

**Evans
Elder
Brown &
Seubert**

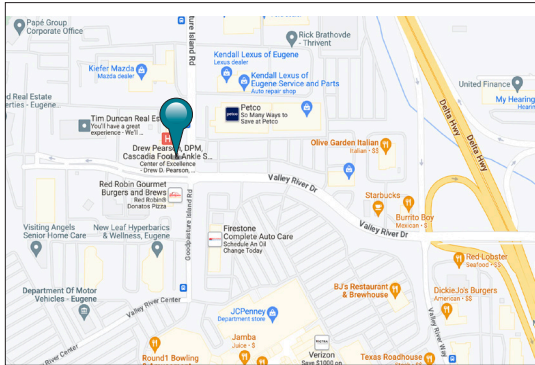
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

1400 Valley River Drive, Suite 150
Eugene, Oregon 97401



CONTACT

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(541) 345-4860

Licensed in the State of Oregon



High End Retail / Office Space

- 1,174 square feet
- Street level with excellent exposure
- Located across from Valley River Center
- Strong demographics
- On-site parking
- \$32.00 per square foot, triple net

Description



1400 Valley River Drive:

- 1400 Valley River Drive is a high-quality building with exceptional finishes, great visibility, and convenient access. With a total of 25,444 square feet, this impressive property is situated next to Valley River Center. This prime location, off of Delta Highway, is located approximately one mile west of Interstate 5.

Tenants:

- 1400 Valley River Drive tenants include: MB2 Dental, Mariner Wealth Advisors, Oregon ENT, Cascadia Foot & Ankle Podiatric, PeaceHealth Urgent Care, and Blu Mist Restaurant.

Triple Nets:

Current annual triple net reimbursement is \$10.65 per square foot

- Property taxes
- Building insurance
- Utilities
- Common area maintenance
- Common area janitorial

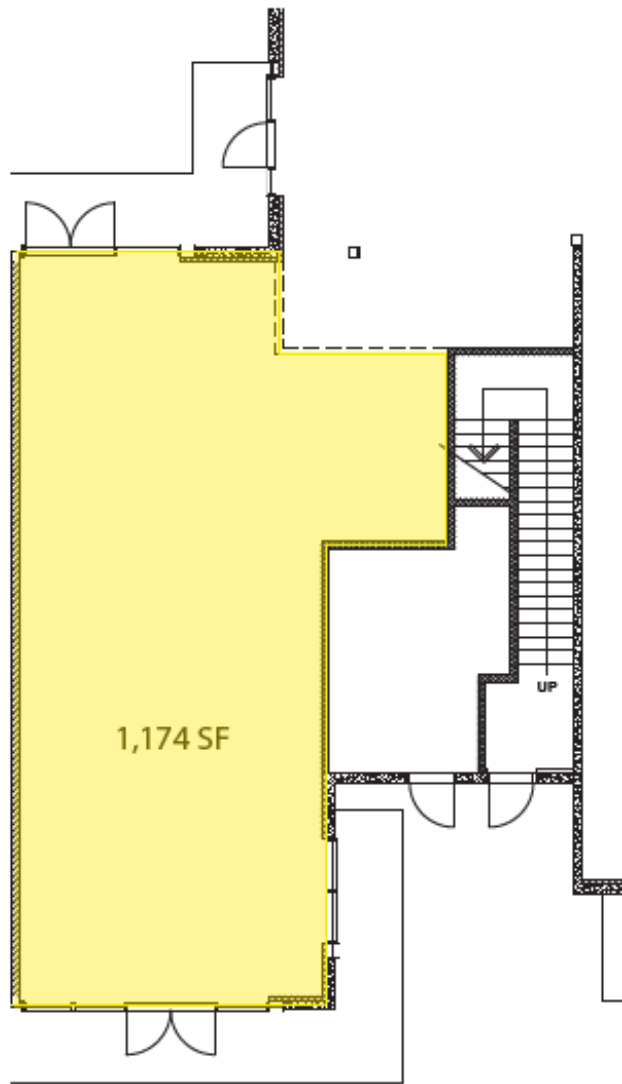
Ownership:



