

**MEDICAL OFFICE SPACE: 1,278-5,093 SF**



**COMPASS**  
COMMERCIAL

**REAL ESTATE SERVICES**

**FOR LEASE | WESTMORELAND MEDICAL CENTER**  
1680 CHAMBERS STREET, EUGENE, OR 97402





## WESTMORELAND MEDICAL

### MEDICAL OFFICE SPACES AVAILABLE

Westmoreland Medical Center offers medical providers the opportunity to join one of Eugene’s most established and synergistic healthcare environments. The property is home to multiple long-standing medical and dental practices, creating a built-in referral network and consistent patient traffic. The anchor tenant, **Oregon Medical Group**, brings strong brand recognition and daily activity to the center, reinforcing its position as a trusted medical destination for the surrounding community.

Additional tenants include **Gentle Dental, Mission Dental, Axiom Optical, and Community Health Centers of Lane County**, contributing to a diverse mix of general practice, specialty care, dental, optical, and community health services. This highly collaborative environment supports a wide range of medical uses, from behavioral health and therapy to specialty clinics and outpatient services.

Located on Chambers Street with easy access to West 11th Avenue, the property benefits from excellent visibility, convenient patient access, mature landscaping, and ample shared parking within the medical campus.

PROPERTY SUMMARY	
Address	1680 Chambers Street, Eugene, OR 97402
Building Size	34,798 SF
Lot Size	2.66 Acres
Year Built	1965 and 2000
Parking Spaces	144 Surface Spaces   Ratio: 4.19/1,000 SF
Zoning	General Office (GO)
AVAILABLE SPACE	
Suite 103	3,815 SF
Suite 104	1,278 SF
Suite 103-104	5,093 SF
Lease Rate	\$2.00/SF/Mo.
Lease Type	Triple Net

# PROPERTY HIGHLIGHTS



## MEDICAL HUB

Established center with steady daily activity from multiple providers



## TENANT MIX

Complementary medical and dental tenants that support cross referrals



## HIGH VISIBILITY

Chambers Street traffic count of 16,631 AADT provides strong exposure patient access



## NEAR HOSPITAL

Close to major medical facilities that serve the surrounding area



## GREAT ACCESS

Walk Score 80 and Transit Score 40 provide strong access for patients and staff



## CLINICAL LAYOUTS

Suites designed for medical use with flexible room configurations



## STRONG HOUSING BASE

Surrounded by dense neighborhoods that provide reliable demand



## AMPLE PARKING

Surface lot with 144 spaces and a parking ratio of 4.19 per 1,000 SF



# MEDICAL OFFICE SUITE



# SUITE 103

**SUITE SIZE: 3,815 SF**  
**LEASE RATE: \$2.00/SF/Mo. NNN**

## FEATURES & AMENITIES

- Multiple exam rooms suitable for medical use
- Private restrooms
- Defined waiting and reception area
- Several private offices for providers and staff
- Storage and support rooms for equipment and supplies

## LOCATION

- Suite is on the south wing on the lower floor of the center
- Convenient access to parking and common areas
- Close to major hospital and regional medical services
- Easy access to West 11th Avenue and key city corridors
- Surrounded by dense residential neighborhoods that support patient demand

## MEDICAL OFFICE SUITE



## SUITE 104

**SUITE SIZE: 1,278 SF**  
**LEASE RATE: \$2.00/SF/Mo. NNN**

### FEATURES & AMENITIES

- Multiple exam rooms suitable for medical use
- Defined waiting and reception area
- Several private offices for providers and staff
- Private restrooms

