

100% LEASED NNN INVESTMENT SALE MCKENZIE CENTER – EUGENE, OR



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TENANT
OVERVIEW

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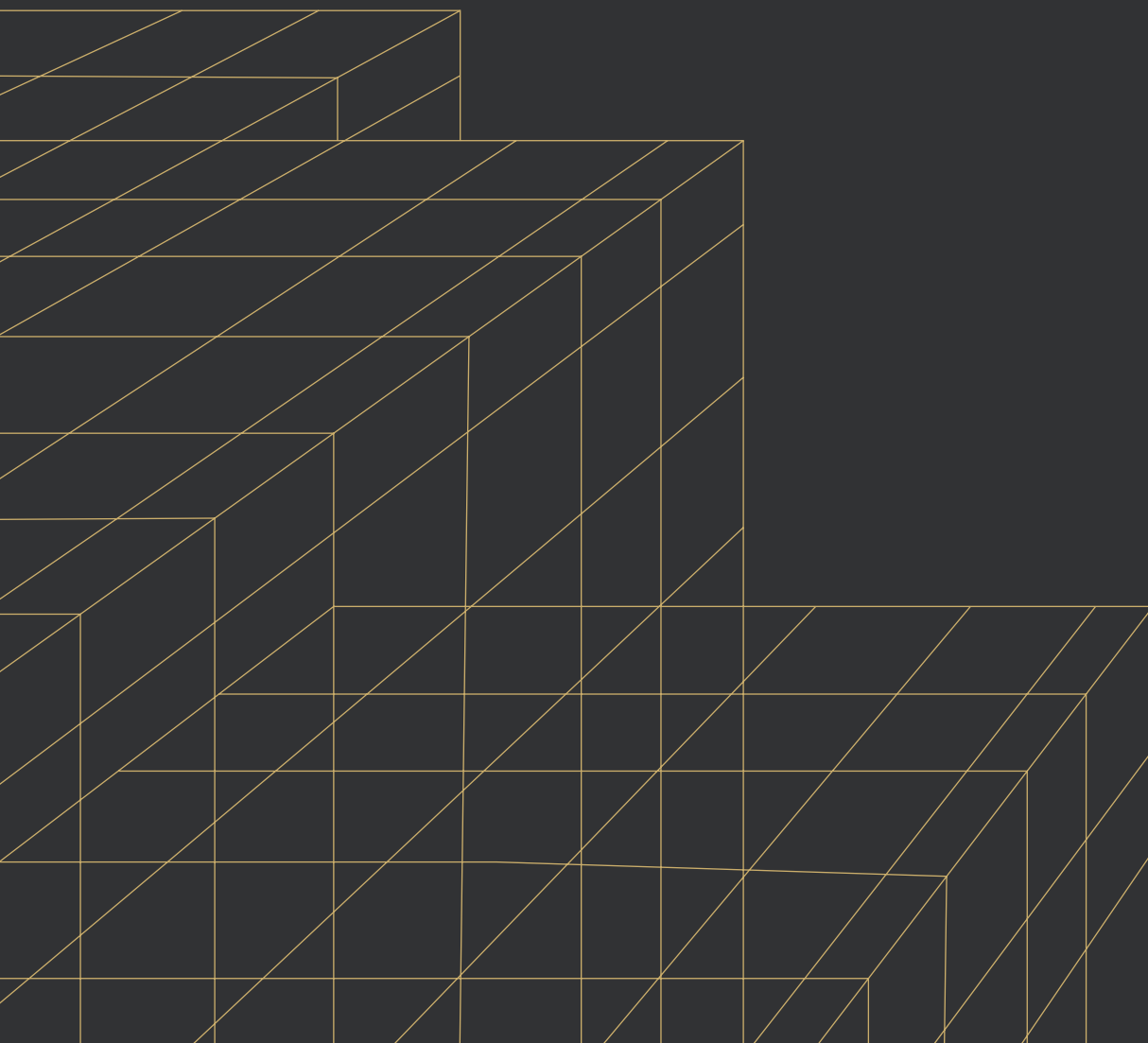
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EXECUTIVE SUMMARY

Section 01

100% LEASED OFFERING IN THE HEART OF EUGENE

McKenzie Center is 100% leased by the State of Oregon, Department of Human Services.

