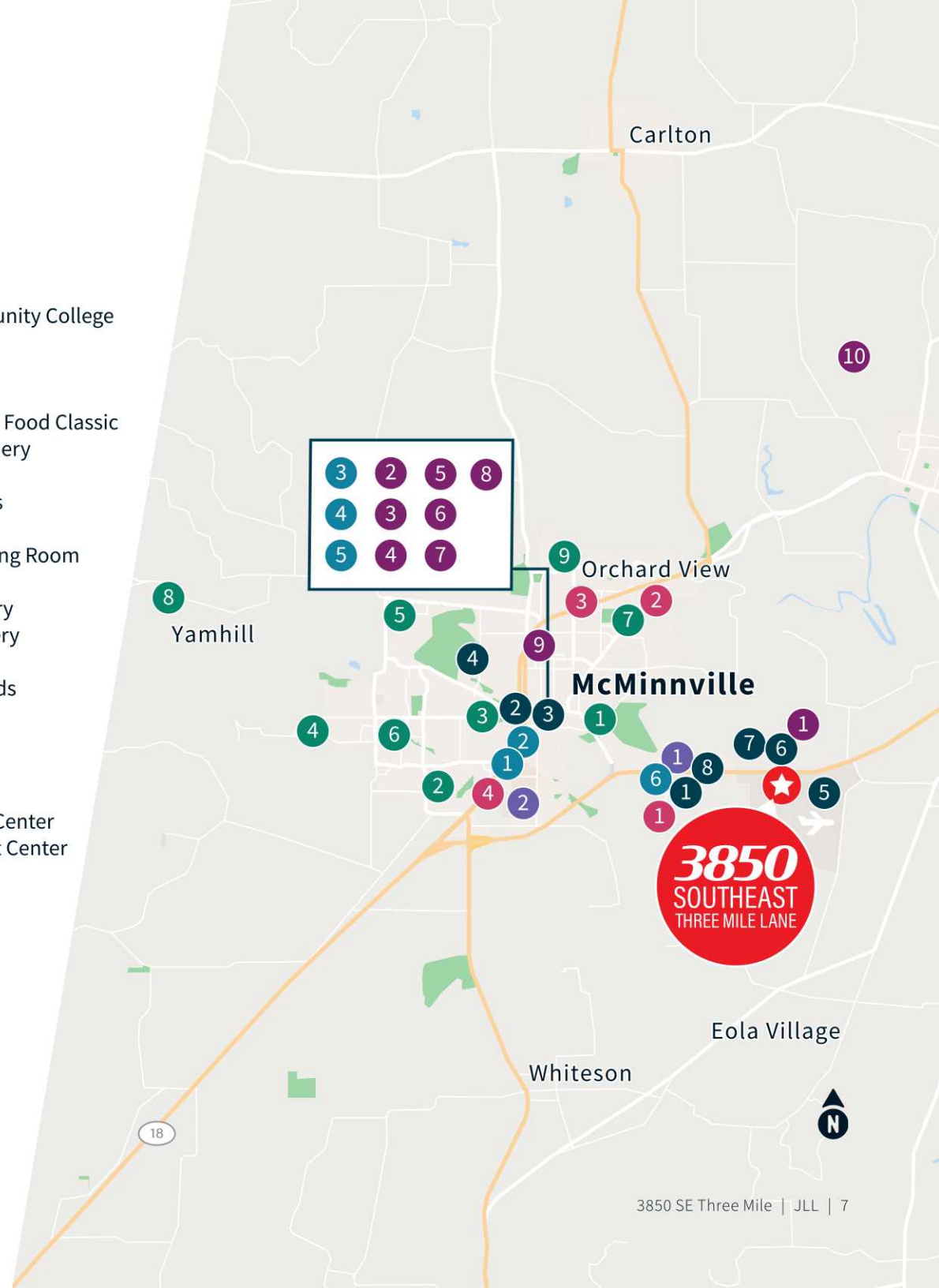
- 1 Chemeketa Community College
- 2 Linfield University

