



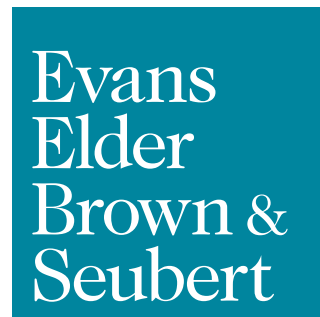
**FOR LEASE**

# Medical Offices

1125 Darlene Lane  
Eugene OR 97401

## TWO SUITES AVAILABLE

- 2,240 square feet and 5,250 square feet on Ground Floor - can be combined
- Multiple Exam Rooms
- On-site Parking
- Adjacent to Surgery Center with use by separate agreement
- Fiber data cable available
- \$26.00 per rentable square foot annually, triple net



COMMERCIAL REAL ESTATE

## CONTACT

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**(541) 345-4860**

Licensed in the State of Oregon.

# Building

1125 Darlene Lane  
Eugene OR 97401

Evans  
Elder  
Brown &  
Seubert

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101 East Broadway  
Suite #101  
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## 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.



# Photographs

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## Triple Nets

**CURRENTLY \$12.96 PER SF**

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

# Floor Plan

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## Suite 100

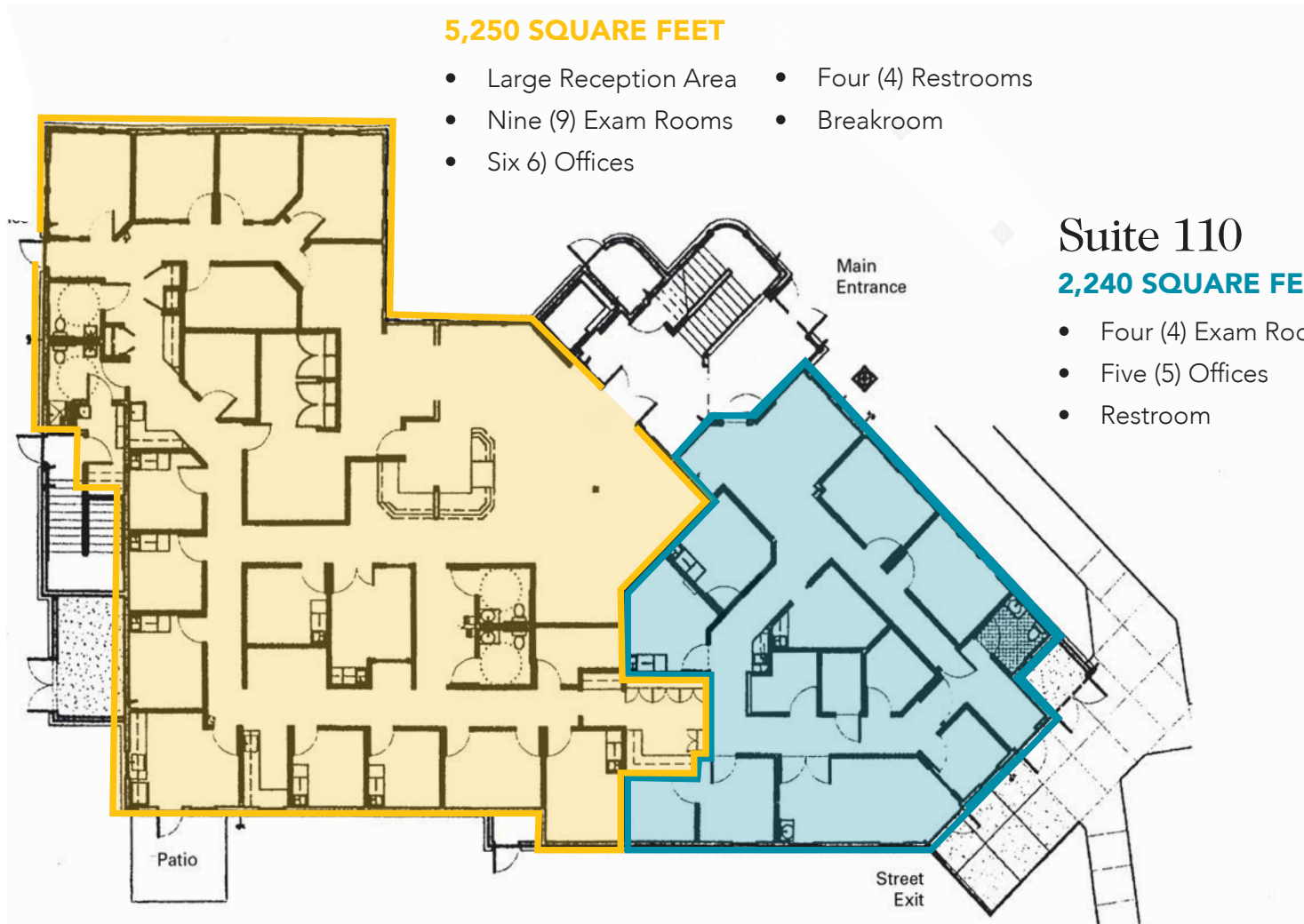
**5,250 SQUARE FEET**

- Large Reception Area
- Nine (9) Exam Rooms
- Six (6) Offices
- Four (4) Restrooms
- Breakroom

## Suite 110

**2,240 SQUARE FEET**

- Four (4) Exam Rooms
- Five (5) Offices
- Restroom



# Location

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