



221 W Stewart Avenue, Suite 311 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 10,051 SqFt Available
- Ground-Level Entry
- Elevator Access
- Built in 1997
- Starting at \$1.75 per SqFt
 - \$17,589.25 per Month NNN

Public Remarks

Versatile third-floor offices available in the Lausmann Business Center near expanding commercial and residential developments of SW Medford. Suite 311 is currently configured with 20 private offices, two large shared workspaces, lobby reception area, front conference room with AV system, annex, and central workstation with built-ins. Abundant natural light and views of Roxy Ann Peak, Table Rocks, and Stewart Meadows Golf Course. Elevator or stairs from ground-level to common area landing, corridor, restrooms, utility, and janitorial area shared with Moss Adams accounting firm. 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 administration services

Features

- Versatile floor plan with two shared and 20 private offices
 - Lobby reception area with double doors to front conference room with hard-wired speakers, projector, and screen
 - Southeast wing with five private offices and annex
 - Large shared office area with view of Roxy Ann Peak; seven adjacent private offices overlooking Stewart Meadows
 - Two additional private offices facing Roxy Ann Peak – not shown on floor plans
 - Second large shared office area; six adjacent private offices with views of Table Rocks
 - Central workstation with built-in cabinets and counters
 - Abundant natural light with transom windows throughout
- Elevator and stairs from ground-level entry to common area landing, corridor, restrooms, utility, and janitorial area shared with Moss Adams
- Ample parking for 200+ vehicles

All information deemed reliable but not guaranteed.

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