

ONE WEST MAIN / MAIN + FIR / DOWNTOWN MEDFORD

P2P Racing Room + Lounge

A place to race, learn, meet and stay downtown.



SIX-POD CONCEPT / CORNER HOSPITALITY / STEM LEARNING / ROTATING COLLECTOR EXHIBIT

Start with the room. Build the destination.



Daytime: supervised school/club sessions, telemetry and driver development. Evening: racing, hospitality and private events.

A useful first phase

Racing + STEM, on the left. Target six modular pods, shared check-in, a teaching bench and a small component showroom.

Restaurant/lounge at Main + Fir. We have engaged with an experienced restaurant/hospitality and sports investor on the P2P Lounge. Acoustic glazing connects dining and race viewing.

Rotating collector-car exhibit. We have begun engagement with an internationally recognized car collection in Oregon. Vehicle access and display arrangements are to be developed.

Later along Fir. Retro arcade, VR and a flexible broadcast/event room; expand the collector gallery as demand supports it.

Explore education/museum activity with an eligible nonprofit partner. Confirm structure and grant eligibility; no funding or tax exemption is assumed.

FIRST MEETING ASK: agree a building walk, identify a corner-and-adjacent-space test-fit, and nominate owner / hospitality / education contacts.

1 SPACE	Owner walk + measured plan	Confirm bays, footprint, kitchen/exhaust route, utilities, acoustics and access; request rent and TI terms.
2 PARTNERS	Hospitality + exhibit + education	Advance hospitality and collection discussions; confirm school/club demand, supervision and a nonprofit partner.
3 PILOT	Start with available racing hardware	Use available PC rigs for booking, race-license and sample STEM sessions; record demand and operating needs.
4 DECISION	Return with a costed first phase	Get fit-out quotes; compare sessions, food/beverage and event income with costs before a lease commitment.

Renderings are illustrative; final dimensions, capacity, operating permissions and costs require a measured test-fit.
Sources (22 Sep 2026)Site listing Building architecture IRS: exempt purposes IRS: private benefit