

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

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

*eebcre.com*

## FOR LEASE

1125 Darlene Lane  
Eugene, Oregon 97401



### CONTACT

Jeff Elder  
jeff@eebcre.com

(541) 345-4860

Licensed in the State of Oregon



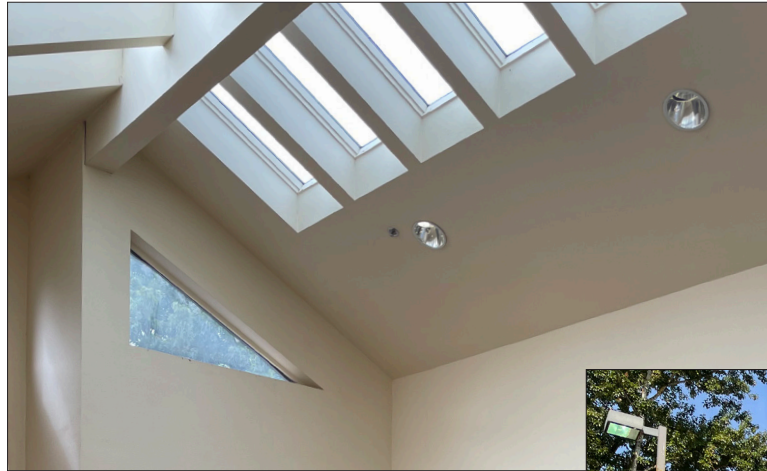
## Medical Offices Can Be Divided

- 7,488 square feet on Ground Floor - can be divided
- Multiple Exam Rooms
- On-site Parking
- Adjacent to Surgery Center with use by separate agreement
- \$26.00 per square foot, Triple Net

# Building

## Description

High-profile medical building located north of Valley River Center and adjacent to high-end residential areas. Excellent access from North Delta Highway at Goodpasture Island Road. Adjacent surgery center available for use by separate agreement.



# Photos



**Surgery Center**  
Access to adjacent  
surgery center by  
separate agreement.

## Triple Nets

Currently \$12.96 per SF

- Common Area Maintenance
- Utilities
- Real Property Taxes
- Building Insurance



# Floor Plan - Ground Floor

## Ground Floor

7,488 SF that can be divided

- Large Reception Area
- Twelve (12) Exam Rooms
- Twelve (12) Offices
- Five (5) Restrooms
- Breakroom

