



595 W 8th Ave

595 W 8th Ave, Eugene, OR 97401

Zach Cooper

Margolis FLP

PO Box 5442 ,Eugene, OR 97405

lpfcooper05@gmail.com

(541) 521-5320



595 W 8th Ave

\$24.00 /SF/YR

Located in the heart of downtown Eugene, this well-maintained 2,000 SF ground floor medical suite is ideal for a variety of healthcare or professional uses. Formerly a dental practice for over 15 years, the space offers a functional and flexible layout with a reception area, treatment rooms, and private restrooms. The suite has been partially built out with medical infrastructure, making it a turnkey option for dentists,...

- Situated in the heart of Eugene, offering excellent visibility and accessibility
- Ideal for medical or professional use, with a layout that includes a reception area, private offices, and treatment rooms
- Fully DDA compliant, ensuring ease of access for all clients and staff
- Located on a corner lot, providing ample natural light and a welcoming environment
- The property offers convenient on-site parking for tenants and visitors
- Space is ready for occupancy, offering a seamless transition for your practice or business



Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	2,926 SF
Year Built:	1952
Walk Score ®:	94 (Walker's Paradise)
Transit Score ®:	57 (Good Transit)
Rental Rate Mo:	\$2.00 /SF/MO

1

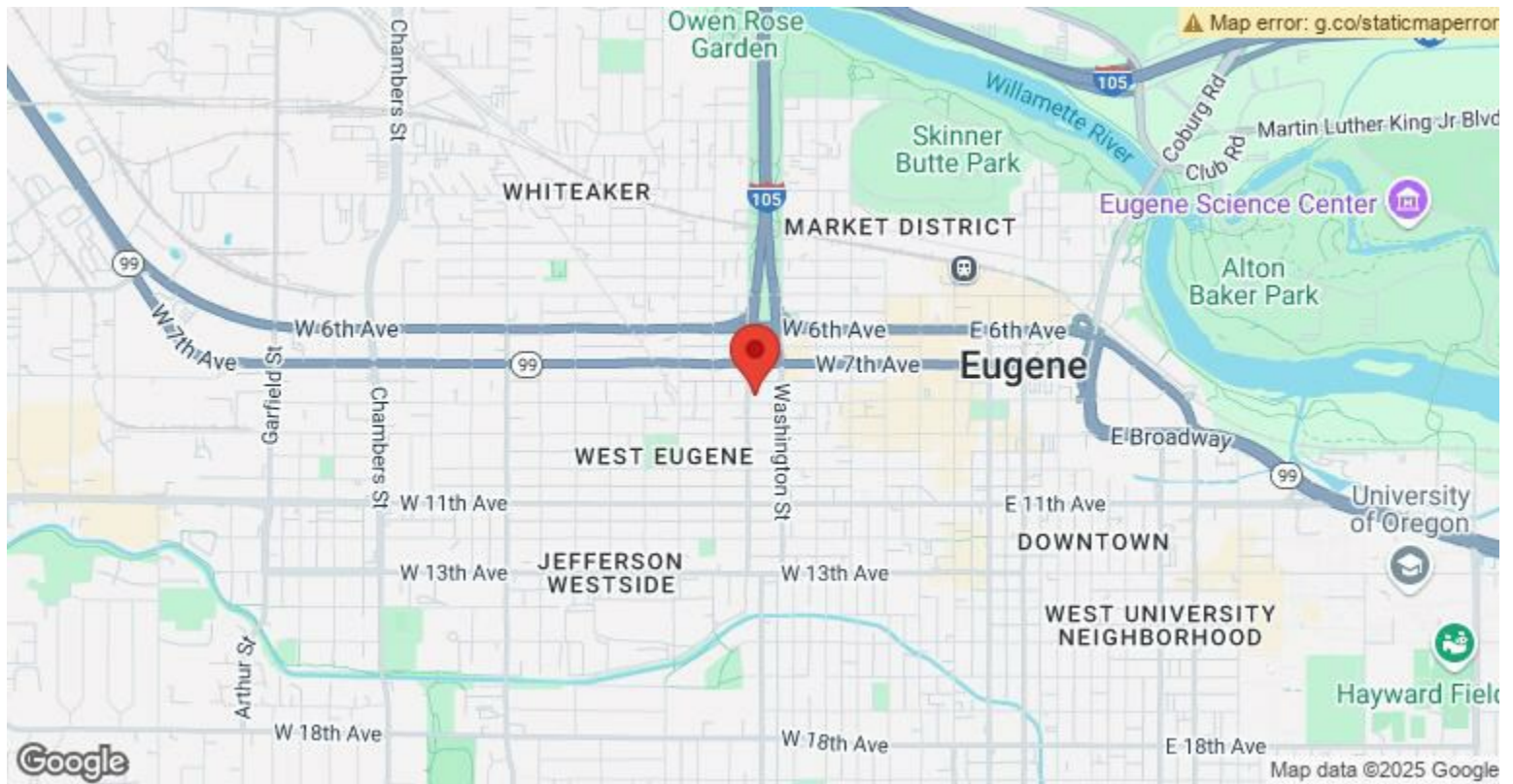
1st Floor

Space Available	2,000 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Dental
Space Type	Relet
Space Use	Medical
Lease Term	5 Years

Previously operated as a dental office for over 15 years, this versatile 2,000 SF ground-floor suite is ideal for medical, chiropractic, massage, or acupuncture use. The space offers a partial build-out with a mostly open layout, private restrooms, and a dedicated reception area. The suite is fully DDA compliant and includes modern amenities such as central heating and air conditioning, Wi-Fi, security system, and after-hours HVAC. Demised WC facilities are included within the suite for exclusive use. Located on a corner lot with excellent visibility and accessibility.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Advantage Dental	-	
Chiworks	-	
West Coast Dental	-	



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Situated on a prominent corner lot, the property benefits from excellent natural light, strong visibility, and convenient on-site parking. The building is DDA compliant, wheelchair accessible, and features modern amenities including central HVAC, a security system, and after-hours access. With a professional and welcoming atmosphere, this space presents an excellent opportunity for businesses looking to establish or expand in a prime Eugene location.

Offered at \$24.00/SF/year NNN, the lease terms are negotiable with a preferred 5-year commitment. The property is move-in ready and available for immediate occupancy.

Property Photos



Property Photos

