

**Evans  
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COMMERCIAL REAL ESTATE

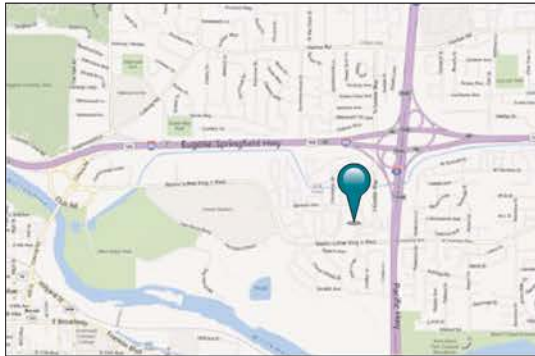
101 E. Broadway  
Suite 101  
Eugene, OR 97401  
(541) 345-4860

[eebcre.com](http://eebcre.com)

## FOR LEASE

### Suite 290

360 South Garden Way  
Eugene, Oregon 97401



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## Medical Suite

### Chase Gardens Medical Center | Suite 290

- 8,903 square feet
- Excellent on-site parking
- Ten (10) Exam Rooms
- Nine (9) Offices
- Two (2) Procedure Rooms
- \$2.55 per rentable square foot per month, triple net

# Overview



## Chase Gardens Medical Center South

### Newer Medical Building

Chase Gardens Medical Center South is a Class A medical office building located at the prominent corner of Martin Luther King Jr. Boulevard and Garden Way with excellent visibility on Martin Luther King Boulevard which is a major connector between Eugene and Springfield and is the location of Autzen Stadium.

### Property

Chase Gardens Medical Center South was built in 2008. The Center immediately became a landmark location for some of Eugene's most prominent doctors and medical tenants.

- Abundant on-site parking
- Close to major hospitals

# Building Overview



Chase Gardens Medical Center South is a Class A multi-tenant medical building consisting of 54,416 rentable square feet with the following construction elements:

STRUCTURE.....	Structural steel frame with metal pan deck and concrete floors
ROOF .....	IB Roof PVC Membrane with original twenty-year warranty
ELEVATOR.....	Otis hydraulic elevator
FIRE PROTECTION.....	Wet sprinkler system with alarms
BACK-UP GENERATOR.....	250kw 480v diesel 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

## Triple Nets

- Currently \$0.97 per rentable square foot
- Property taxes
- Building insurance
- Common area maintenance
- HVAC maintenance
- Utilities

# Interior

## Description

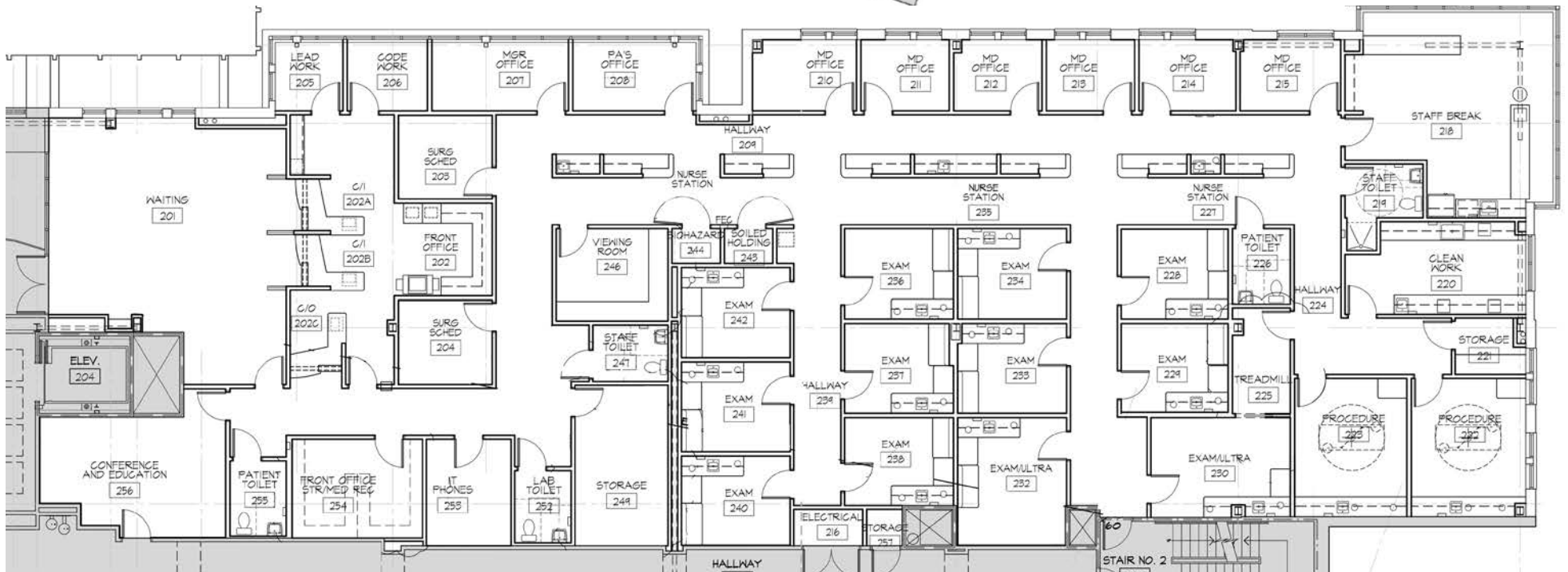
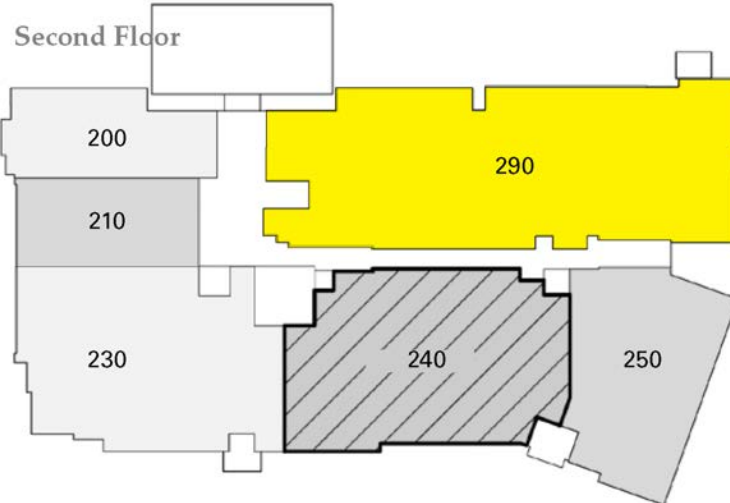
- Ten (10) exam rooms
- Nine (9) private offices
- Six (6) nurse stations
- Five (5) ADA restrooms
- Two (2) procedure rooms
- Conference room
- Ultrasound room
- Sterilization room
- Very nice break room



# Interior



# Floor Plan



# Location

