

**Evans
Elder
Brown &
Seubert**

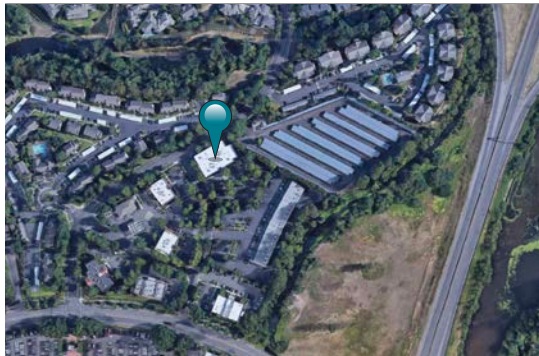
COMMERCIAL REAL ESTATE

101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR LEASE

1550 Oak Street | Suite 3
Eugene, Oregon



CONTACT

Jeff Elder
jeff@eebcre.com

Ashley Hope Elder
ashley@eebcre.com
(541) 345-4860

Licensed in the State of Oregon



Medical Suite For Lease

- 3,600 rentable square feet
- Midtown location at 15th & Oak Streets
- Secure below ground parking | Abundant surface parking
- \$2.05 per square foot per month, triple net

The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

Overview

SUITE DESCRIPTION

- Private waiting area & reception
- Eight (8) exam rooms
- Business offices
- Staff room
- Provider offices
- Nurses areas
- Restroom



TRIPLE NETS

Current triple nets are \$1.19 per square foot per month

- Property taxes
- Building insurance
- Common area maintenance
- Common area janitorial
- Utilities (including garbage)
- Security & fire safety
- HVAC service and maintenance
- Landscape maintenance
- Exterior building maintenance



TENANT RESPONSIBILITIES

- Janitorial within the medical suite

ADJACENT SUITES

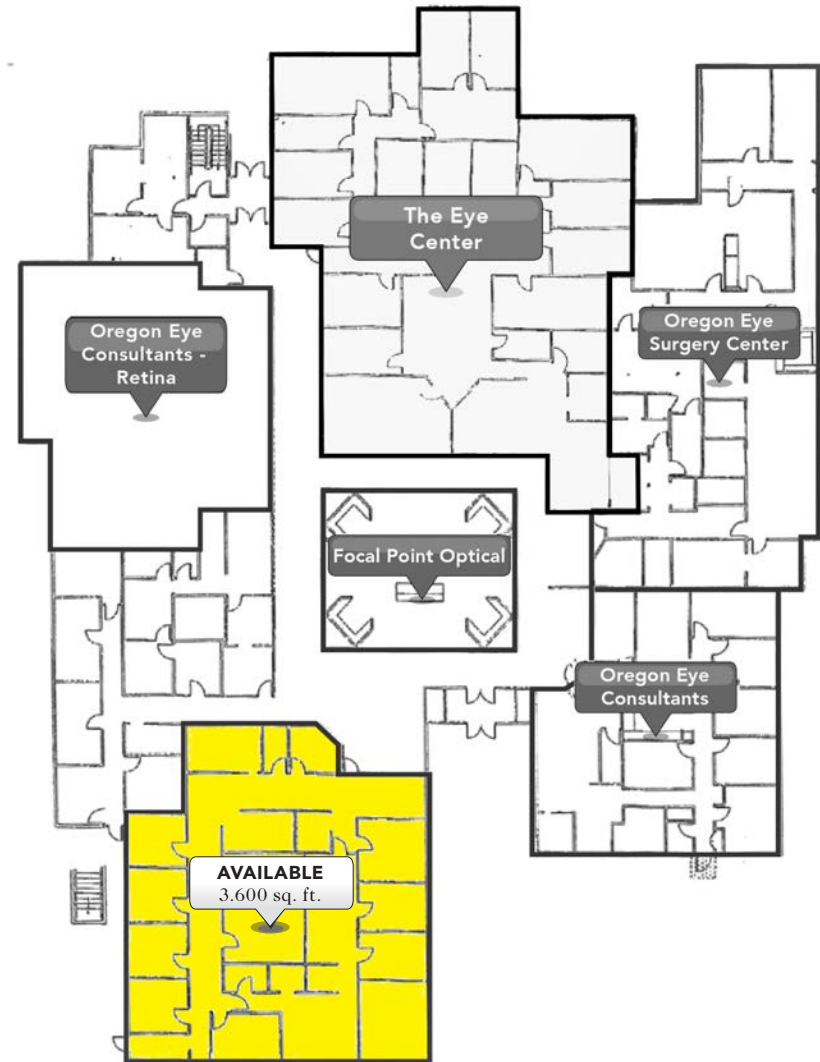
The other suites are occupied by:

- Oregon Eye Surgery Center
- Focal Point Optical
- Oregon Eye Consultants - Retina
- Oregon Eye Consultants
- The Eye Center

PARKING

- Abundant shared on-site surface parking for staff and patients
- Six (6) designated secure below-grade parking assigned to this Suite

Floor Plan



Professional Office Space For Lease

1550 Oak Street
Eugene OR 97401

For more property or leasing information, please contact:

Jeff Elder
jeff@eebere.com

Ashley Hope Elder
ashley@eebere.com

(541) 345-4860

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