Tenancies:



Ground Floor Plan

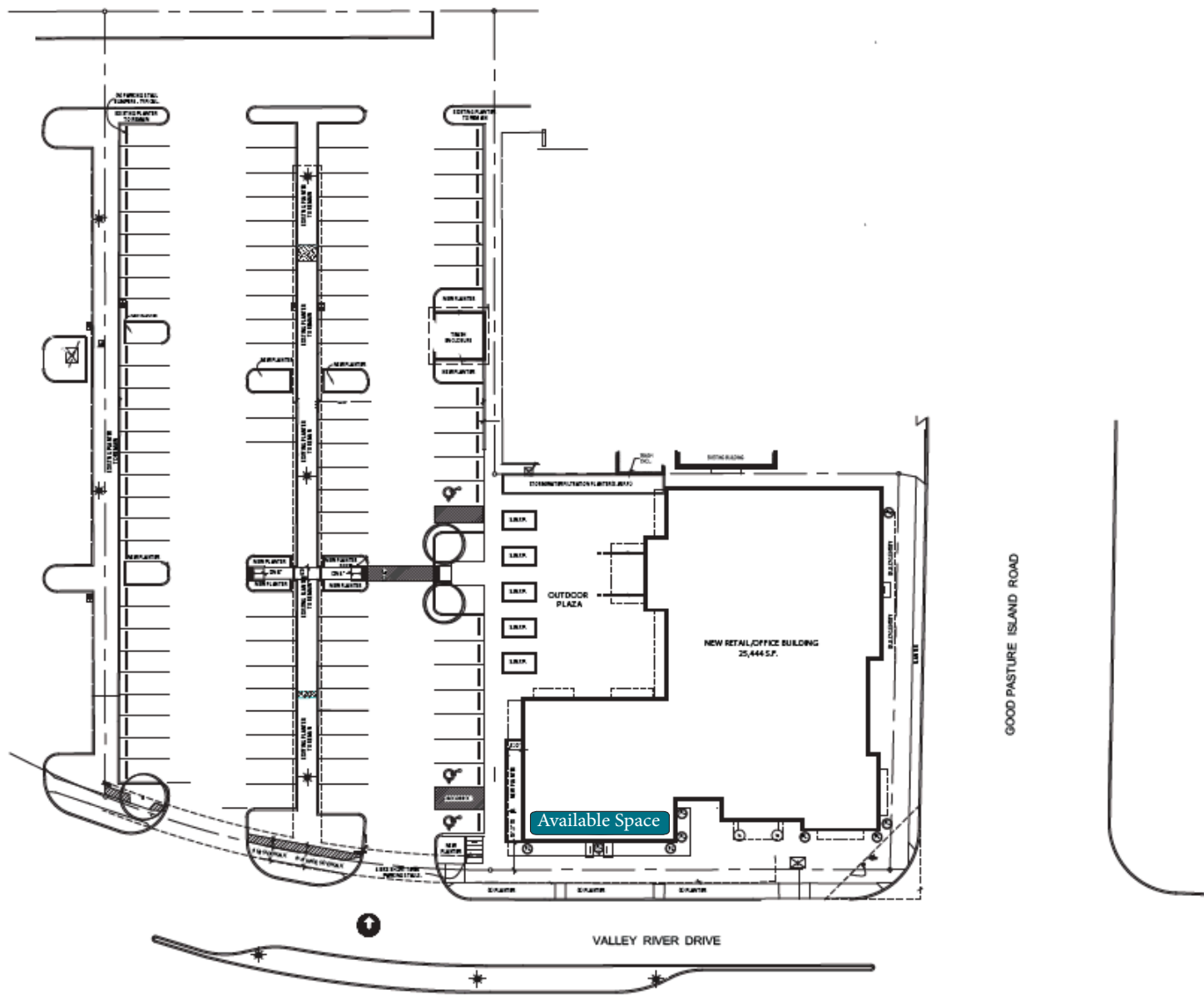


Ground Floor:

- Available space: 1,174 square feet
- Street level retail or office
- Over 99 on-site parking spaces



Site Map



Aerial View

