

**Evans  
Elder  
Brown &  
Seubert**

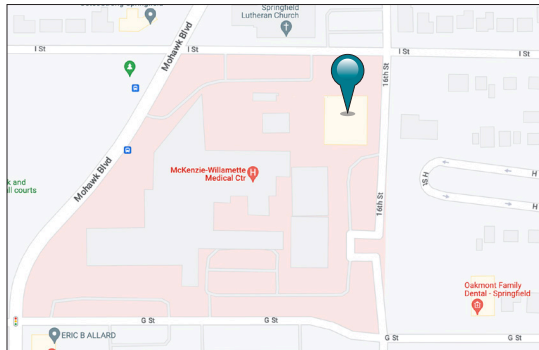
COMMERCIAL REAL ESTATE

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

## FOR LEASE

960 16th Street  
Springfield, Oregon 97477



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Licensed in the State of Oregon



## McKenzie Medical Center Space Adjacent McKenzie Willamette Hospital

- 3,326 square feet
- Current configuration offices and group rooms
- Can be configured to medical clinic space
- 3 restrooms
- On-site parking
- \$1.50 per square foot triple net as office



# Description



## Medical Office or General Office

- Can be configured to medical clinic office
- Rent will adjust to reflect the cost to configure to medical clinic space

## Triple Nets

Triple nets are currently \$0.70 per square foot

- Property taxes
- Building insurance
- Utilities
- Common area janitorial
- Landscape and parking maintenance

## Excluded Uses

- Ambulatory surgery except for patients of the tenant
- Laboratory except for patients of the tenant
- Physical therapy except for patients of the tenant

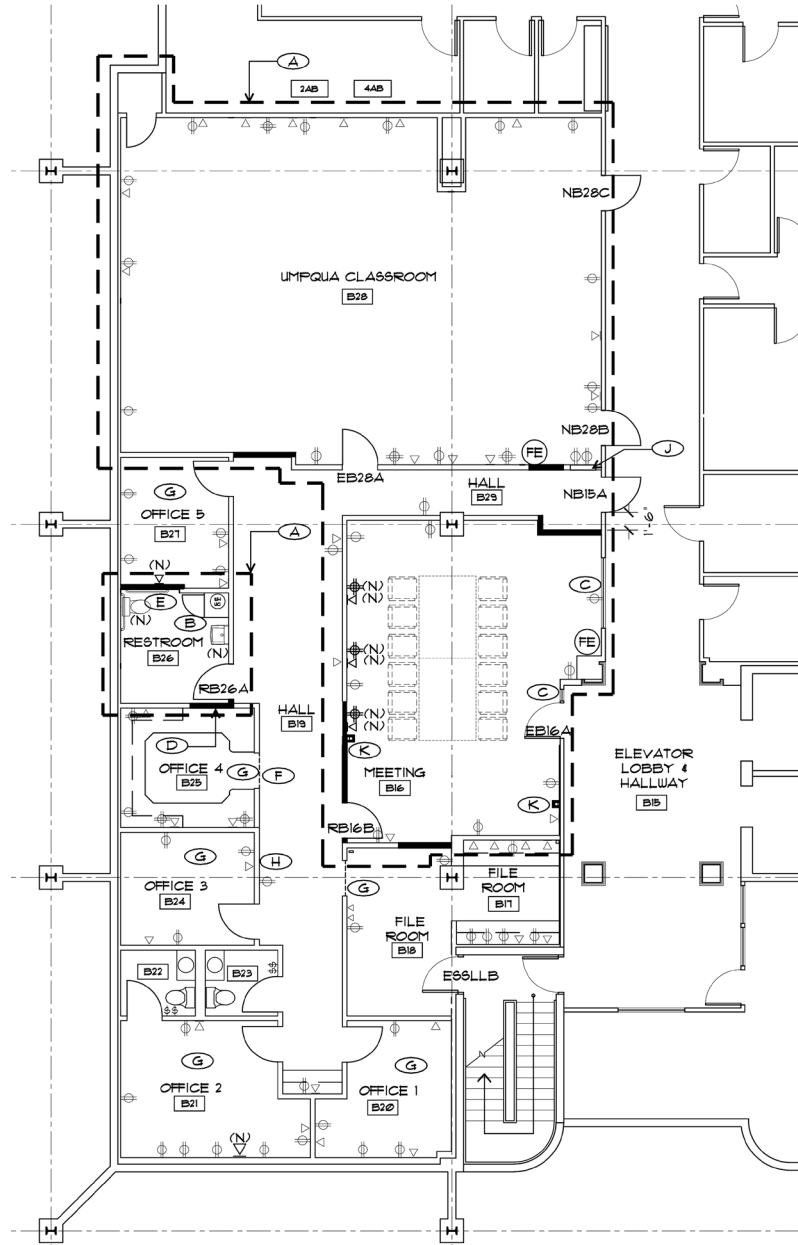


# Site Plan





# Floor Plan



- Five offices
- Large meeting room
- Large Classroom
- Three (3) restrooms