Wineries

- 1 McMinnville Wine + Food Classic
- 2 Jacob Williams Winery
- 3 Troon Vineyard
- 4 The Eyrie Vineyards
- 5 Brittan Vineyards
- 6 R Stuart & Co. Tasting Room & Wine Bar
- 7 R Stuart & Co Winery
- 8 Martin Woods Winery
- 9 Lundeen Wines
- 10 Anne Amie Vineyards

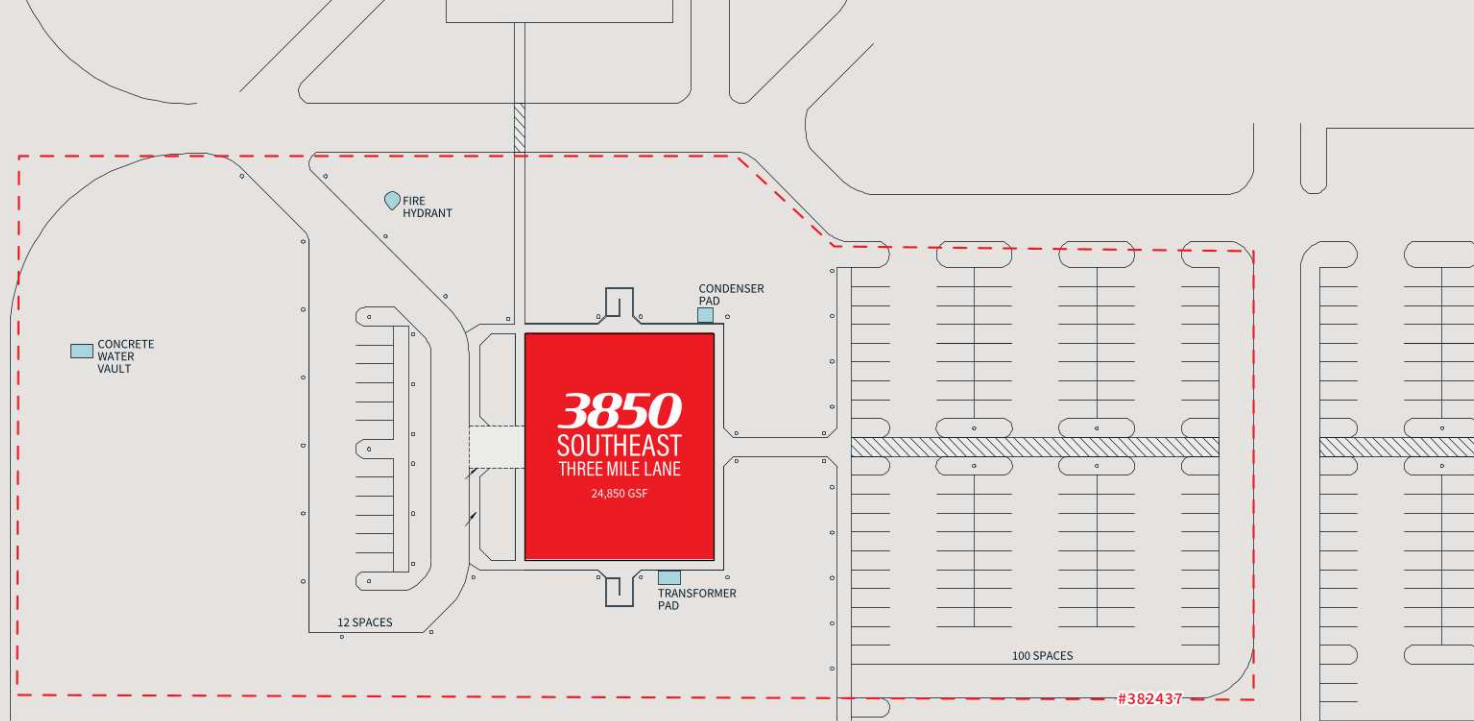
Shopping Center

- 1 Altmus Plaza
- 2 McMinnville Plaza
- 3 McMinnville Town Center
- 4 McMinnville Market Center





