



**FOR LEASE**

# Medical Suite 220

Chase Gardens North  
330 South Garden Way  
Eugene, Oregon 97401

## MEDICAL SPACE FOR LEASE

- 19,825 square feet
- Can be demised to 8,395 square feet and 11,154 square feet
- Clinic build-out
- Abundant on-site parking
- \$2.75 per square foot per month, triple net

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

**Jeff Elder**  
jeff@eebcre.com

**541.345.4860**

Licensed in the State of Oregon.

# Building Overview

330 S Garden Way | Suite 220 | Eugene OR 97401

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101 East Broadway  
Suite #101  
Eugene, OR 97401



Chase Medical Gardens North is a three-story,  
Class A, multi-tenant, medical building.

**STRUCTURE:** Structural steel frame with metal pan deck and concrete floors

**ROOF:** IB Roof PVC Membrane with original twenty year warranty

**ELEVATOR:** Two Otis hydraulic elevators

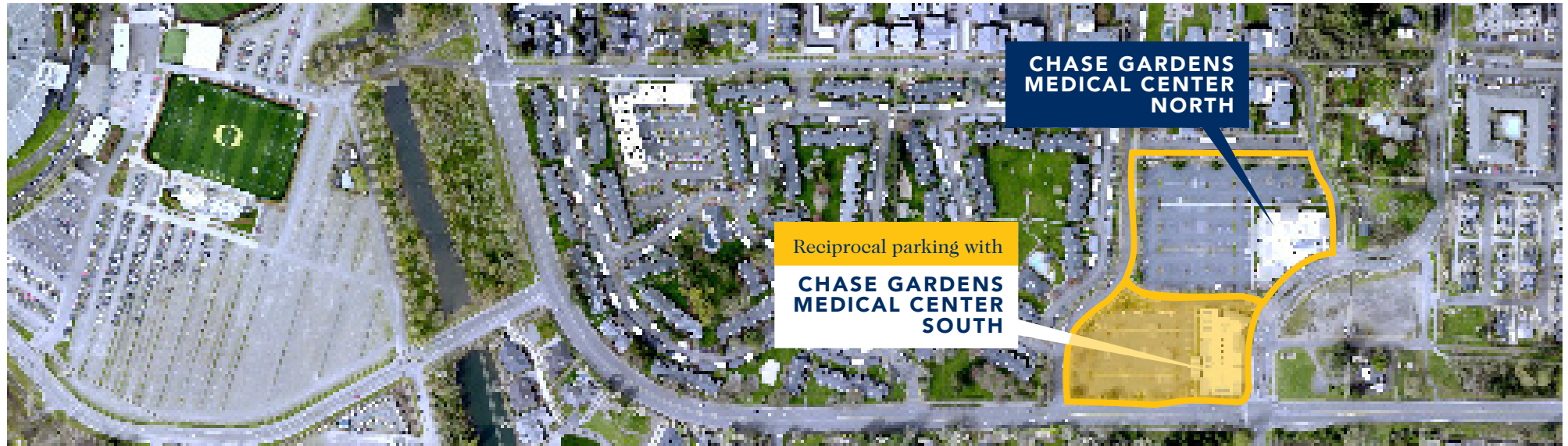
**FIRE PROTECTION:** Wet sprinkler system with alarms