The Department of Human Services has consolidated other DHS locations in the Eugene market into McKenzie Center, continuing to find great value in the central location and accessibility from all areas of Eugene for employees and program operations at the site.

08/31/2030

TERM EXPIRATION

28,964 RSF

BUILDING SIZE

ANNUAL TENANT INCOME

2025	\$527,843
2026	\$541,491
2027	\$555,549
2028	\$570,029
2029	\$584,943
2030	\$595,097

ESTIMATED NOI

2025	\$388,146
2026	\$397,603
2027	\$407,345
2028	\$417,378
2029	\$480,123
2030	\$487,132

ANNUAL LANDLORD OPERATING EXPENSES

2025	\$139,697
2026	\$143,888
2027	\$148,204
2028	\$152,651
2029	\$104,820
2030	\$107,965

*No Real Property Tax re-assessment on sale

\$6,100,000

ASKING PRICE

6.5%

CAP RATE

2030 estimates are annualized.

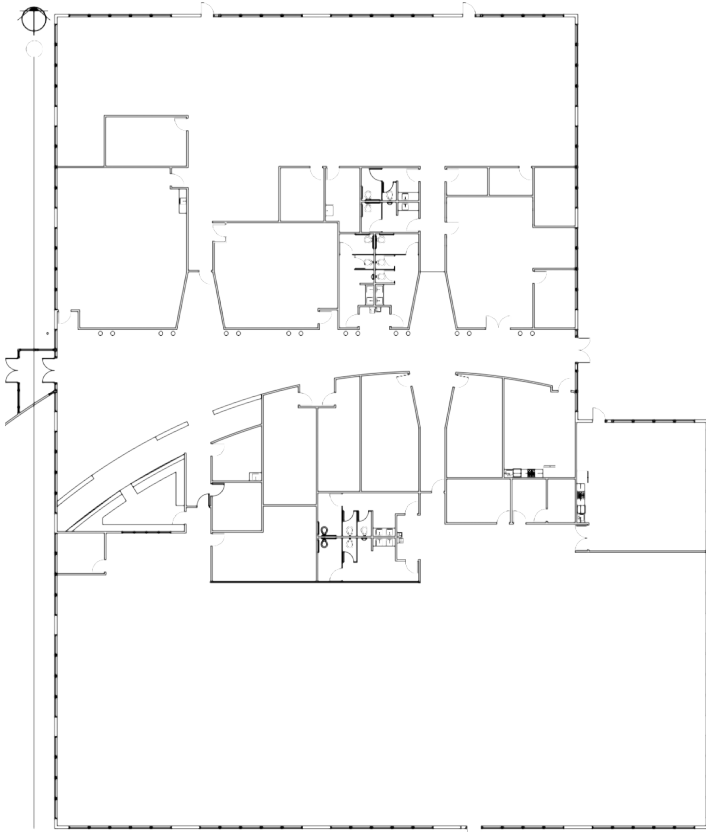
Landlord Operating Expenses include 3.0% annual increases, but do not include management fees and administration.

Tenant Expense Obligations: Water, sewer, electricity, gas, janitorial, trash/recycling and security.