Three Mile Lane



Property summary

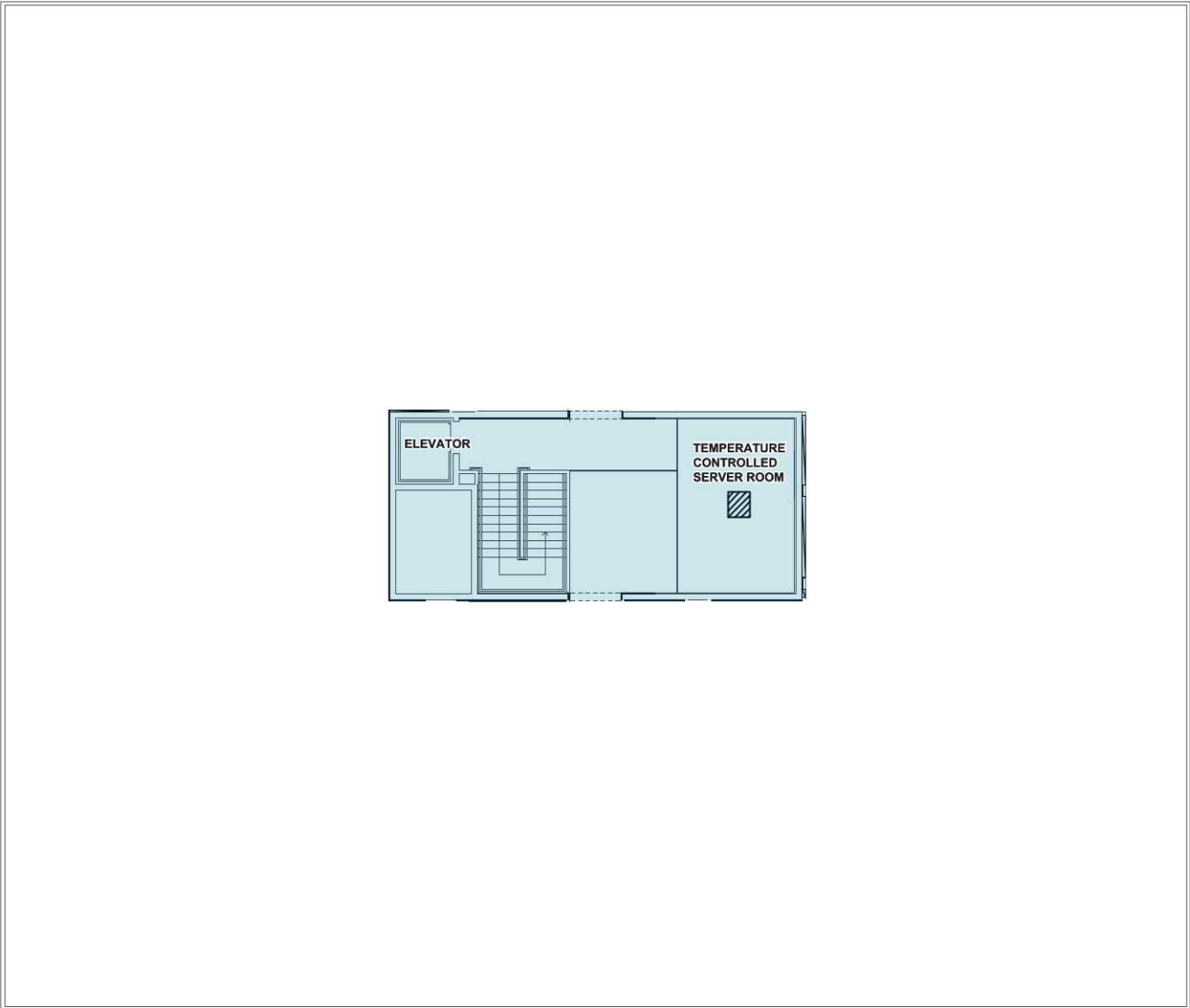
Address	3850 SE Three Mile Lane, McMinnville, Oregon 97128	Number of floors	3 (inclusive of basement)	Foundation	Concrete form	Fire and life safety	Wet pipe sprinkler system
Parcel	382437	2nd floor	11,754 SF*	Structure	Wood frame with cinder block core	Lighting	Fluorescent LED
Total RSF	24,850 RSF (3 floors inclusive of basement)	1st floor	11,754 SF*	Exterior façade	Fiber cement siding	Flooring	Carpet, luxury vinyl tile, rubber mat, ceramic tile, concrete
Total land size	3.89 AC / 169,448 SF	Basement	1,342 SF*	Windows	Double-paned aluminum framed	Landscaping	Low-maintenance shrubs and grass
Constructed / renovated	1980 / 2017	Total RSF	24,850 SF	Roof	TPO membrane	Parking lot	Paved asphalt
Parking stalls	112	1st floor height	13' deck-to-deck, 10"7" to underside of beam	Ceiling	Acoustic ceiling tiles or open to structure	Utilities	Water and sewer: McMinnville Water & Light Electric: McMinnville Water & Light Gas: NW Natural
Parking ratio	4.5 / 1,000 SF	2nd floor height	13' deck-to-deck, 11'5" to underside of beam	Elevator	Single OTIS elevator		

