



139 East Main Street in Ashland, Oregon

Basic Details

- Commercial Space
- Six Offices
- Two Bathrooms
- 4,000 SqFt
- Built in 1905
- Offered at \$5,000 per Month
 - \$1.25/SqFt

Features

- Currently configured as six private offices with a large common event space or potential co-working area
- Two half bathrooms
- Storage closet
- Huge mid-level storage area (i.e., below floor)
- Access directly from E Main Street or Will Dodge Way
- Hardwood flooring and exposed brick walls throughout
- Kitchenette with wood cabinetry, dishwasher, and sink
- Large skylight; masonry in place for additional windows
- ~14' high ceilings
- Building may be suitable for elevator

Potential Uses

- Per City of Ashland, 'HB 2984 allows conversion of vacant commercial space to residential without conditional use permit or zone change. Consult with a design professional familiar with relevant building codes.'
- Former restaurant location for Beasy's Back Porch and Three Rivers Indian Cuisine
- Property is available as event space while on market
- Option for co-working or sublease arrangement

History

The upper floor of the building was known for many years as Memorial Hall. In 1909 the Spiritualist Society initiated construction of a new temple on East Main Street and selected Frank C. Clark to design it. The pertinent resource has seen a variety of occupants through the years. The store room on the first floor was occupied soon after construction by David L. Minkler and his son, Ray Minkler in their notions business: D. L. Minkler and Son. Eventually the resource became known as the Minkler Building.
-Ashland Cultural Resource Inventory Survey

This impressive two story stucco-clad brick structure was completed in 1905, the middle building in the row of three new business blocks built adjoining the Opera House between 1904 and 1905. The largest of the group, the First Southern Oregon Spiritualist building offered a large second floor hall and office space for its owners with retail spaces on the ground level. While modified from its original 1905 appearance, the First Spiritualist Society Building retains very high integrity to the 1947 remodel and, as such, remains an important element in Ashland's downtown and effectively relates its history of development.
-National Register of Historic Places

Public Remarks

Versatile upper-level commercial space of historic building located in the heart of downtown Ashland – surrounded by retail and restaurants, just one block from the Oregon Shakespeare Festival! Currently configured as six private offices with a large common event space or potential co-working area, kitchenette with dishwasher and sink, two half-bathrooms, and ample storage. Large skylights, high ceilings, exposed brick walls, and hardwood flooring throughout. Access from E Main Street or Will Dodge Way. High-traffic location with excellent visibility. Fresh exterior paint and new heating and air conditioning system. Former restaurant location with potential for conversion to residential use per City of Ashland. Fire suppression sprinkler system in place. Inquire with agents to access additional documentation including floor plans, additional media, virtual tour, potential lease terms, and historical details!

Agent Remarks

See attached in MLS for link (<https://bit.ly/139-e-main-st>) to access and share floor plans, additional media, former lease terms, historical details, and due diligence via Google Drive. Lease offered at a discounted rate; property has been rented for up to \$7,560 per month (i.e., \$1.89 per SqFt). Sidewalk is being repaired. Per Seller, a ground-level unit located next door (i.e., 131 E Main St) will be available for \$4,464 per month if tenant(s) would like a storefront location. Please schedule showings through InstaShowing at <https://instashowing.com/showings/139-e-main-st>.

Documents

Floor plans, additional media, former lease terms, historical details, and due diligence available via Google Drive at bit.ly/139-e-main-st

Matterport

Virtual tour available at bit.ly/matterport-139-e-main-st

Location

- Vibrant commercial area of downtown Ashland – surrounded by retail, restaurants, and hotels
- Approximately two minutes from the Oregon Shakespeare Festival (~285 feet); three minutes from Ashland's downtown plaza and Lithia Park (~0.1 miles)
- High-traffic location with excellent visibility
 - Annual Average Daily Traffic (AADT) of 9,282 vehicles per ODOT TransGIS in 2023

Systems & Utilities

- Fire suppression sprinkler system in place
- Natural gas available
- New heating and air conditioning system installed September 2024

Lease Terms

- Ramp-up period available for tenant improvements or build-out before first rent payment
- Tenant pays all utilities and business liability insurance
- Landlord pays property taxes and insurance for building

All information deemed reliable but not guaranteed.

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