**GENERATOR:** 125kw 480V diesel back-up generator

**SECURITY:** Card access control system

**HVAC:** Trane Intellipak VAV system with hot water reheat and redundant condensing gas boilers

**SOLAR:** 30kw net metered rooftop solar electrical system



# Suite 220 Floor Plan

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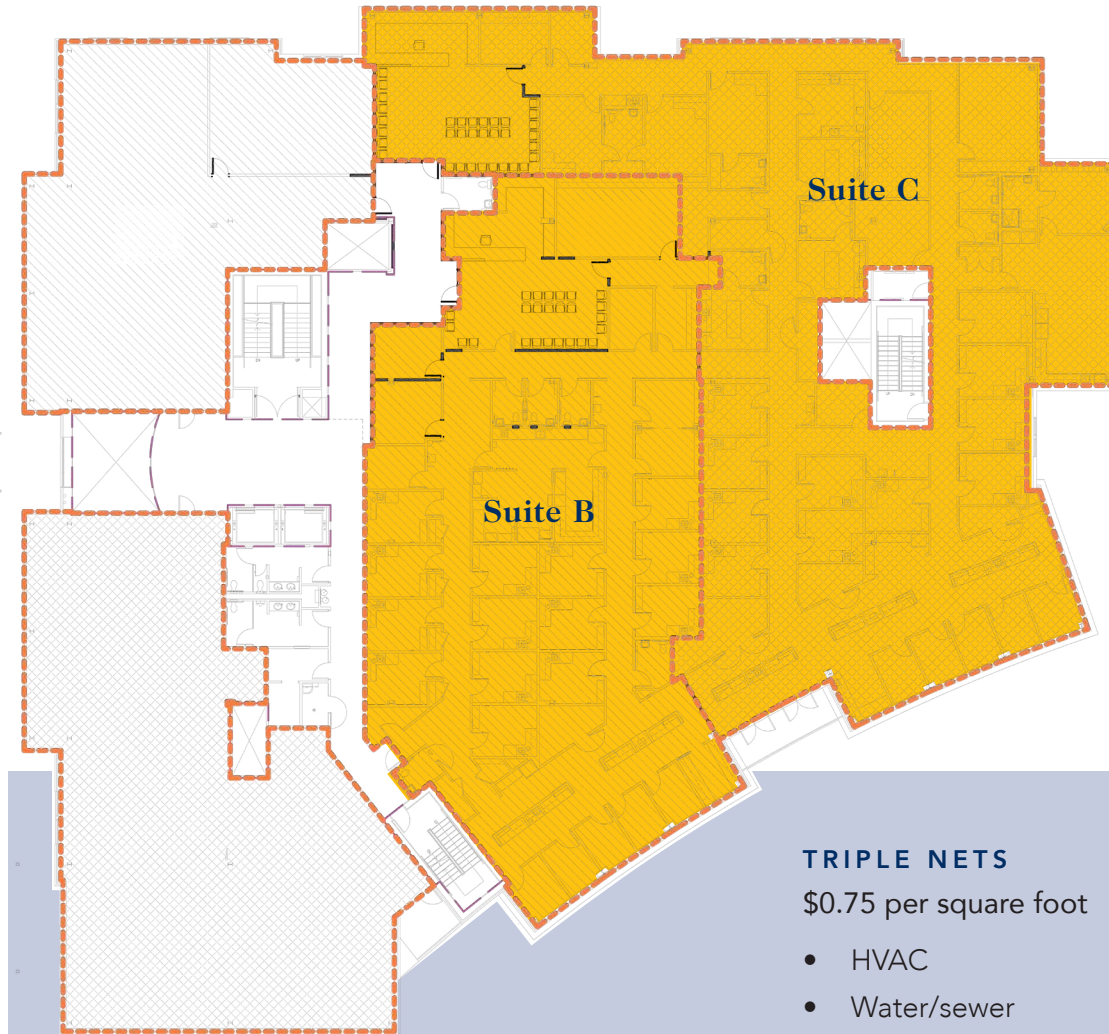
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## For Lease

19,825 SF

CAN BE DEMISED TO  
SUITE B: 8,395 RSF  
SUITE C: 11,154 RSF

- 21 exam rooms
- 12 provider offices
- Conference room
- 12 restrooms
- 10 medical assistant areas
- Lab with draw areas
- Break room
- Locker room
- Reception/admin area
- Check-in/check-out areas

## TRIPLE NETS

\$0.75 per square foot

- HVAC
- Water/sewer
- Garbage
- Property taxes
- Common area maintenance
- Landscaping
- Building insurance

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