



## 340 A Street in Ashland, Oregon

### Basic Details

- 9 Potential Suites
- 19,196 SqFt
- 0.84 Acre Lot
- Built in 1964
- Renovated in 1987 and 1997
- E-1 Zoning with Residential Overlay
- Listed for \$4,200,000

### Documentation

Nondisclosure agreement to access financials, addenda, floor plans, maintenance records, maps, title information, and additional media available via Google Drive at [bit.ly/340-a-st](https://bit.ly/340-a-st)

### Features

#### Suite 1

- 11,000 SqFt leased to [Sunday Afternoons](#) since 2022; available for owner-occupant or new tenant in 2025
- Ample space for 50+ employees
- Cat-5 wiring throughout building with high-speed internet through Ashland Fiber Network
- 23 private offices, six semi-private open office areas, two administrative workstations, reception area, lobby, large flex space, conference room, storage room, and climate-controlled server room
- Lower-level break room kitchenette with sink, dishwasher and full-sized refrigerator
- Fully fenced private outdoor deck
- Upper-level kitchenette with sink and mini-refrigerator
- Five bathrooms – one with shower and oak lockers
- New carpet and interior paint in 2022
- Four HVAC systems; industrial ducting
- Fire suppression sprinkler system
  - Annual testing by Pacific Fire Protection
- Sound system with built-in speakers
- Upgraded LED lighting throughout
- Remodeled for [Project A](#) in 1996 – former control center of Ashland's fiber optic infrastructure
- ADA-compliant bathrooms and exterior access ramp
- Plans available for additional windows

#### Suite 2

- 1,980 SqFt leased to [La Baguette](#) since 1992
  - 'Ashland's longest-standing family bakery cafe'
- Commercial kitchen, dining room, and live music venue with stage and sound system
- One half bathroom
- Parking area converted to outdoor seating area

### Location

- Property spans one whole city block with alley frontage from N 2nd Street to 3rd Street
- Directly across from the Grange Co-op; ~350' from Ashland Ace Hardware
- Vibrant commercial area of Ashland's historic Railroad District; within a flat half-mile radius of Railroad Park, Ashland's central bike path, multiple restaurants, shopping, and downtown entertainment

#### Suite 3A

- 360 SqFt leased to TRM Holdings as of 2024
- Shared half bathroom (i.e., 72 SqFt) with Suite 3B

#### Suite 3B

- 360 SqFt leased to [Ashland Strength Studio](#) (i.e., Tess Loraine) as of 2024
- Shared half bathroom (i.e., 72 SqFt) with Suite 3A

#### Suite 4

- 1,008 SqFt leased to [Blackwell Frames](#) (i.e., formerly Ashland Custom Frame) since 1996
- Gallery, workshop space, and office area
- One half bathroom

#### Suite 5

- 1,200 SqFt leased to [Get 'N Gear](#) since 1996
- Recreation equipment, clothing retailer, and bicycle repair services
- Storage or office area with access to one half bathroom

#### Suite 6

- 796 SqFt leased to [AlleNorth Properties](#) since 2010
- Reception area and three potential office spaces
- One half bathroom

#### Suites 7 & 8

- 2,420 SqFt leased to [Get 'N Gear](#) since 1996
- One half-bathroom accessible via Suite 7; full bathroom accessible via Suite 8

*All information deemed reliable but not guaranteed.*

### CATHERINE ROWE REAL ESTATE TEAM

Oregon Licensed Brokers

Call or Text: (541) 708-3975

Email: [roweteam@johnlscott.com](mailto:roweteam@johnlscott.com)

John L. Scott Ashland  
320 E. Main St, Ste. 100  
Ashland, OR 97520

John L. Scott Medford  
871 Medford Center  
Medford, OR 97504



### 340 A Street in Ashland, Oregon

#### Exterior

- Parking lot with 36 spaces
  - Sealed and re-stripped in 2024
  - ADA-compliant
- Potential food cart area with access from N 2nd Street
- Mature trees and plantings with drip and sprinkler irrigation system
- Asphalt and 50-year standing seam metal roofing
- Tilt-up slab walls

#### Systems & Utilities

- Nine separate gas and electric meters paid by tenants
- Separate water meter for Suite 1 paid by tenant
- Water for Suites 2-8, sewer, exterior maintenance, insurance, and property taxes paid by owner(s)
- Copper and ABS plumbing c. 1986
- Good exposure for solar array

#### Public Remarks

Iconic community center in the heart of Ashland's historic Railroad District with beloved local businesses and longstanding commercial tenants dating back to 1986. Property spans one whole city block with nine commercial suites and 36-space parking lot. Thoroughly renovated Suite 1 available for owner-occupant or new tenant in 2025 with 23 private offices, six semi-private open office areas, two administrative workstations, reception, lobby, flex space, conference room, climate-controlled server room, Cat-5 wiring, and fiber optic internet. Suites 2-8 leased to bakery and cafe, retail, recreational equipment sales, and professional services. Nine separate gas and electric meters; two water meters. Development potential in E-1 with residential overlay for three-story building(s) up to 40,000 additional square feet of mixed-use commercial and residential with underground parking. Inquire with agents to access financials, improvements, maintenance records, floor plans, and more!

#### Agent Remarks

Buyer agents to confirm proof of funds or loan pre-approval along with completed nondisclosure agreement to access financials, addenda, floor plans, maintenance records, maps, title information, and additional media via Google Drive at <https://bit.ly/340-a-st> prior to scheduling showing appointments. Buyer to complete due diligence with City of Ashland regarding future development potential. Seller is related to Listing Agent Claire Golden-Fields (OREA #200412062). Listing agent(s) must accompany showings; please text the Rowe Team at (541) 708-3975 to schedule appointments with adequate notice for tenant(s).

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