

FOR LEASE



2650 SUZANNE WAY - SUITE 170 - EUGENE, OREGON

PRIME PROFESSIONAL OFFICE OR MEDICAL SPACE

- 3,610 RENTABLE SQUARE FEET
- PREVIOUSLY DENTAL AND PHYSICAL THERAPY
- QUALITY SUITE WITH HIGH-END TENANT IMPROVEMENTS
- CENTRALLY LOCATED NEAR COBURG RD & I-5/BELTLINE INTERCHANGE
- BUILDING HAS UNDERGROUND AND SURFACE PARKING

Lease Rate: \$27/SF, NNN - EXCLUDING PROPERTY TAXES

For more information contact:

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PROPERTY HIGHLIGHTS

Prime Medical or Professional Office Space Class A Building - 2650 Suzanne Way

Located near the main entrance, this 3,610 square foot premium medical or professional office suite features high-end tenant improvements within a Class A building. Previously utilized by dental and physical therapy practices, the space includes a spacious reception/waiting room, private offices along the window line, a large pen work area, restrooms, a lab, and a break room. The building provides ample surface parking as well as additional underground parking.

Conveniently positioned off Beltline Highway and Coburg Road, this prime location ensures easy access for both patients and staff.



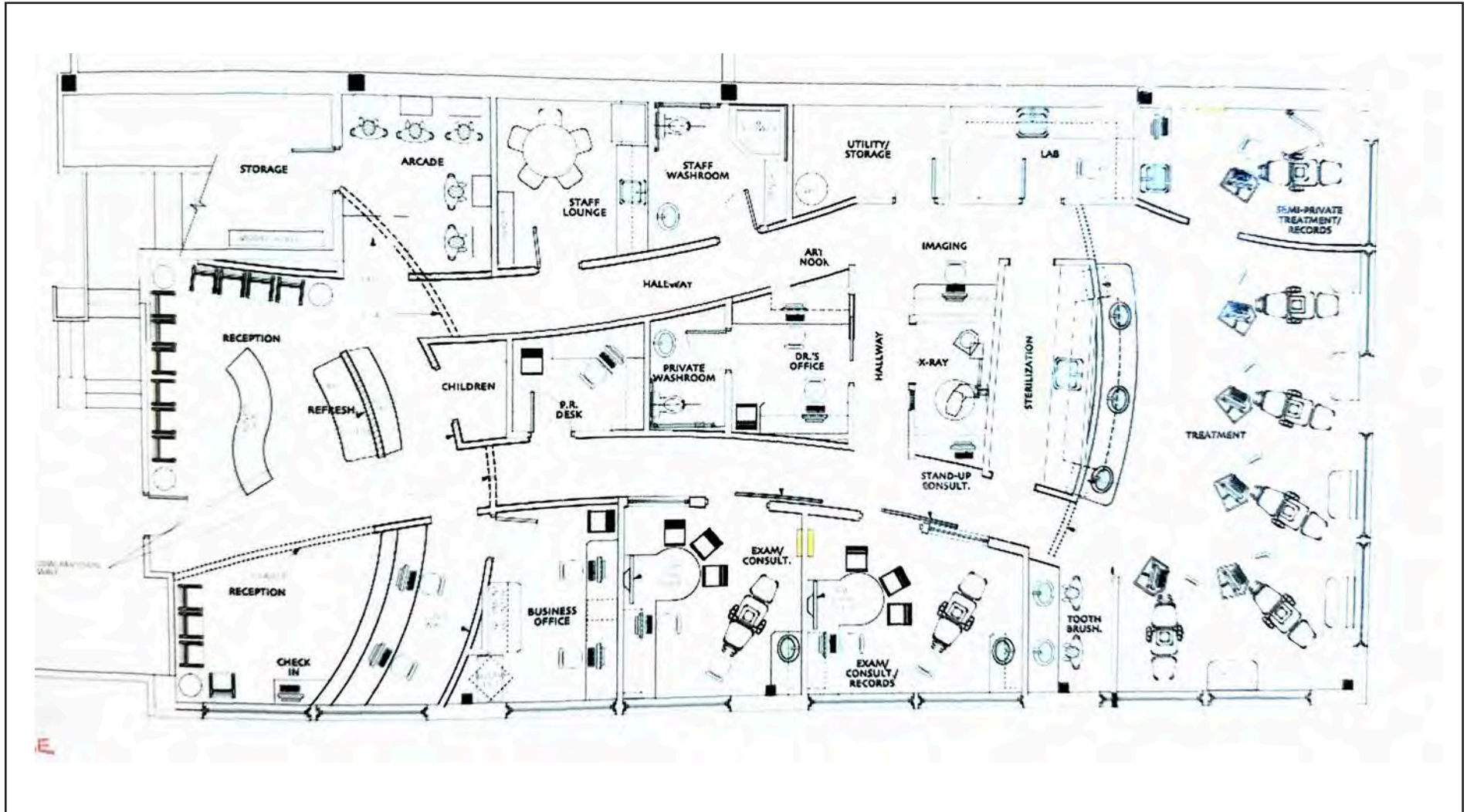
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SUITE 170 PHOTOS



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SUITE 170 FLOOR PLAN



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PROXIMITY & AMENITIES



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