

**Evans
Elder
Brown &
Seubert**

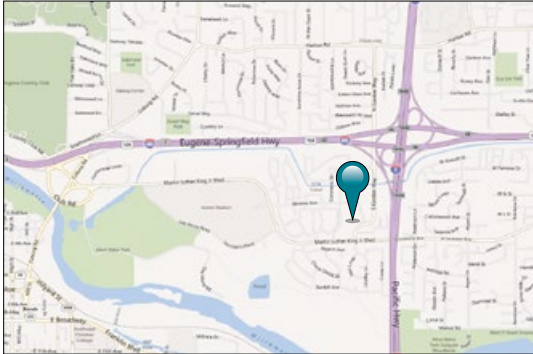
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

330 South Garden Way
Eugene, Oregon



CONTACT

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(541) 345-4860

Licensed in the State of Oregon



New Medical Suites

Chase Gardens Medical Building

- 3,164 square feet on the ground floor
- 3,061 square feet on the second floor
- \$120.00 per square foot buildout allowance
- \$2.80 per rentable square foot full service except janitorial

Term Sheet

Chase Gardens Medical Center North

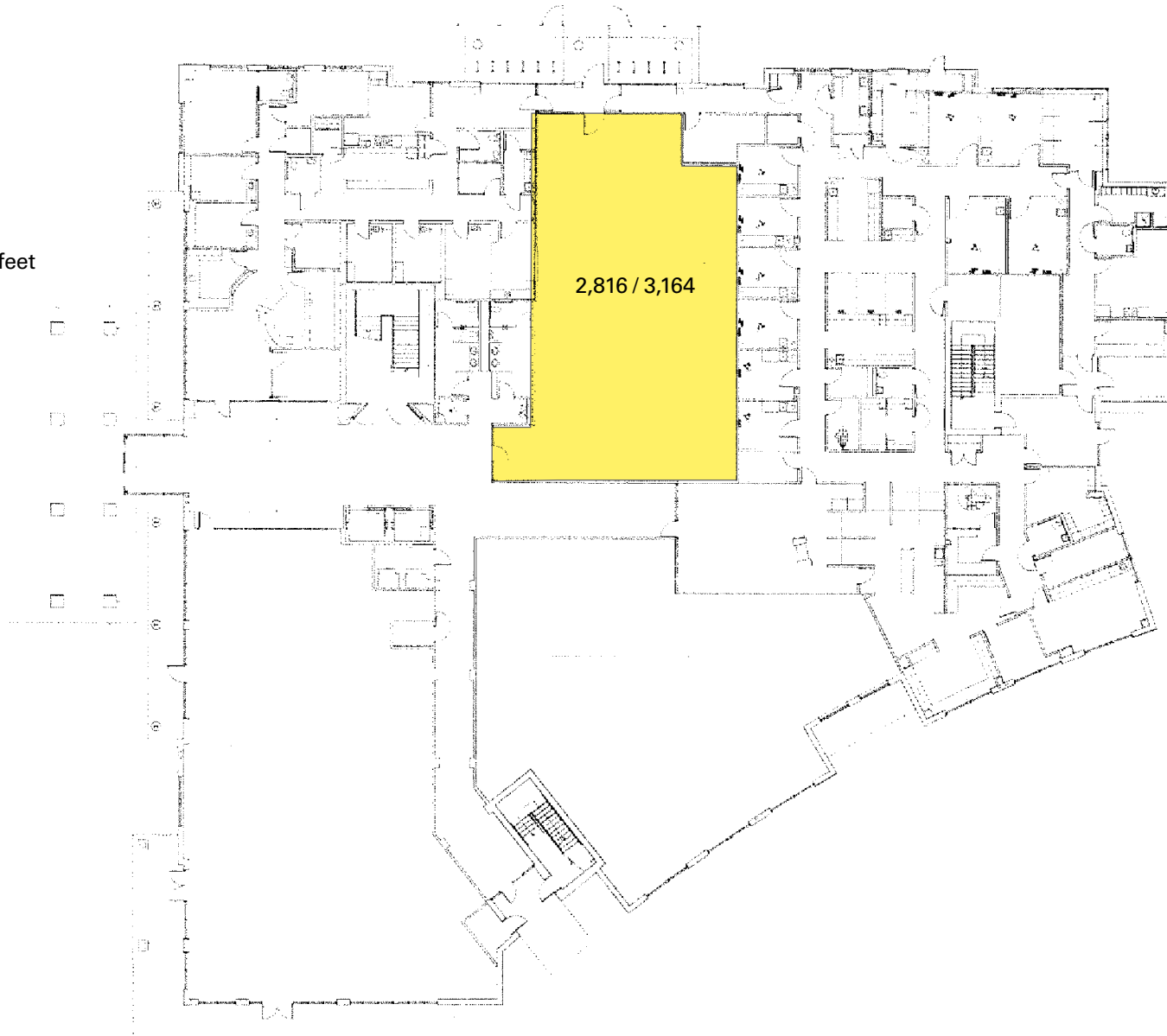
330 South Garden Way

- All rented space is calculated on a gross rented space basis that includes a common space load of 12.5% applied to the useable space.
- Rental rates include property taxes (other than personal property), utilities, garbage (other than medical waste), and insurance (again, other than tenant improvements and property). Janitorial service is provided for the common space only.
- Base rental rate is \$2.80 per square foot per month.
- Tenant improvement (TI) allowance is variable based on the term of the lease:
 - o 10 or 15 year lease \$80/sf allowance \$2.80/sf/mo rent
 - o 15 year lease \$120/sf allowance \$3.15/sf/mo rent

Floor Plan

First Floor

- 3,164 rentable square feet



Floor Plan

Second Floor

- 3,061 rentable square feet

