

**Evans
Elder
Brown &
Seubert**

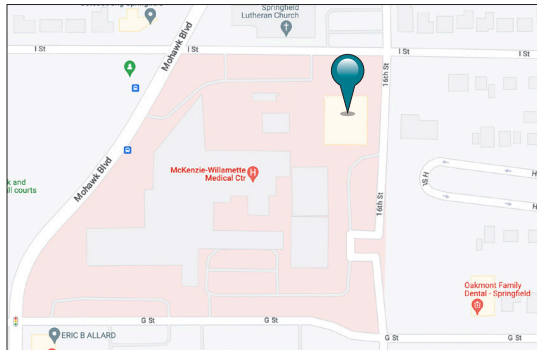
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

960 16th Street
Springfield, Oregon 97477



CONTACT

Jeff Elder
jeff@eebcre.com

Ashley Hope Elder
ashley@eebcre.com

(541) 345-4860

Licensed in the State of Oregon



McKenzie Medical Center Space Adjacent McKenzie Willamette Hospital

- 3,326 square feet
- Current configuration offices and group rooms
- Can be configured to medical clinic space
- 3 restrooms
- On-site parking
- \$1.50 per square foot triple net as office

Description



Medical Office or General Office

- Can be configured to medical clinic office
- Rent will adjust to reflect the cost to configure to medical clinic space

Triple Nets

Triple nets are currently \$0.70 per square foot

- Property taxes
- Building insurance
- Utilities
- Common area janitorial
- Landscape and parking maintenance

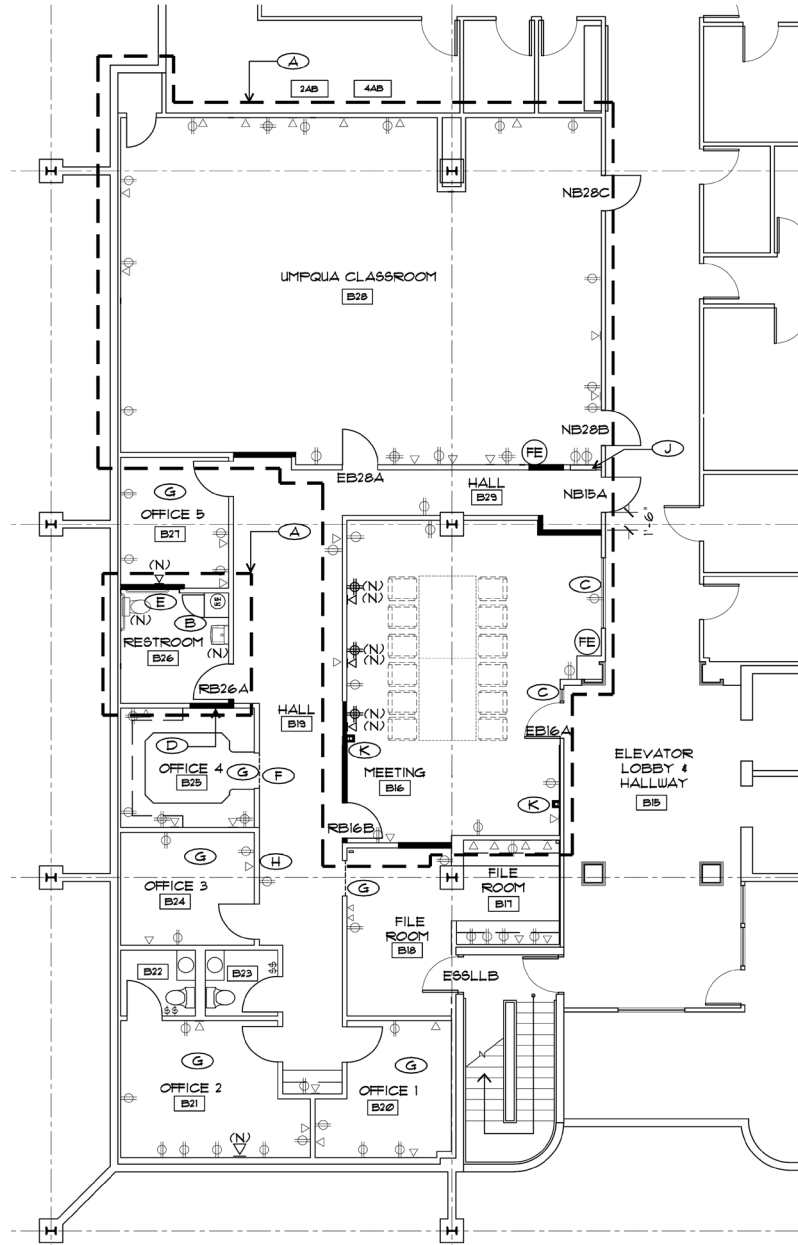
Excluded Uses

- Ambulatory surgery except for patients of the tenant
- Laboratory except for patients of the tenant
- Physical therapy except for patients of the tenant

Site Plan



Floor Plan



- Five offices
- Large meeting room
- Large Classroom
- Three (3) restrooms