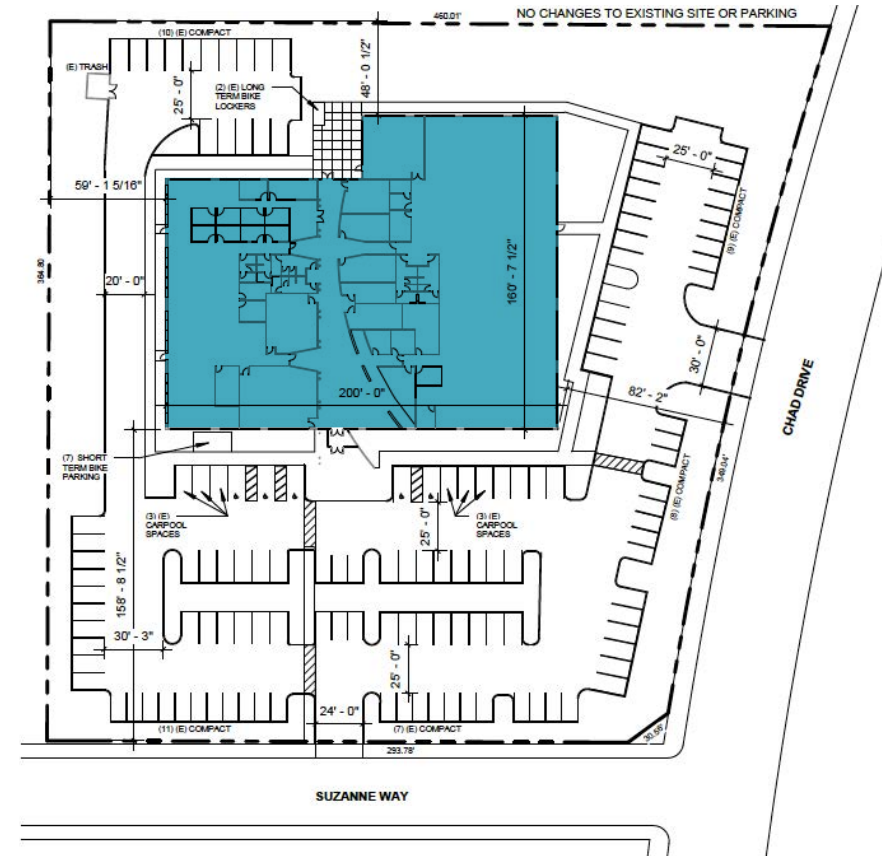
Landlord Operating Expense Obligations: Remaining operating expenses and Building repairs/replacement.

FLOOR & SITE PLANS

FLOOR PLAN



SITE PLAN



28,964 RSF

BUILDING SIZE

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



MAIN ENTRY CORRIDOR



TRAINING ROOM



REPRESENTATIVE PRIVATE OFFICE



MAIN BUILDING ENTRY/RECEPTION



MAIN BUILDING ENTRY/RECEPTION



LOCATION OVERVIEW

Section 02

LOCATION OVERVIEW



**SUBJECT
PROPERTY**

THE SHOPPES AT GATEWAY

EUGENE

ALTON BAKER PARK

AUTZEN STADIUM

Downtown
Eugene

UNIVERSITY OF
OREGON

HAYWARD
FIELD

126

WinCo
Foods

BURGER
KING

JERRY'S
Home Improvement Center

Walmart

Wilco

PUBLIC
HOUSE



LOCATION OVERVIEW

EUGENE

AREA HIGHLIGHTS

The Chad Drive location offers quick access from I-5 with tremendous destination retail support, single-family and multi-family density anchored by the former Eugene Register-Guard HQ redevelopment & numerous parcels slated for ground-up construction.





