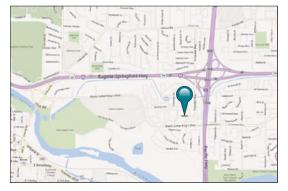


101 E. Broadway Suite 101 Eugene, OR 97401 (541) 345-4860

eebcre.com

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



#### CONTACT

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### **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



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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.

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# **Building Overview**



STRUCTURE Structural steel frame with metal pan deck and concrete floors
ROOF IB Roof PVC Membrane with original twenty-year warranty
ELEVATOROtis hydraulic elevator
FIRE PROTECTION Wet sprinkler system with alarms
BACK-UP GENERATORBACK-UP GENERATORBACK-UP GENERATOR
SECURITYCard access control system
HVAC Trane Intellipak VAV system with hot water reheat and redundant condensing gas boilers
SOLAR

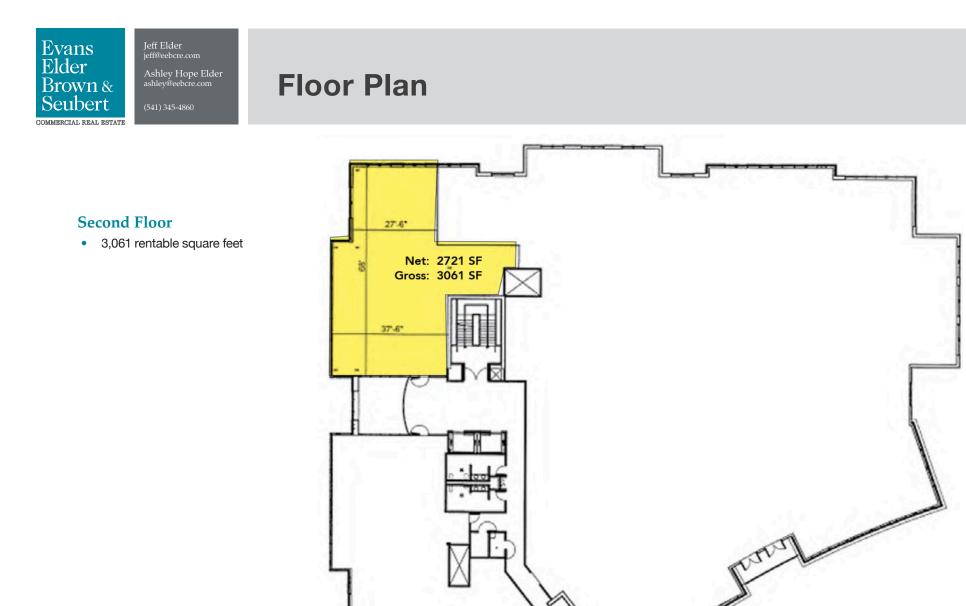


### Parking

The site includes a parking area improved with 237 parking spaces. There are reciprocal parking rights with the adjacent parking area. 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



### GARDEN WAY MEDICAL 2ND FLOOR

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## Location



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