

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

eebcre.com

COMMERCIAL REAL ESTATE

FOR LEASE 1550 Oak Street | Suite 5 Eugene, Oregon 97401



CONTACT

Jeff Elder jeff@eebcre.com

Ashley Hope Elder ashley@eebcre.com

(541) 345-4860





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

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.

Evans Elder Brown & Seubert

Jeff Elder jeff@eebcre.com Ashley Hope Elder ashley@eebcre.com (541) 345-4860

Overview

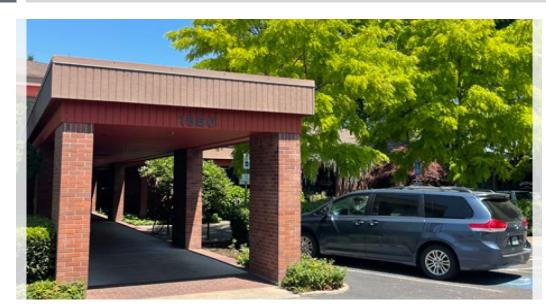
Suite Description

- 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 belowgrade parking spaces assigned to this Suite

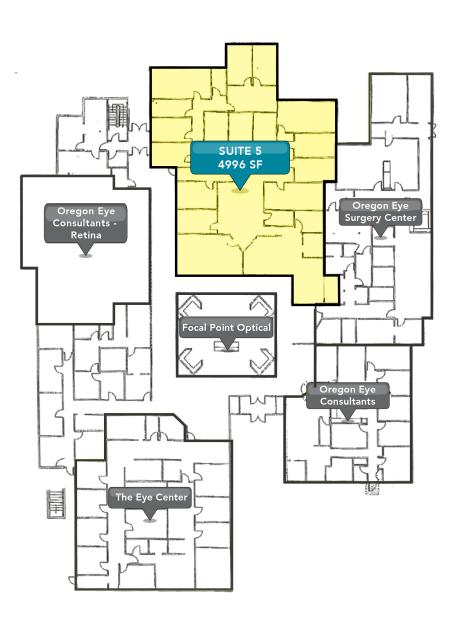
Evans Elder Brown & Seubert

COMMERCIAL REAL ESTATE

Jeff Elder jeff@eebcre.com

ashley@eebcre.co (541) 345-4860

Floor Plan | Suite 5







Professional Office Space For Lease

1550 Oak Street Eugene OR 97401

For more property or leasing information, please contact:

Jeff Elder jeff@eebcre.com

Ashley Hope Elder ashley@eebcre.com

(541) 345-4860

