

Evans
Elder
Brown &
Seubert

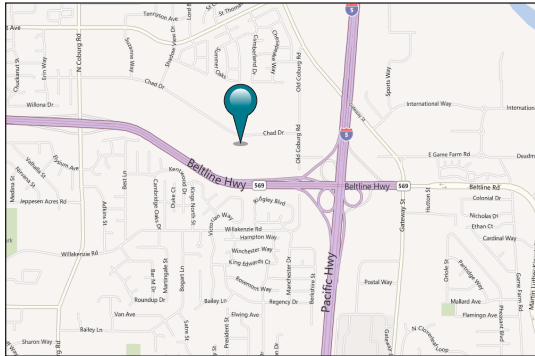
COMMERCIAL REAL ESTATE

101 E. Broadway
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FOR LEASE

3500 Chad Drive
Eugene, Oregon



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Licensed in the State of Oregon



2 Remaining Quality Office Spaces

Guard Publishing Building

- **Suite 150** Approximately 2,920 rsf (See Attached floor plans for details)
- **Suite 250** Approximately 2,676 rsf (See Attached floor plans for details)

- North Eugene, Chad Drive location provides easy access to both Eugene and Springfield as well as I-5 and Randy Pape Beltline
- Excellent on-site parking
- Tenant Improvement allowance negotiable
- Access to small fitness facility for a small annual fee
- \$2.00 per rentable square foot, per month, fully serviced, excluding janitorial

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.

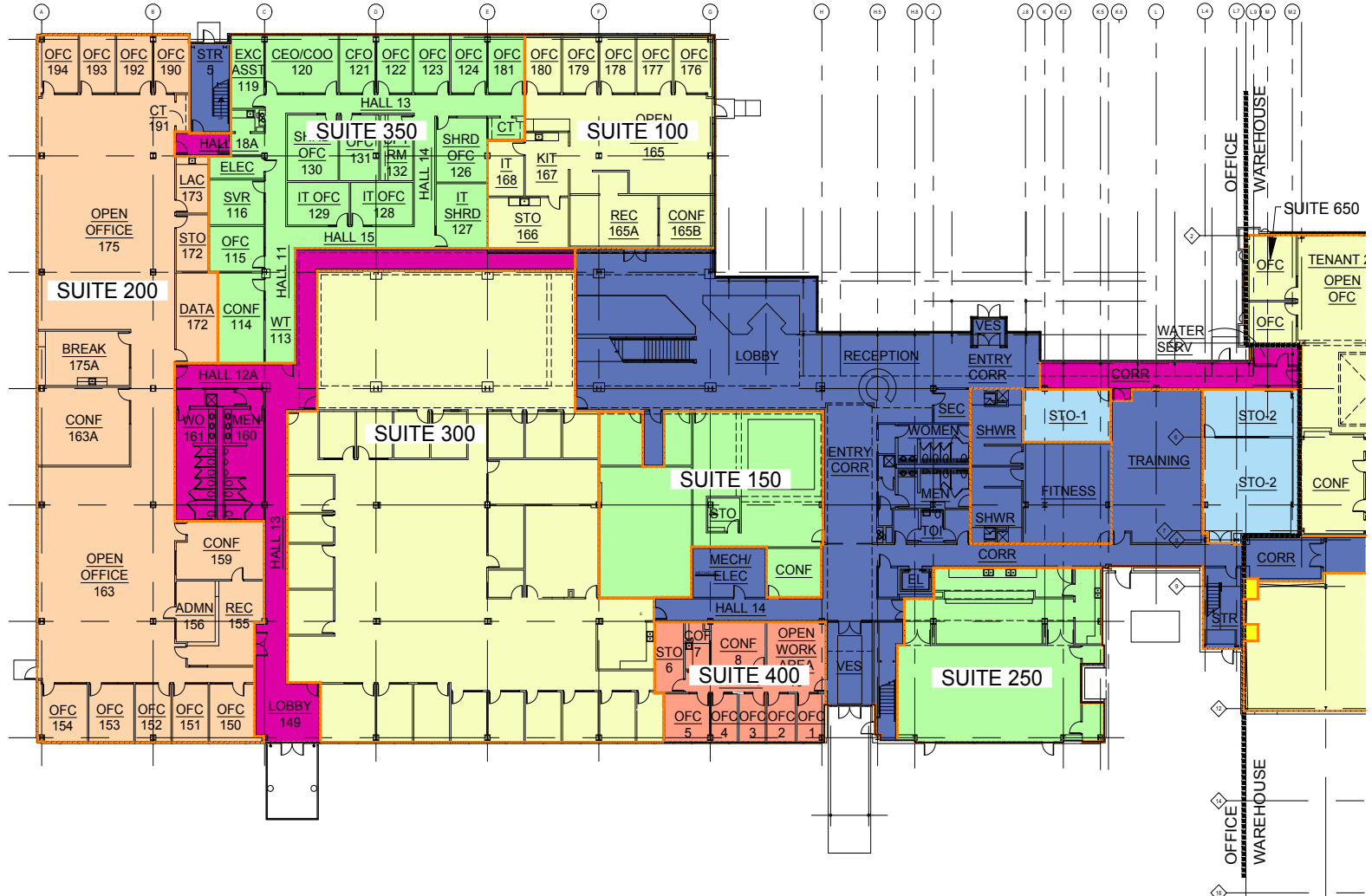
First Floor Plan

Suite 150

- Approximately 2,920 rsf
- Great location off of the main lobby
- Space will have glass storefront entry similar to other ground floor suites

Suite 250

- Approximately 2,676 rsf
- Open space with large windows and private patio.
- Could be built out with multiple offices.



Aerial



Location Details

- North Eugene, Chad Drive location provides easy access to both Eugene and Springfield as well as I-5 and Randy Pape Beltline

