

STREETRENTS

OFFICE: 50 THIRD STREET, ASHLAND, OR 97520

(CORNER OF LITHIA WAY & 3RD ST)

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Commercial Space - Phoenix

The Shoppes at Exit 24 - 205 Fern Valley Rd

5.6 Million Annual Traffic Count at Luman and Fern Valley

1st Month Free!

- Retail, office and restaurant space
- Space ranges between approx. 1280 sq' to over 10,000 sq'
- Great visibility from the freeway (I-5).
- Across the freeway from Home Depot and La-Z-Boy
- located in the same shopping center as McDonalds.

Commercial Space - Ashland

Prime visibility and location - 400 W Hersey, Suite 3

- Office space off of Main Street (1/2 block), on 400 W Hersey, Suite 3.
- On-site parking
- Break room, restroom, kitchenette, storage room.
- Owner pays insurance, exterior maintenance, landscaping, & water . Tenant pays prorated property taxes.
- Estimated 944 square feet
- \$690/mo net lease per suite
- One year lease

High traffic and visibility - 258 A St unit 8 - "A Street Arts Building"

1/2 Off 1st Month!

- Class A gallery, office, and retail space available
- Located in the heart of Ashland's Historic Railroad district at 258 A St
- High traffic building; creative atmosphere; onsite parking; excellent visibility

Unit 8

- approx. 695 sq' , gross lease at \$750/mo, tenant pays electricity
- This suite is located on the top floor and has wonderful views of the mountainside.

Medical and Dental Office Facility - 2262 Ashland St Available Now

- Building is ready for you to move in and open for business, estimated 2520 sq', \$1.00/sq' per month, NNN
- Excellent location with high visibility (in the Bi-Mart and Shoppin' Kart center)
- Turn-key medical office facility with 15 parking spaces
- Space includes:
 - * A/C, Cable ready, Gas Heating
 - * 6 Exam/Surgery/Treatment rooms, Offices, locker room,
 - * Wet Lab
 - * Central Storage,
 - * Large waiting room with reception area (2 built-in work stations, medical records shelving)
- 5 year NNN lease, some equipment may be available for purchase, including a propane generator

Looking to share space for your practice? We have flex space for \$800 per month plus utilities.

Rates and terms subject to change. Information deemed reliable, but not guaranteed. This property is offered for lease contingent upon the approval of an Application to Lease. StreetRents and its clients shall not be bound by any contract or any other instrument or modification thereof, nor any oral statement made by any person, unless it has been reduced to writing and signed by a manager of StreetRents.

Updated: 2/16/10