*RSF assumptions based on the information provided to JLL

Floor plans

Basement

1,342 RSF*



*RSF assumptions based on the information provided to JLL

Floor plans

1st Floor

11,754 RSF*

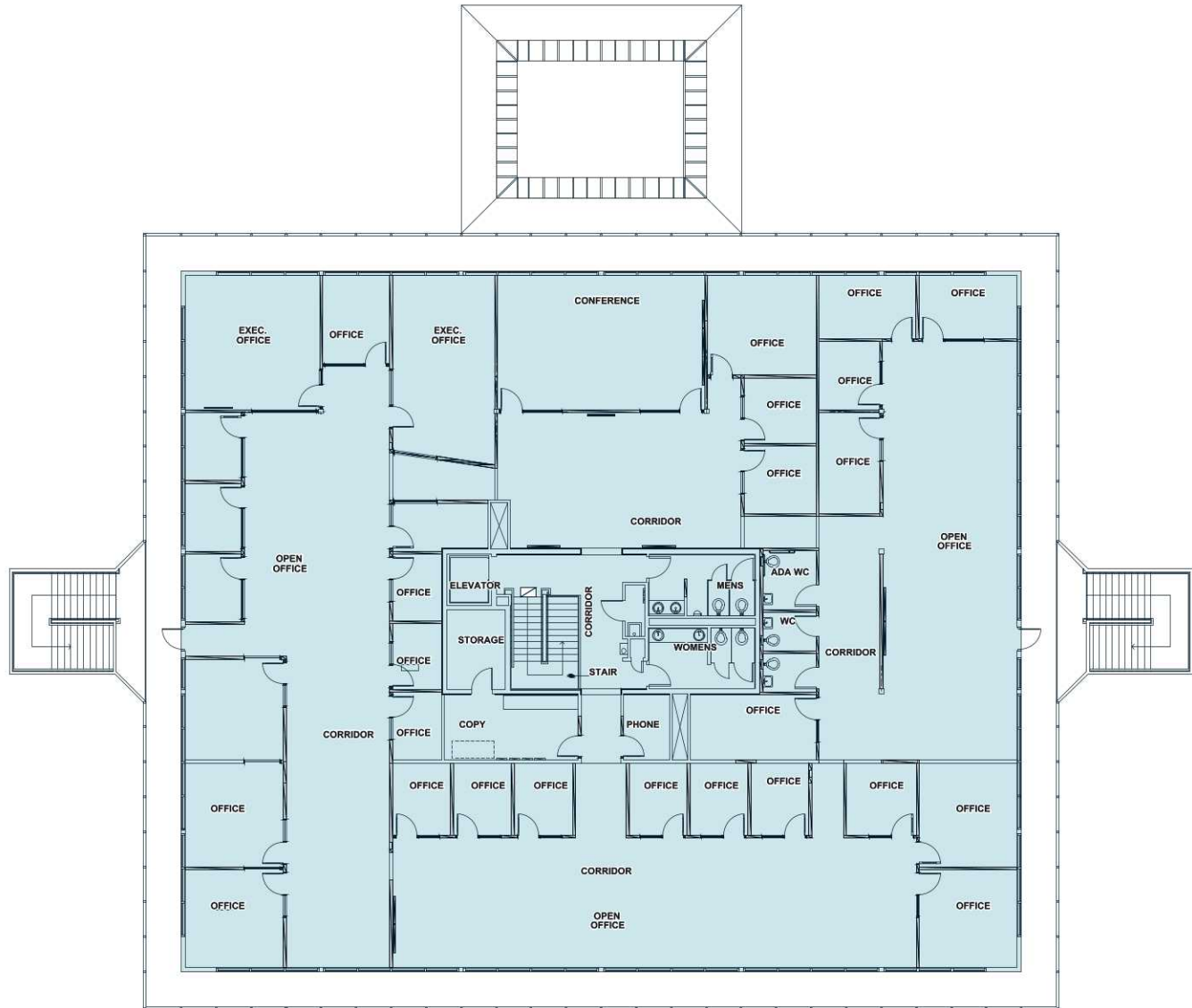


*RSF assumptions based on the information provided to JLL

Floor plans

2nd Floor

11,754 RSF*



*RSF assumptions based on the information provided to JLL



Property photos

**YOUR LOGO
HERE**

Second floor elevator lobby



Main stairwell



Spacious break room equipped with salad bar and warming station



Cafeteria with natural daylighting

Area map

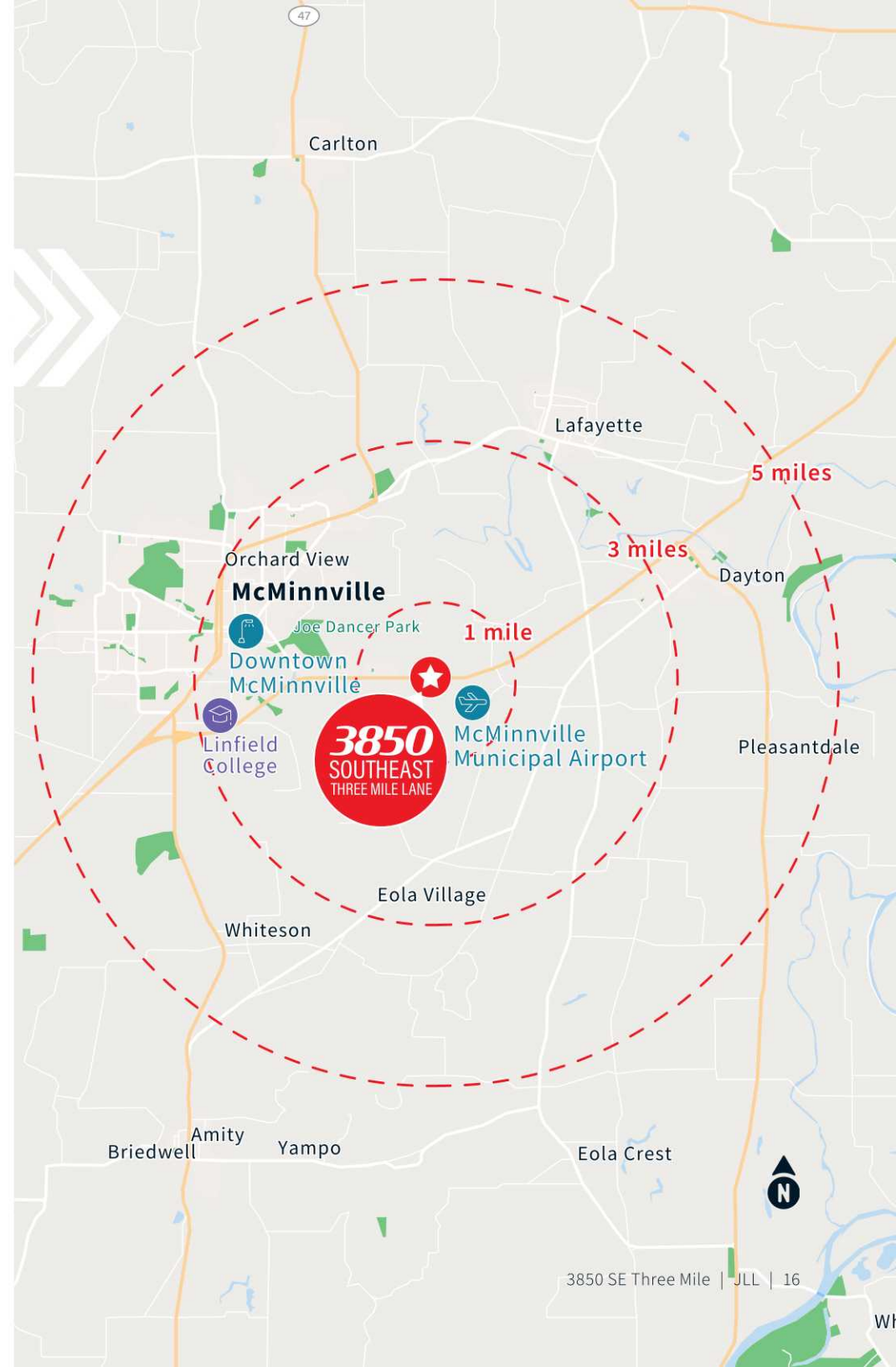
Demographics

	1-mile radius	3-mile radius	5-mile radius
Population	14,431	36,045	40,436
# of businesses	992	1,941	2,128
# of employees	7,029	16,646	18,728
Median age	32.9	36.6	36.9
# of households	4,998	13,149	14,739
Average household income	\$60,430	\$70,369	\$72,251
Median home value	\$351,834	\$367,236	\$368,785

Key distances

Downtown McMinnville	3.0 miles	8 mins
