



FOR LEASE | RATE REDUCED

Quality Office Space

- Approximately 4,782 square feet of high quality office space, currently configured as general medical space
- Optional 993 sf storage/office can be leased in addition to the main space
- Large north-facing windows can be opened to provide natural light
- Located on the corner of 13th & Olive Street with excellent visibility & access
- Access to lower-level amenities including kitchen area, fitness area, bike storage and showers for additional fee
- Good on-site parking
- ~~\$1.85~~ \$1.50 per square foot per month, fully serviced

The Balzhiser Building
100 West 13th Avenue
Eugene, Oregon 97401

CONTACT

Stephanie Seubert
stephanie@eebcre.com

541.345.4860

Licensed in the State of Oregon.

**Evans
Elder
Brown &
Seubert**
COMMERCIAL REAL ESTATE

Floor Plan

100 West 13th Avenue
Eugene, Oregon 97401

Evans
Elder
Brown &
Seubert
COMMERCIAL REAL ESTATE

CONTACT

Stephanie
Seubert

stephanie@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



Suite 100

- Approximately 4,782 rentable square feet of ground floor office space
- Optional storage/office space of approximately 993 square feet is available
- Large reception area with conference room
- 7-9 Exam Rooms/Offices
- Private Restroom as well as access to shared common restrooms
- Lab area
- Front and rear entrance/exit
- Access to lower level kitchen area, fitness area, bike storage and showers for an additional fee
- \$1.50 per square foot per month, fully serviced

Main Office Photos

100 West 13th Avenue
Eugene, Oregon 97401

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Stephanie
Seubert**

stephanie@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



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.

Main Office Photos

100 West 13th Avenue
Eugene, Oregon 97401

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

Stephanie
Seubert

stephanie@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



Lower Level Shared Space

100 West 13th Avenue
Eugene, Oregon 97401

Evans
Elder
Brown &
Seubert
COMMERCIAL REAL ESTATE

CONTACT

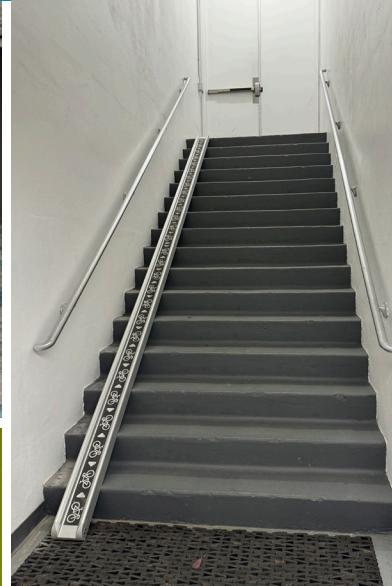
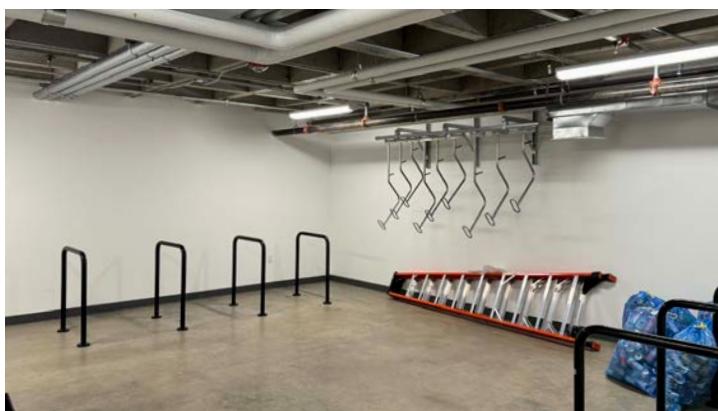
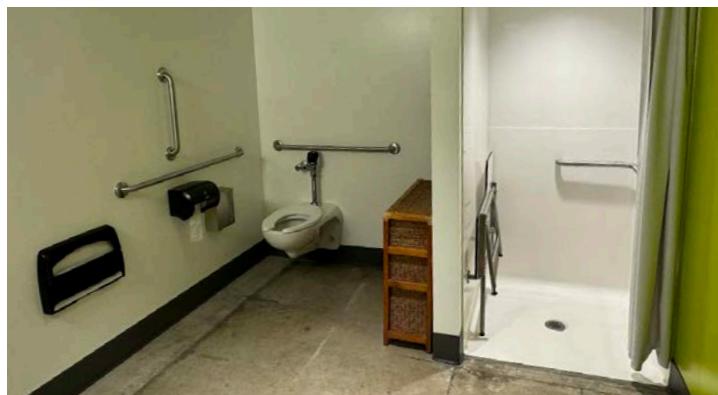
**Stephanie
Seubert**

stephanie@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

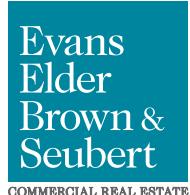


LOWER LEVEL

The lower level consists of kitchen area, fitness area with showers & bike storage space that can be shared with the existing tenant for an additional fee to be determined based on the amount of space shared.

Location

100 West 13th Avenue
Eugene, Oregon 97401



CONTACT

Stephanie Seubert
stephanie@eebcre.com

541.345.4860