



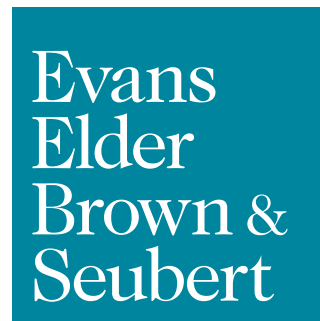
FOR LEASE | RATE REDUCED

Medical Offices

1125 Darlene Lane
Eugene OR 97401

TWO SUITES AVAILABLE

- 2,240 square feet and 5,250 square feet on Ground Floor - can be combined
- Multiple Exam Rooms
- On-site Parking
- Adjacent to Surgery Center with use by separate agreement
- Fiber data cable available
- ~~\$26.00~~ \$20.00 per rentable square foot annually, triple net



COMMERCIAL REAL ESTATE

Jeff Elder
jeff@eebcre.com

Ashley Hope Wells
ashley@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Building

1125 Darlene Lane
Eugene OR 97401

Evans
Elder
Brown &
Seubert

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CONTACT

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101 East Broadway
Suite #101
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Description

High-profile medical building located north of Valley River Center and adjacent to high-end residential areas. Excellent access from North Delta Highway at Goodpasture Island Road. Adjacent surgery center available for use by separate agreement.



Photographs

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Triple Nets

CURRENTLY \$12.96/SF

- Common Area Maintenance
- Utilities
- Real Property Taxes
- Building Insurance

Floor Plan

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Suite 100

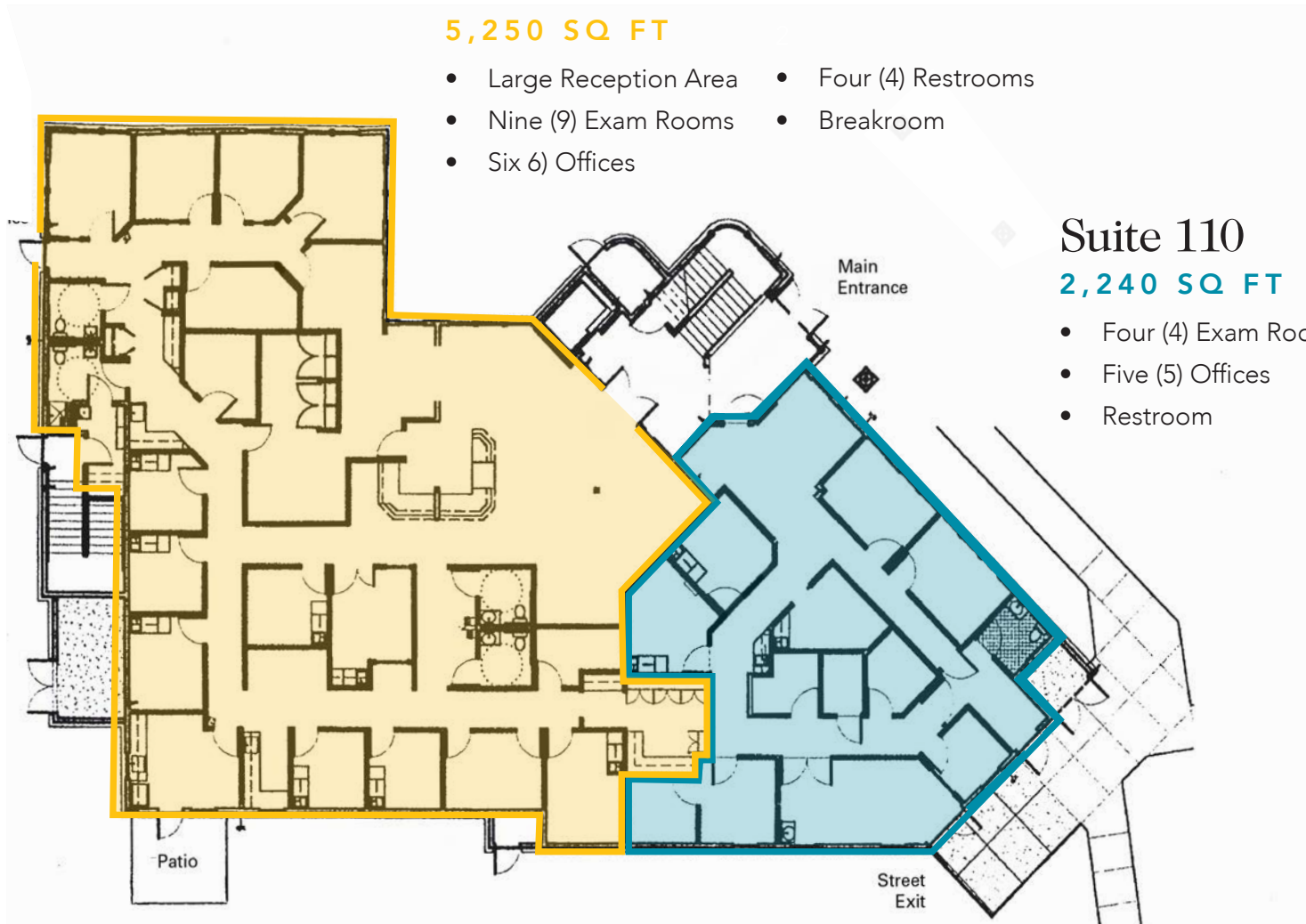
5,250 SQ FT

- Large Reception Area
- Nine (9) Exam Rooms
- Six (6) Offices
- Four (4) Restrooms
- Breakroom

Suite 110

2,240 SQ FT

- Four (4) Exam Rooms
- Five (5) Offices
- Restroom



Location

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