Salem	22.9 miles	30 mins
Portland	35.2 miles	1 hr
McMinnville Municipal Airport	Adjacent to parcel	
Oregon Coast	70.8 miles	55 mins

Sources: Costar, ESRI, Placer.ai



Yamhill County office market

1.5M

Square feet of
office space

The Yamhill County Submarket contains around 1.5 million square feet of office space. Vacancy has remained steady over the past 12 months due to the constrained supply of the submarket.

As of Q1 2023, the vacancy rate has been 3.1%, just below the 10-year average. Compared to the Portland MSA, suburban tertiary markets like Yamhill County continue to demonstrate strong occupancy as tenants search for office space outside the metropolitan area.

Net absorption has amounted to negative 14,000 square feet over the past year. Average annual net absorption has been negligible over the past five years. As of the start of Q1 2023, rents in Yamhill County are in the range of \$21.00 – \$23.00 full service gross. Rents increased by 2.4% over the past year, firmly positive but below the 3.7% average change over the past decade.

There have been no new office construction starts or building deliveries since Q4 2019, when 8,860 square feet was delivered to the market. Yamhill County's strong land use requirements are essential for continuing to protect the agricultural resources which are the main attraction for visitors, while also accommodating the businesses and activities that support agriculture and tourism.

Source: CoStar





Willamette Valley

700+

Wineries

Protected by the Coastal Mountain range to the East and the Cascades to the West, the Valley follows the Willamette River for more than a hundred miles from the Columbia River near Portland to just south of Eugene.

Globally recognized as one of the premier spots for pinot noir grapes, the Willamette Valley is home to over 700 wineries which account for two-thirds of Oregon's wine production. The area attracts visitors eager to experience the scenic views and fine dining the area has to offer.



