



FOR LEASE

Medical Suite 220

Chase Gardens North
330 South Garden Way
Eugene, Oregon 97401

MEDICAL SPACE FOR LEASE

- 19,825 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

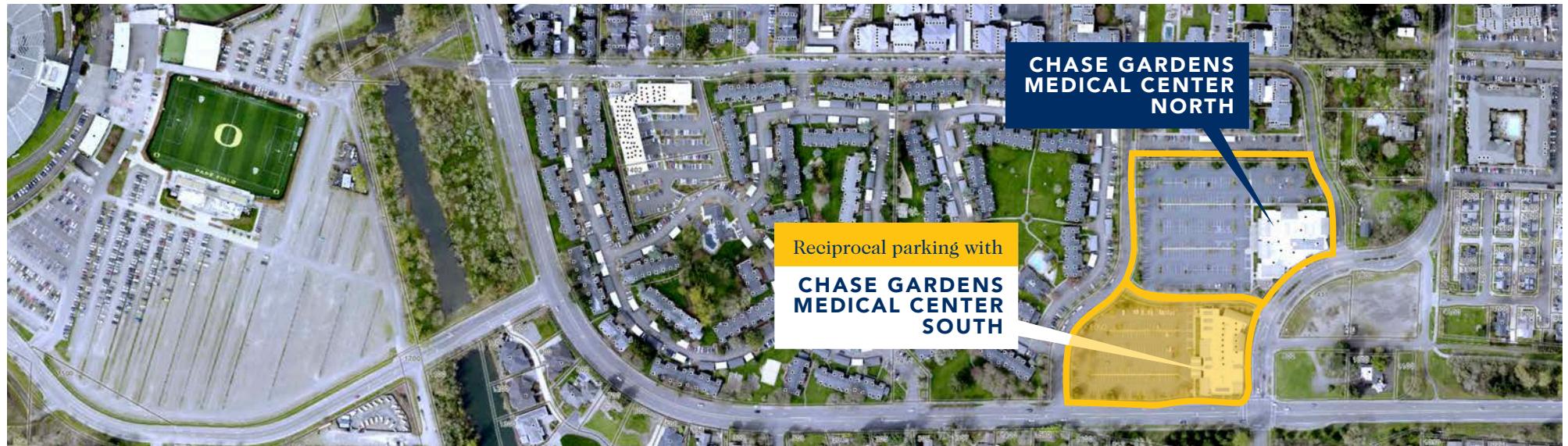
FIRE PROTECTION: Wet sprinkler system with alarms

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



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.

Floor Plan

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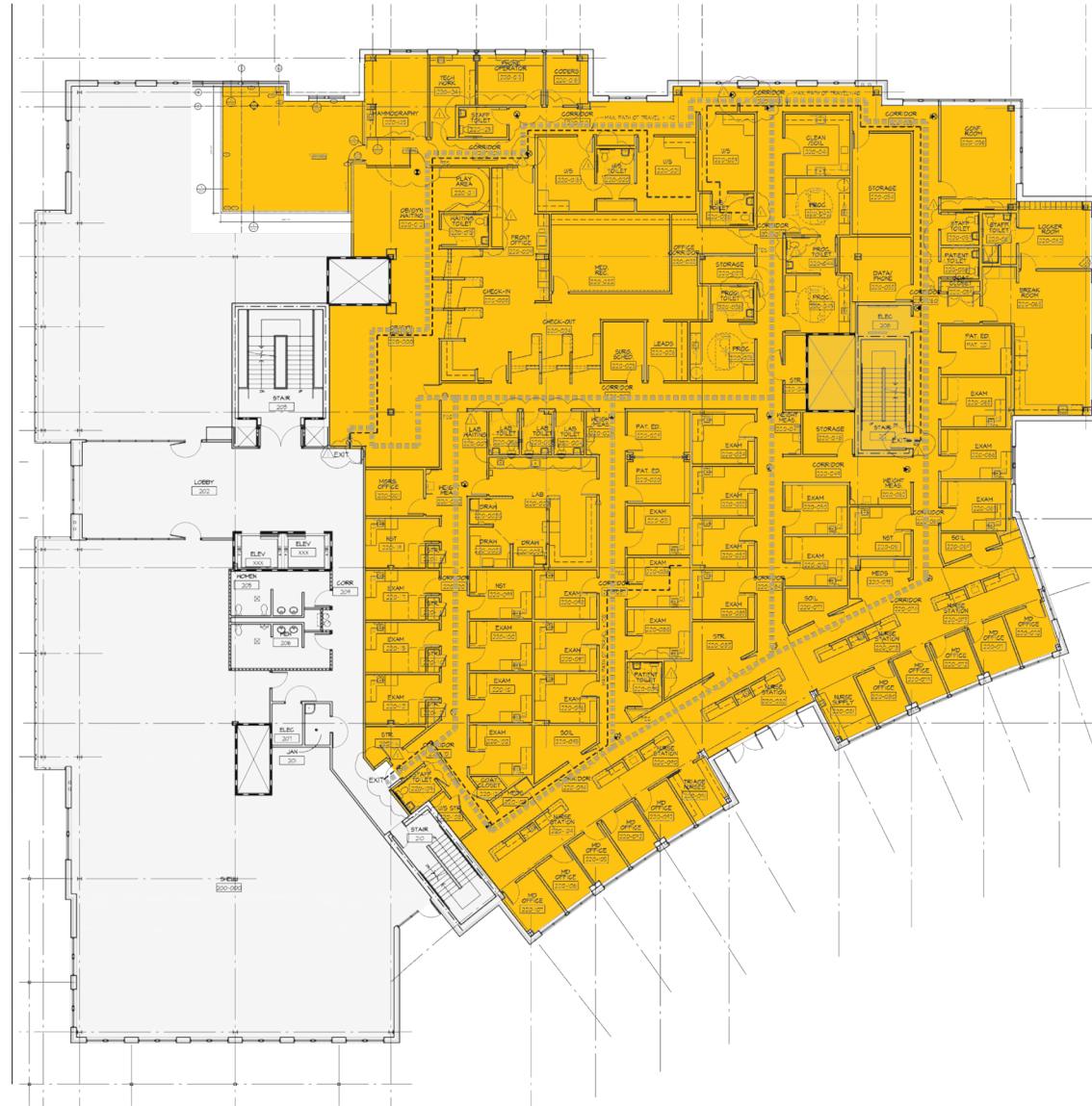
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For Lease

19,825 SF

- 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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