



FOR LEASE

Medical Suite

1400 Valley River Dr.
Eugene, OR 97401

SUITE 220

- 1,290 square feet
- Adjacent to Valley River Center
- High quality finishes throughout the building
- On-site parking
- Base Rent: \$29.50 per square foot annually
- Triple Nets: \$14.50 per square foot annually

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

Jeff Elder
jeff@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Description

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101 East Broadway
Suite #101
Eugene, OR 97401

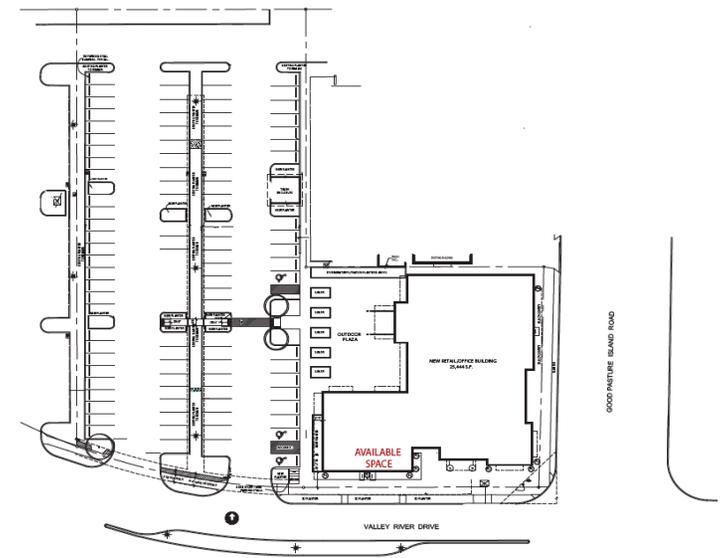
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LEASED PREMISES

- Reception
- Two (2) Exam rooms
- Procedure room
- Staff room
- Restroom

ADJACENT PARKING

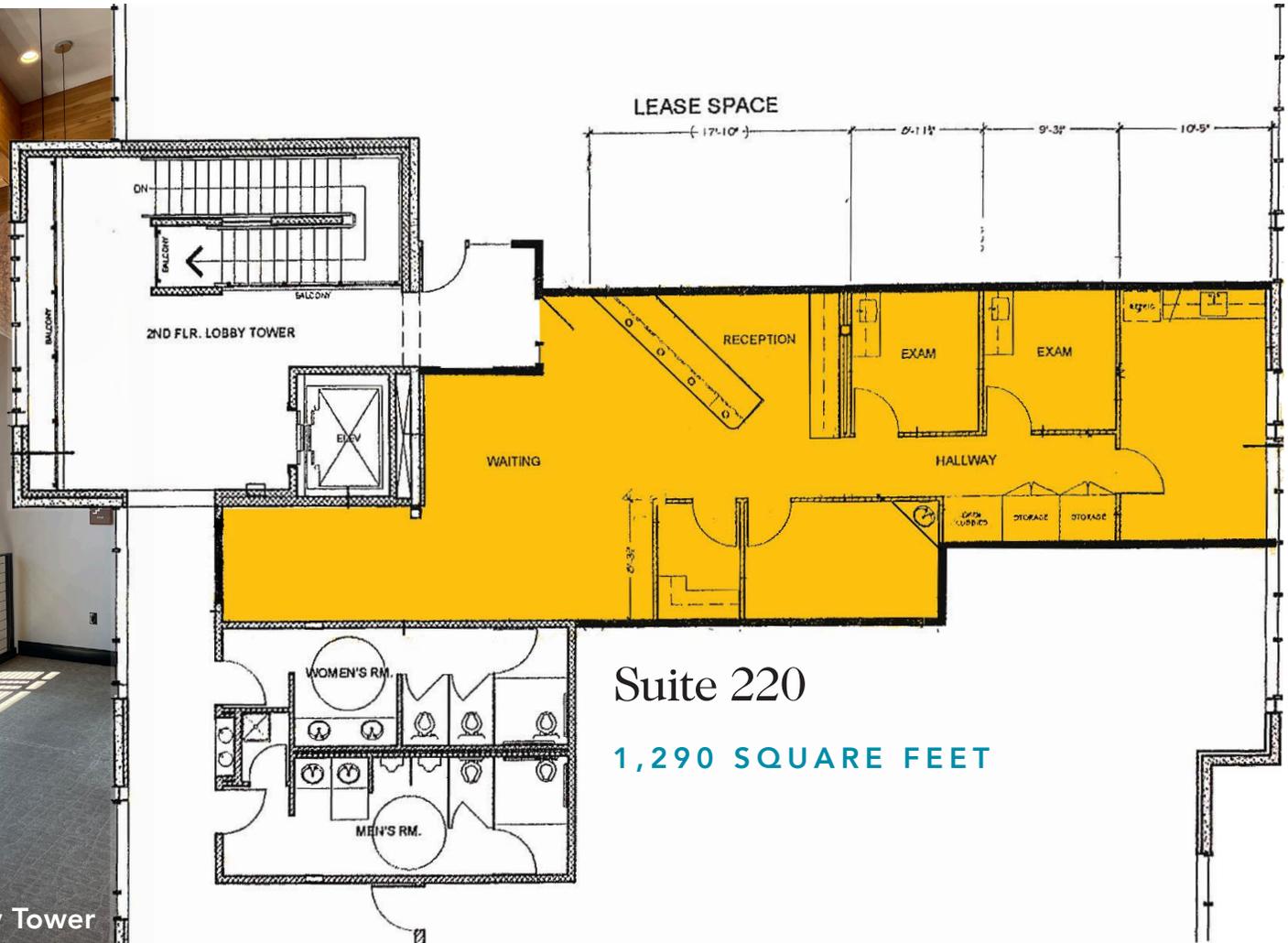


Floor Plan | Suite 220

1400 Valley River Drive
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1400 Valley River Drive

1400 Valley River Drive is a high-quality building with exceptional finishes, great visibility, and convenient access. With a total of 25,444 square feet, this impressive property is situated next to Valley River Center. This prime location, off of Delta Highway, is located approximately one mile west of Interstate 5.

TENANTS

1400 Valley River Drive tenants include: MB2 Dental, Mariner Wealth Advisors, Oregon ENT, Cascadia Foot & Ankle Podiatry, PeaceHealth Urgent Care, and Mezcaluna Restaurant.

TRIPLE NET

Current annual triple net reimbursement is \$14.50 per square foot

- Property taxes
- Building insurance
- Common area maintenance
- Utilities

OWNERSHIP



Location

1400 Valley River Drive
Eugene, Oregon 97401



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.