

**Evans
Elder
Brown &
Seubert**

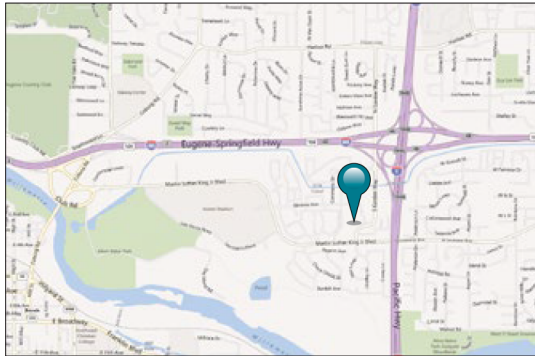
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

2nd Floor Medical Suite
330 South Garden Way
Eugene, Oregon 97401



CONTACT

Jeff Elder
jeff@eebcre.com

Ashley Hope Elder
ashley@eebcre.com

(541) 345-4860



New Medical Suite

Chase Gardens Medical Center | Second Floor

- 3,061 square feet on Second Floor
- Abundant on-site parking
- Negotiable improvement allowance
- \$2.25 per square foot per month, triple net

Building Overview



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 GENERATOR250kw 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

Parking

The site includes a parking area improved with 237 parking spaces. There are reciprocal parking rights with the adjacent parking areas. Both parking areas service Chase Gardens Medical South and Chase Gardens Medical North with a parking ratio of 4.9 spaces per 1,000 usable square feet.

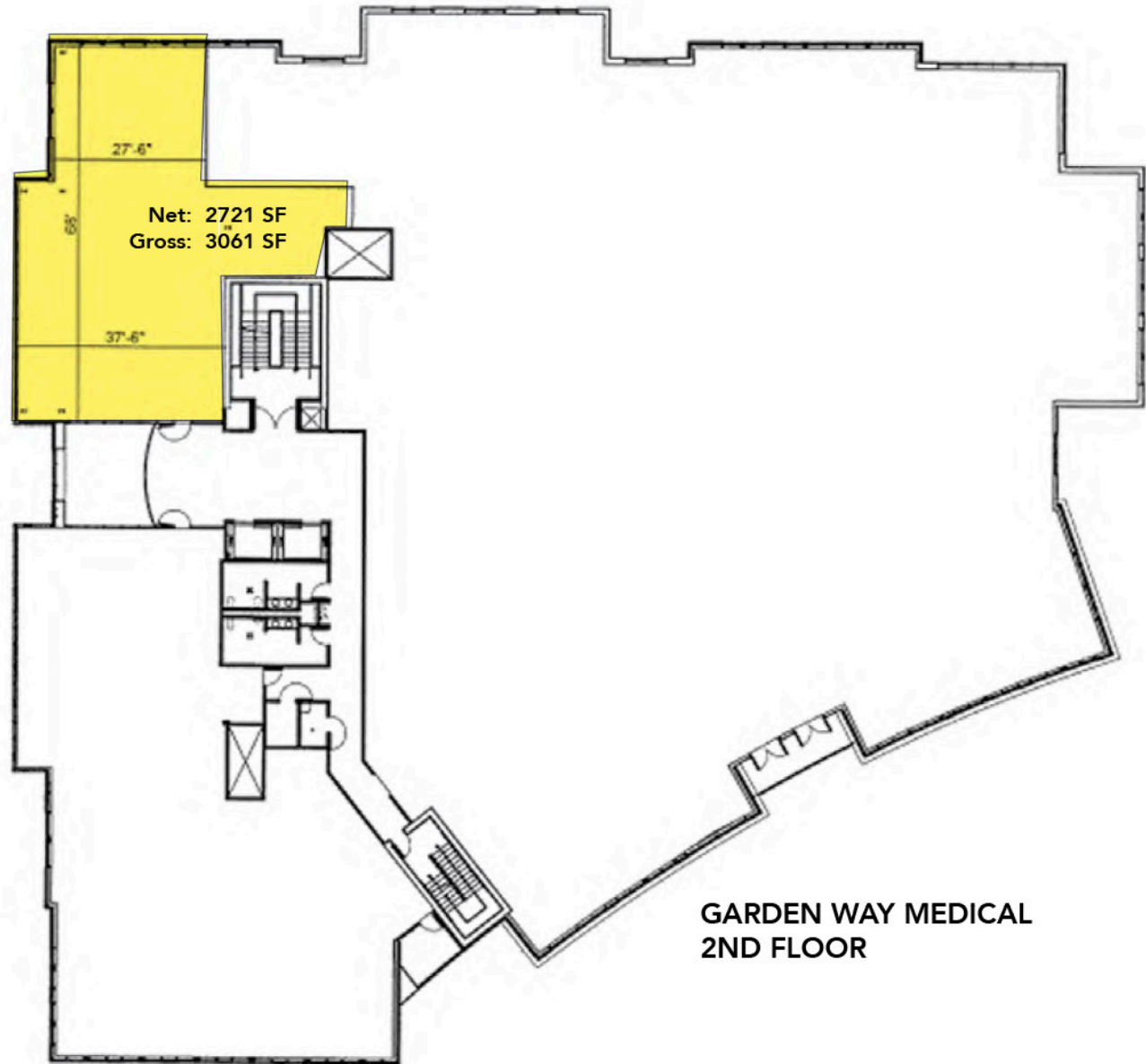
Triple Nets

- Currently \$0.70 per rentable square foot
- Property taxes
- Building Insurance
- HVAC maintenance
- Utilities
- Common area Maintenance

Floor Plan

Second Floor

- 3,061 rentable square feet



Location

