



221 W Stewart Avenue, Suite 102 in Medford, Oregon

Documents

Floor plans, additional media, and general due diligence available via Google Drive at bit.ly/221-stewart-ave

Basic Details

- Up to 8,612 SqFt Available
- Ground-Level Entry
- Built in 1997
 - Renovated in 2007
- Starting at \$1.75 per SqFt
 - \$15,071 per Month NNN

Public Remarks

Versatile ground-level medical offices available in the Lausmann Business Center near expanding commercial and residential developments of SW Medford. Suite 102 is currently configured with waiting room, reception desk, built-in retail displays, 14 exam rooms with sinks and built-ins, optical workroom with separate private office, records room, billing office, consulting and scheduling rooms, tech station, research office, two screening rooms, field room, testing office, breakroom, sub-waiting room, procedure room, six private restrooms – one with shower – and two corridor exits. Established mix of professional services, legal, medical, and government offices. Flexible build-to-suit tenant improvements available with lease terms starting at \$1.75 per SqFt per month. High-traffic corridor of W Stewart Avenue and S Pacific Highway 99 within a quarter-mile of Providence Stewart Meadows Medical Plaza, Fichtner-Mainwaring Park, and Stewart Meadows Village. Inquire for details!

Utilities & Services

- Video and audio surveillance system in place with overnight security coverage
- Fire suppression sprinkler system
- Central heating and central air conditioning
- Expenses allocated for common area maintenance, taxes, insurance, HVAC, and utilities

Agent Remarks

Ramp-up period available for tenant improvements with lease terms starting at \$1.75/SF/Month NNN – tenants pay allocated share of common area maintenance, taxes, insurance, HVAC, and utilities. KOGAP Enterprises, Inc. serves as both general contractor and landlord to facilitate interior renovations in a cost-efficient and effective manner. Floor plans, additional media, and general due diligence available via Google Drive at <https://bit.ly/221-stewart-ave>

Location

- Directly along first fairway of [Stewart Meadows Golf Course](#)
- Views of Roxy Ann Peak and Table Rocks
- Established business center with longstanding tenant mix of professional services, legal, medical, and government offices
 - [Oregon Department of Environmental Quality](#)
 - [Medical Eye Center](#)
 - [La Clinica Women's Health Center](#)
 - [Association of Insolvency & Restructuring Advisors](#)
 - [SIEU Local 503 Union](#)
 - [Moss Adams](#)
 - [Black Chapman Peterson & Stevens Attorneys](#)
- Approximately ~1,100 feet from high-traffic corridor of W Stewart Avenue and Riverside Avenue / S Pacific Highway 99
 - Annual Average Daily Traffic (AADT) of 13,900+ vehicles with 2% annual growth since 2023 per [Oregon Traffic Monitoring System](#)
- Near expanding residential and commercial developments of SW Medford; within a quarter-mile radius of [Providence Stewart Meadows](#), [Fichtner-Mainwaring Park](#), [Walmart Supercenter](#), and [Stewart Meadows Village](#)
- Eight-minute walk to Rogue Valley Transportation District (RVTD) bus stop on E Stewart Avenue (~0.3 miles)
- Four-minute drive to South Medford I5 Exit 27 (~1.2 miles); 11 minutes to Rogue Valley International Airport (~6 miles); 17 minutes to Ashland's downtown plaza (~11.9 miles)
- C-C ([Community Commercial](#)) zoning permits a broad range of commercial uses – including retail, personal, professional, health, educational, legal, financial, and general administrative services

Features

- Versatile floor plan; current build-out for [Medical Eye Center](#)
 - Ground-level covered entrance to common area foyer shared with [La Clinica Women's Health Center](#)
 - Waiting room, reception desk, and built-in retail display area
 - Optical workroom with space for three desks and separate private office, records room, billing office with space for four desks, consulting and scheduling offices, tech station, research office, two screening offices, field room, testing office, utility and storage rooms, breakroom, sub-waiting, procedure room, and 14 exam rooms with sinks and built-ins
 - Six private restrooms – one with shower
 - Two additional exits to corridor, lobby, and entry foyer
- Ample parking for 200+ vehicles

All information deemed reliable but not guaranteed.

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