

Evans
Elder
Brown &
Seubert

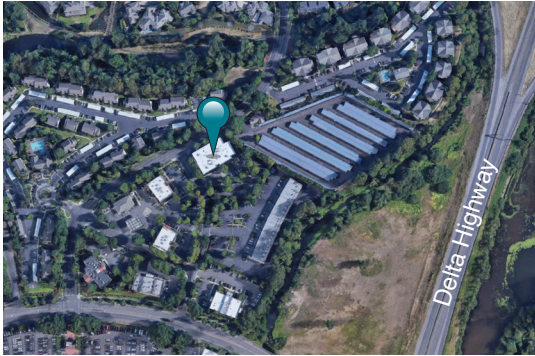
COMMERCIAL REAL ESTATE

101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR LEASE

1550 Oak Street | Suite 5
Eugene, Oregon 97401



CONTACT

Jeff Elder
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Ashley Hope Elder
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(541) 345-4860

Licensed in the State of Oregon



Professional Office Space Available March 2024

- 4,996 rentable square feet
- Midtown location at 15th & Oak Streets
- Secure below ground parking | Abundant surface parking
- \$2.05 per square foot per month, triple net

Overview

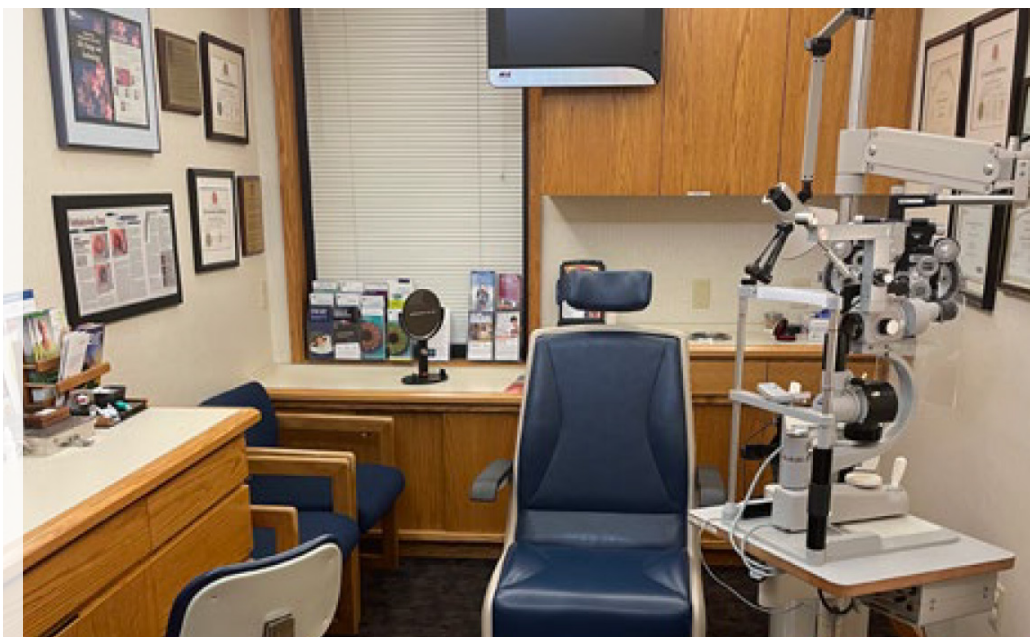
Suite Description

- Private waiting area for patients
- Reception & interior waiting area
- Business offices
- Staff room
- Three (3) provider offices
- Nurses area
- Two restrooms
- Nine (9) exam rooms

Triple Nets

Current triple nets are \$1.19 per square foot per month, including:

- Property taxes
- Building insurance
- Common area maintenance
- Utilities (including garbage)
- Security & fire safety
- HVAC service & maintenance
- Landscape maintenance
- Exterior building maintenance



Tenant Responsibilities

- Janitorial within the medical suite

Adjacent Suites

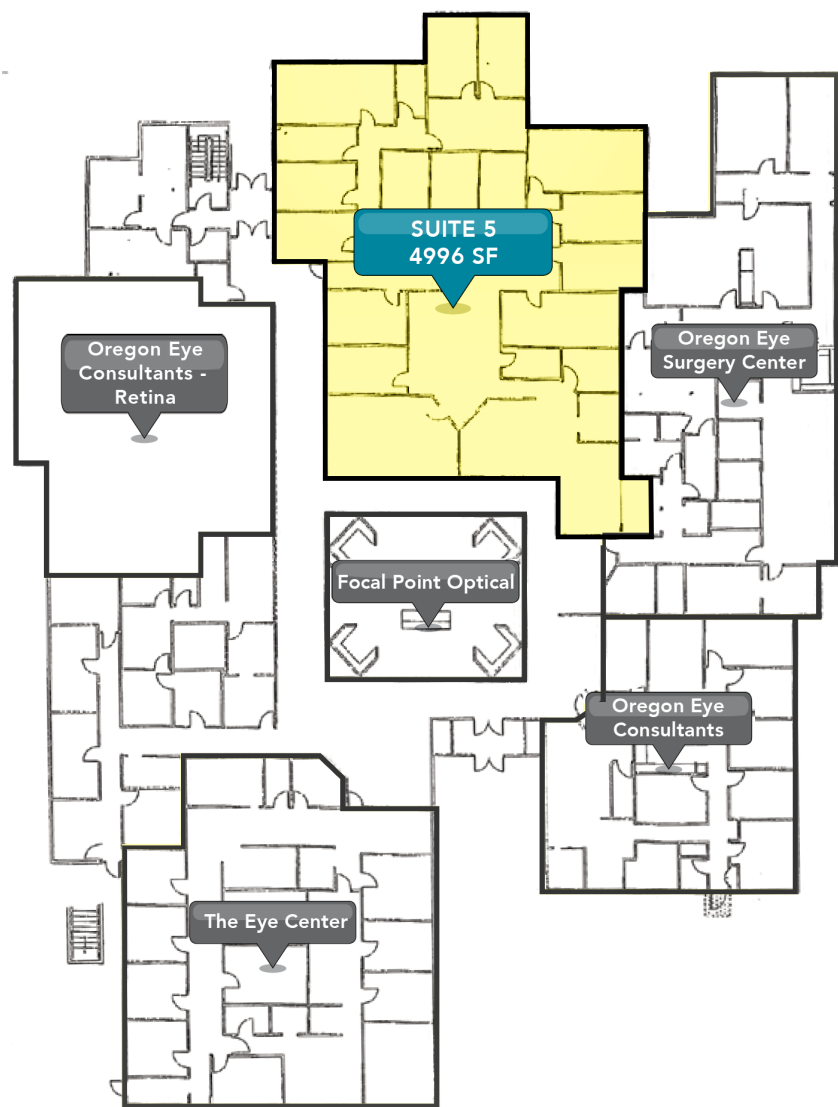
The other suites are occupied by:

- Oregon Eye Surgery Center
- Focal Point Optical
- Oregon Eye Consultants - Retina
- Oregon Eye Consultants
- The Eye Center

Parking

- Abundant shared on-site surface parking for staff and patients
- Six (6) designated secure below-grade parking spaces assigned to this Suite

Floor Plan | Suite 5



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For more property or leasing
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