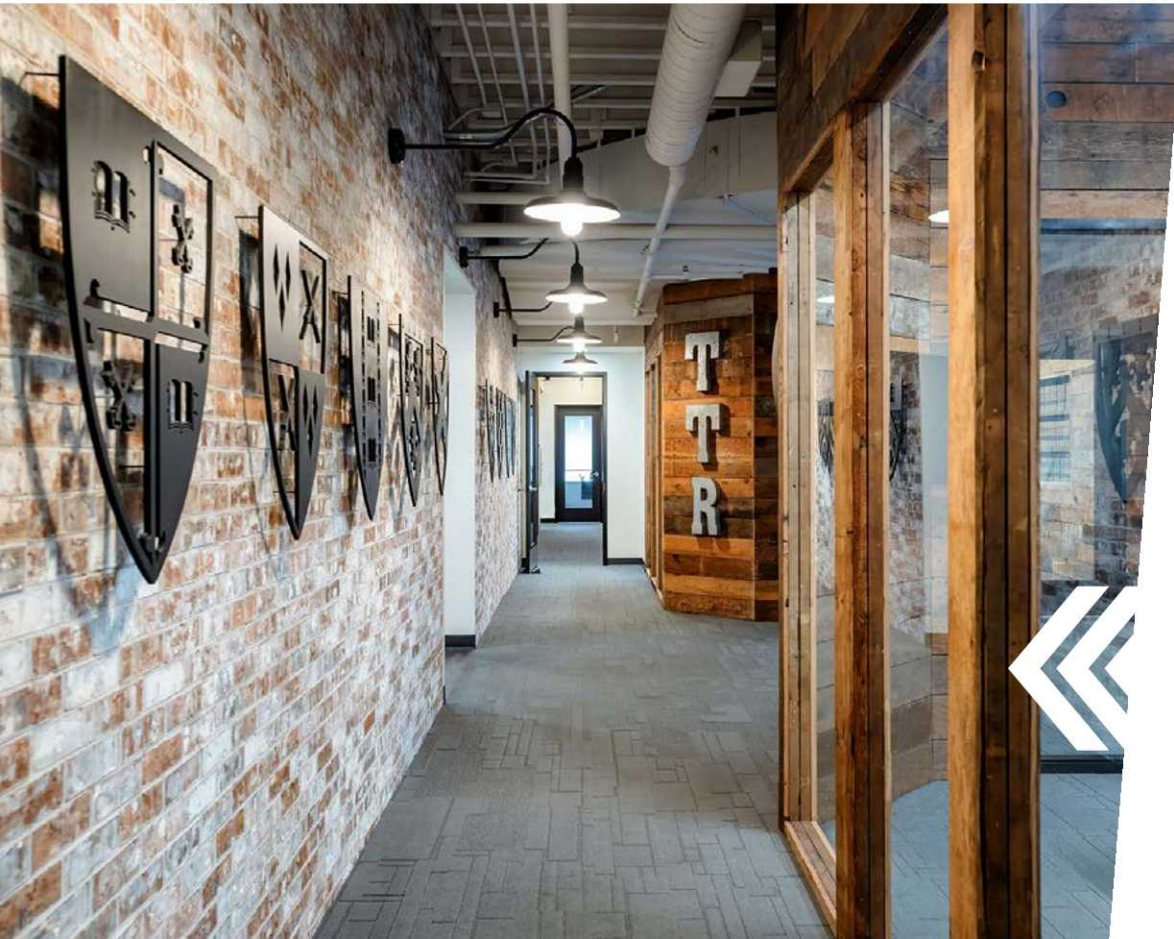
Sources: Willamette Valley Wine, Visit McMinnville, Bureau of Labor Statistics

Conditions of sale

3850 SE Three Mile Lane is being offered in “as-is” condition. All investors should base their offer on an “as-is” condition.

Property tours

JLL, as exclusive advisers for 3850 SE Three Mile Lane, will schedule all market and property tours with advance appointments. Please contact JLL for all tour-related requests.



Offering terms

All offers should be delivered to the exclusive advisers, JLL Capital Markets, by email. We request that interested parties submit a formal Letter of Intent (LOI) outlining the terms by which they intend to purchase the Property, including the following:

- Purchase price
- Source of capital (equity / debt)
- Earnest money deposit
- Detailed schedule of any and all contingency periods
- Company background and financial capability

Presented by

Investment Sales Advisory

Adam Taylor, LEED AP

Director
+1 503 449 4837
adam.taylor@jll.com
Licensed in OR

James “Buzz” Ellis, SIOR

Managing Director
+1 503 680 5100
buzz.ellis@jll.com
Licensed in OR

Tyler Sheils

Managing Director
+1 503 972 8603
tyler.sheils@jll.com
Licensed in OR

Debt Advisory

Zach Kersten

Director
+1 503 417 5586
zach.kersten@jll.com

Tour Scheduling

Stephanie Luerken

Production Associate
+1 503 720 0161
stephanie.luerken@jll.com



JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 102,000 as of June 30, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