TENANT OVERVIEW

Section 03



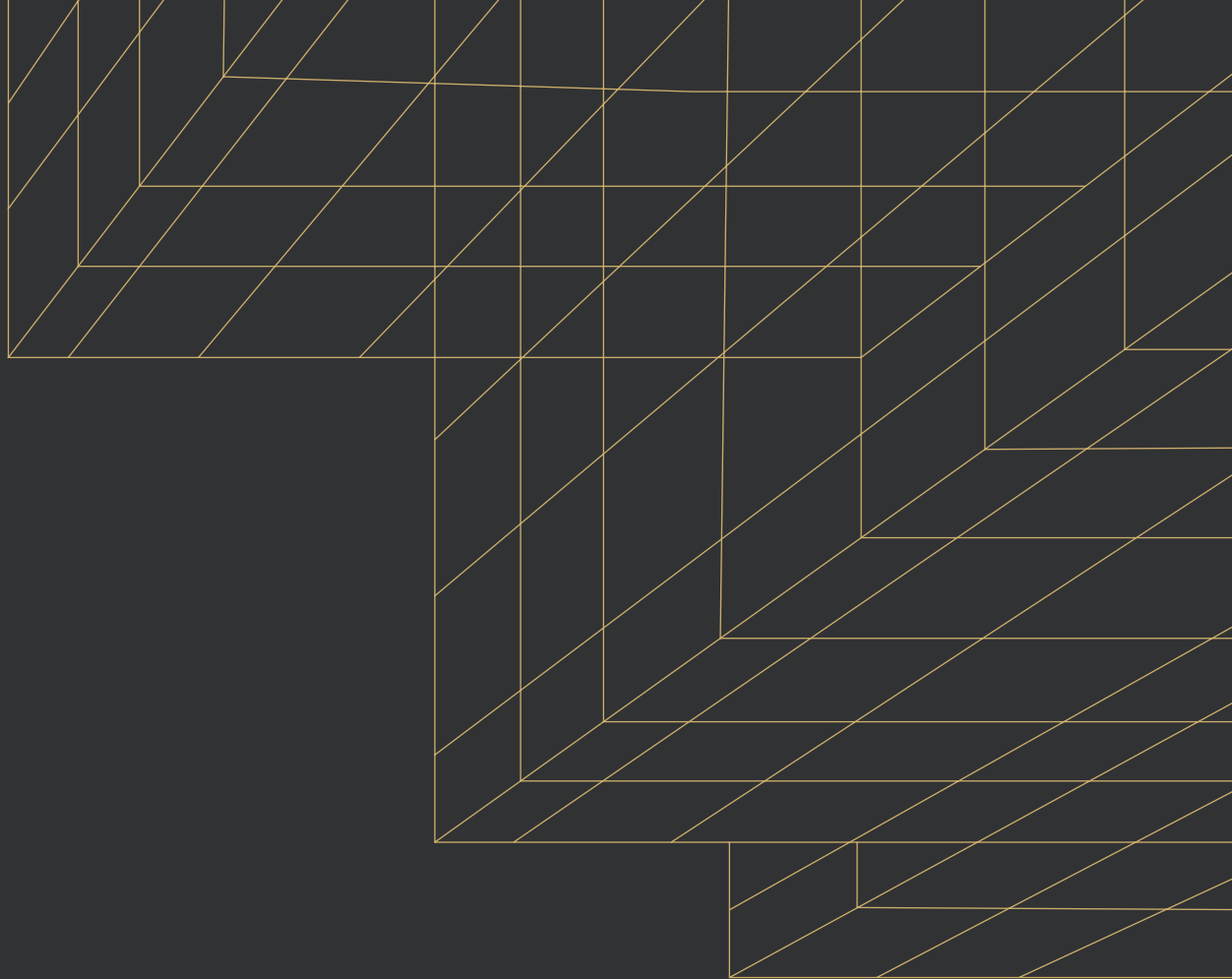
OREGON DEPARTMENT OF
Human Services

The State of Oregon leases the entire McKenzie Center, providing programs and services through its Department of Human Services.

DHS has been the sole tenant in the property since it was constructed and signed a ~7-year early lease extension through August 31, 2030. The agency consolidated numerous other Eugene program sites into the building, concentrating its service delivery to the market from this strategic location.

"The Oregon Department of Human Services (ODHS) is Oregon's principal agency for helping Oregonians achieve well-being and independence. We provide direct services to more than 1 million Oregonians each year. These services are a key safety net for people in diverse communities across Oregon."

→ [VIEW WEBSITE](#)



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