

STREETRENTS

OFFICE: 50 THIRD STREET, ASHLAND, OR 97520

(CORNER OF LITHIA WAY & 3RD ST)

MAILING: PO BOX 12, ASHLAND, OR 97520

PHONE: 541-890-8005 EMAIL: DREW@STREETRENTS.COM FAX: 541-201-0214

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.

721 Main St

- Retail, office, and restaurant/deli/bakery space
- All suites 1,000 square feet
- \$900 per month plus \$260 per month CAM fees
- Anchored by Ray's Food Place

Commercial Space - Ashland

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', \$.75/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.

Tolman Creek Plaza

Fitness center, beauty salon, and retail spaces for lease

2301-2345 Ashland, St

- 895 square feet to 1520 square feet available
- Anchored by Rite Aid and Albertson's
- \$1.25 per square foot, per month NNN

More on next page!

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: 9/20/11

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Commercial Space - Ashland

Mistletoe Road Business Park

700 Mistletoe Rd Suite 101 Available Now

Mistletoe Road Business Park provides multi-use business space located in a flexible zone within Ashland's city limits. Located near the intersection of Tolman Creek Rd and Highway 66 near Interstate 5.

Amenities Include:

- Cable ready, High speed internet ready
- Shared access to two bathrooms per floor
- Shared kitchenette on each floor with refrigerator
- Access to shared conference room with 42" LCD, HDMI equipped presentation TV
- Building Maintenance, Building insurance's (not including tenant insurance),
- Landscaping and parking lot maintenance paid
- Water, Sewer, Trash/Recycling (dumpster) paid
- HVAC (each office separately controlled) and Air conditioning
- Bathroom and kitchenette janitorial, not incl. janitorial in private office space.
- All office spaces networked and wired w/ C5 and phone, tenant responsible for tele/data services
- Monitored Alarm system
- Discounted Storage facility rents for tenants and employees

- \$3,450 per month, \$3,450 security deposit, negotiable lease terms

-Approx 2262sq ft, built 2007, 1st floor

-Can be split into 2-4 smaller spaces.

More on next page!

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90 and 92 Van Ness, Ashland

This property was a 2003 National Historic Preservation week winner for the Historically Compatible Commercial Category. Located within walking distance to Lithia Park, downtown Ashland and the Railroad district.

- High traffic area, corner of Van Ness & Helman
- private suite located in a newer building

- 269 sq' (approx)
\$465 per month
\$435 security deposit

-1500 sq' (approx)
-\$1875 per month
-\$1875 security deposit

Tenant pays water, sewer, and trash. One year minimum lease. Discount available for renting both units.

160 Helman, Ashland, OR

Old Pyramid Juice Site

Excellent location for warehousing, distribution or storage. Class A office space available as well.

- 2435 estimated square footage.
- Paved and fenced parking/yard.
- E-1 zoning
- Property rented AS-IS.
- \$1,800.00

12-18 month lease, property rented AS-IS. Warehouse space and portion of parking lot only, attached office is reserved for owner's use.

Package available for renting 90 Van Ness, 92 Van Ness, and 160 Helman.

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