



FOR LEASE

New Medical Suite

330 S Garden Way
Eugene OR 97401

CHASE GARDENS MEDICAL CENTER NORTH

- 3,061 square feet on the 2nd Floor
- Abundant on-site parking
- Negotiable improvement allowance - currently a raw shell
- \$2.25 per rentable square foot per month, triple net

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Jeff Elder
jeff@eebcre.com

Ashley Hope Wells
ashley@eebcre.com

541.345.4860

Licensed in the State of Oregon.

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Chase Gardens Medical Center North

NEWER MEDICAL BUILDING

Chase Gardens Medical Center North is a Class A medical office building located at the prominent corner of Martin Luther King Jr. Boulevard and Garden Way with excellent visibility on Martin Luther King Boulevard which is a major connector between Eugene and Springfield and is the location of Autzen Stadium.

PARKING

This site includes a parking area improved with 237 parking spaces. There is reciprocal parking rights with the adjacent parking area. Both parking areas service Chase Gardens Medical North & Chase Gardens Medical South with a parking ratio of 4.9 spaces to 1,000 useable square feet.



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Chase Medical Gardens North is a Class A multi-tenant medical building consisting of three stories with the following construction elements:

STRUCTURE:	Structural steel frame with metal pan deck and concrete floors
ROOF:	IB Roof PVC Membrane with original twenty year warranty
ELEVATOR:	Otis hydraulic elevator
FIRE PROTECTION:	Wet sprinkler system with alarms
BACK-UP GENERATOR:	250kw 480V diesel generator
SECURITY:	Card access control system
HVAC:	Trane Intellipak VAV system with hot water reheat and redundant condensing gas boilers
SOLAR:	30kw net metered rooftop solar electrical system



TRIPLE NETS

Currently \$0.77 per square foot per month

Including:

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

Floor Plan

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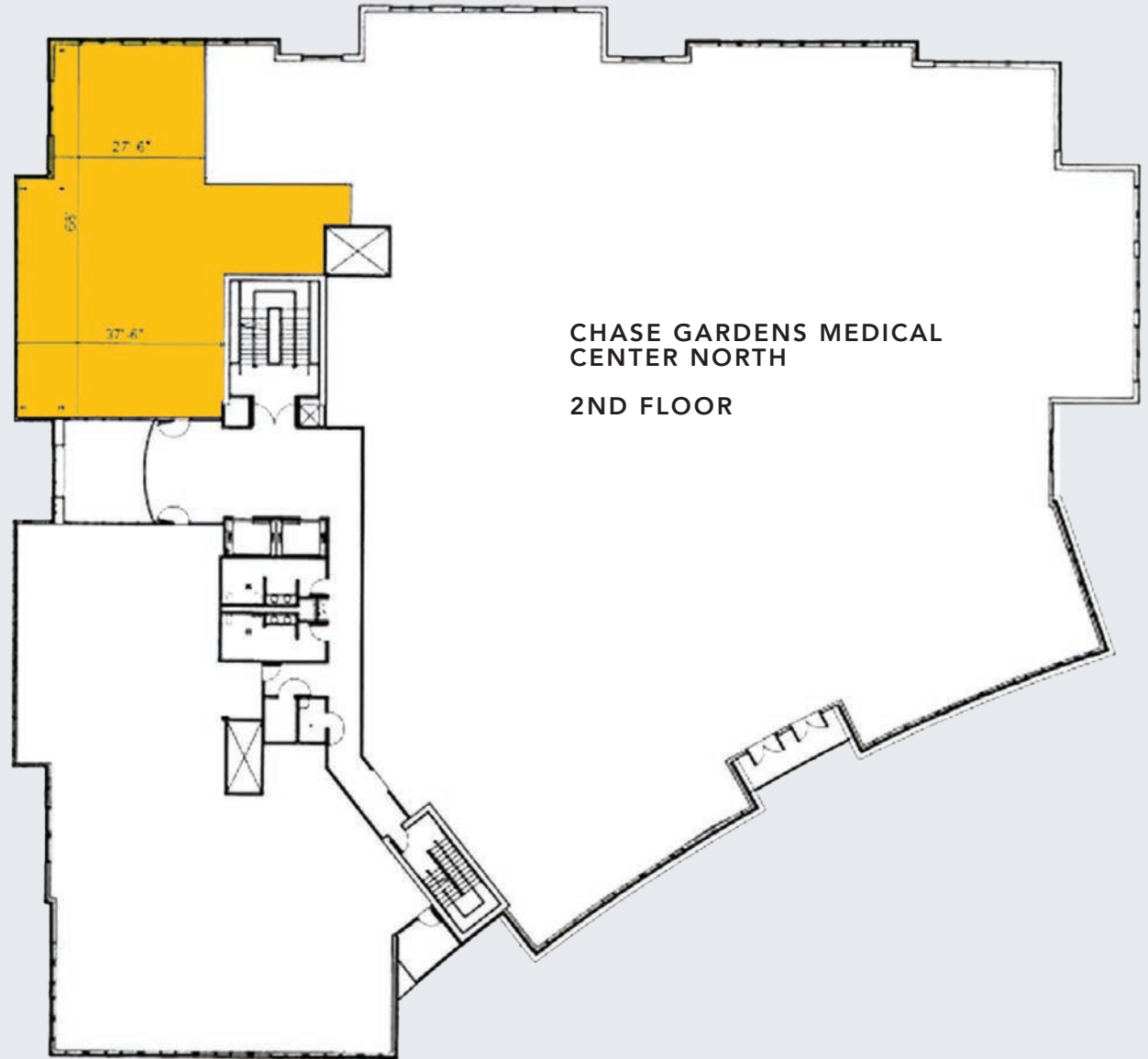
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Available

3,061 RSF

- Net: 2,721 SF
- Gross: 3,061 SF



Location

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