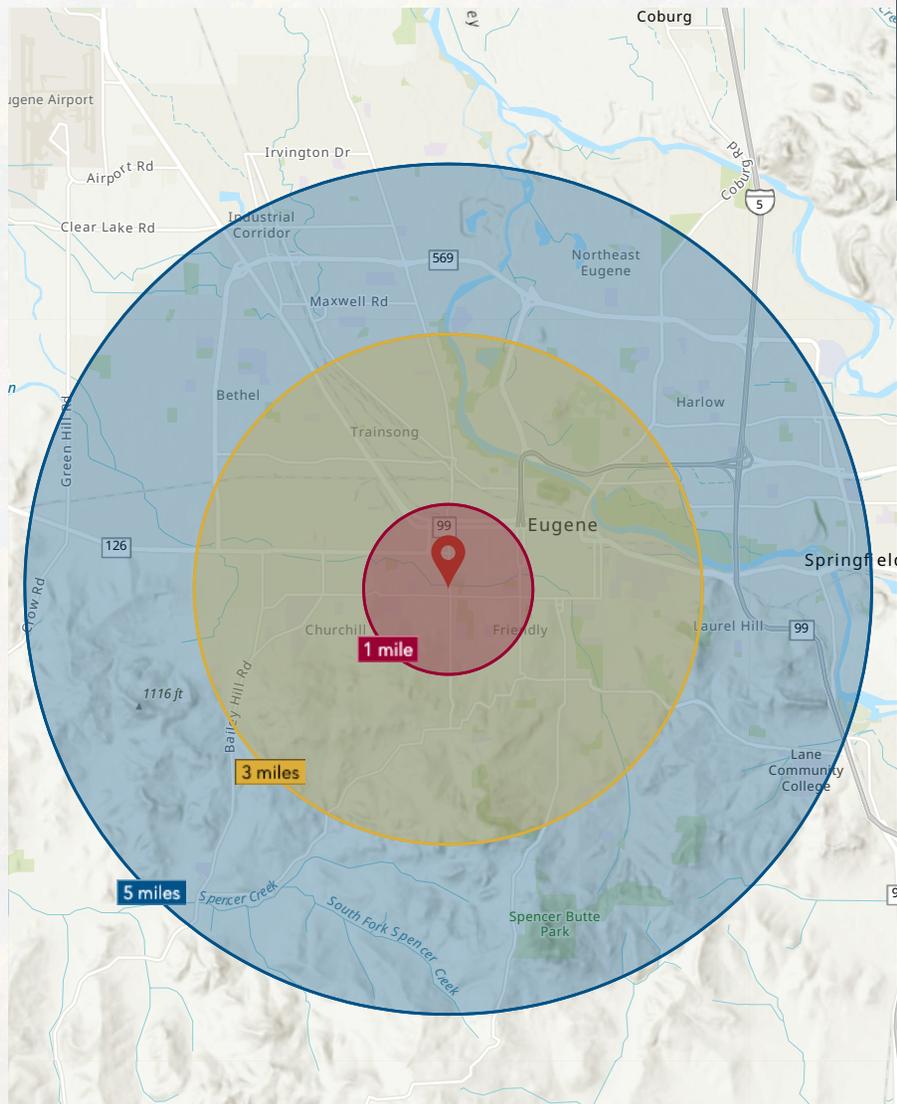
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# LOCATION



# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	<b>2025 Population</b>	17,291	104,957	209,627
	<b>2025 Daytime Population</b>	16,914	132,732	225,798
	<b>2028 Population</b>	17,255	106,968	213,236
	<b>2010-2020 Growth Rate</b>	0.42%	1.25%	1.06%
	<b>2024-2029 Growth Rate</b>	-0.04%	0.38%	0.34%
<b>HOUSEHOLDS</b>	<b>2025 Median Age</b>	38.5	35.2	38.3
	<b>2025 Households</b>	8,075	43,395	87,227
	<b>2028 Households</b>	8,026	44,172	88,508
	<b>2010-2020 Growth Rate</b>	0.49%	0.95%	0.90%
	<b>2024-2029 Growth Rate</b>	-0.12%	0.36%	0.29%
<b>INCOME</b>	<b>2025 Avg. Household Size</b>	2.10	2.18	2.27
	<b>2025 Avg. Household Income</b>	\$82,114	\$89,515	\$95,197
	<b>2025 Med. Household Income</b>	\$55,279	\$59,810	\$69,431
<b>HOUSING</b>	<b>2025 Per Capita Income</b>	\$38,098	\$37,691	\$39,931
	<b>2025 Avg. Home Value</b>	\$468,704	\$527,717	\$487,846
	<b>2025 Housing Units</b>	8,436	46,701	92,364
<b>EDUCATION</b>	<b>2025 Vacant Housing Units</b>	3,344	18,071	43,329
	<b>2025 Owner Occupied Units</b>	4,731	25,324	43,898
	<b>2025 Renter Occupied Units</b>	361	3,306	5,137
	<b>2025 Population Age 18+</b>	14,595	91,315	176,473
<b>LABOR</b>	<b>High School Diploma</b>	1,674	8,131	20,573
	<b>Bachelor's Degree</b>	3,166	18,502	36,307
	<b>Graduate/Professional Degree</b>	2,473	15,762	27,416
<b>LABOR</b>	<b>2025 Businesses</b>	818	6,295	8,996
	<b>2025 Employees</b>	7,907	67,185	99,749
	<b>2025 Unemployment Rate</b>	5.1%	6.8%	5.6%



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