



**Evans  
Elder  
Brown &  
Seubert**  
COMMERCIAL REAL ESTATE

Medical Clinic Building  
1835 Pearl Street, Eugene, OR 97401

**CONTACT**

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# Building Overview

## Lease Terms

\$2.65 per square foot per month, triple net

## Medical Clinic

- 11,014 square feet
- Reception
- Administrative area & offices
- Eighteen (18) exam rooms
- Seven (7) provider offices
- Procedure room
- X-ray area
- Lab/draw area
- Five (5) nurses stations
- Three (3) ADA restrooms (one with shower)
- Staff break room

## Physical Therapy Clinic

- 3,213 square feet
- Six (6) therapy rooms
- Gym
- Workout room

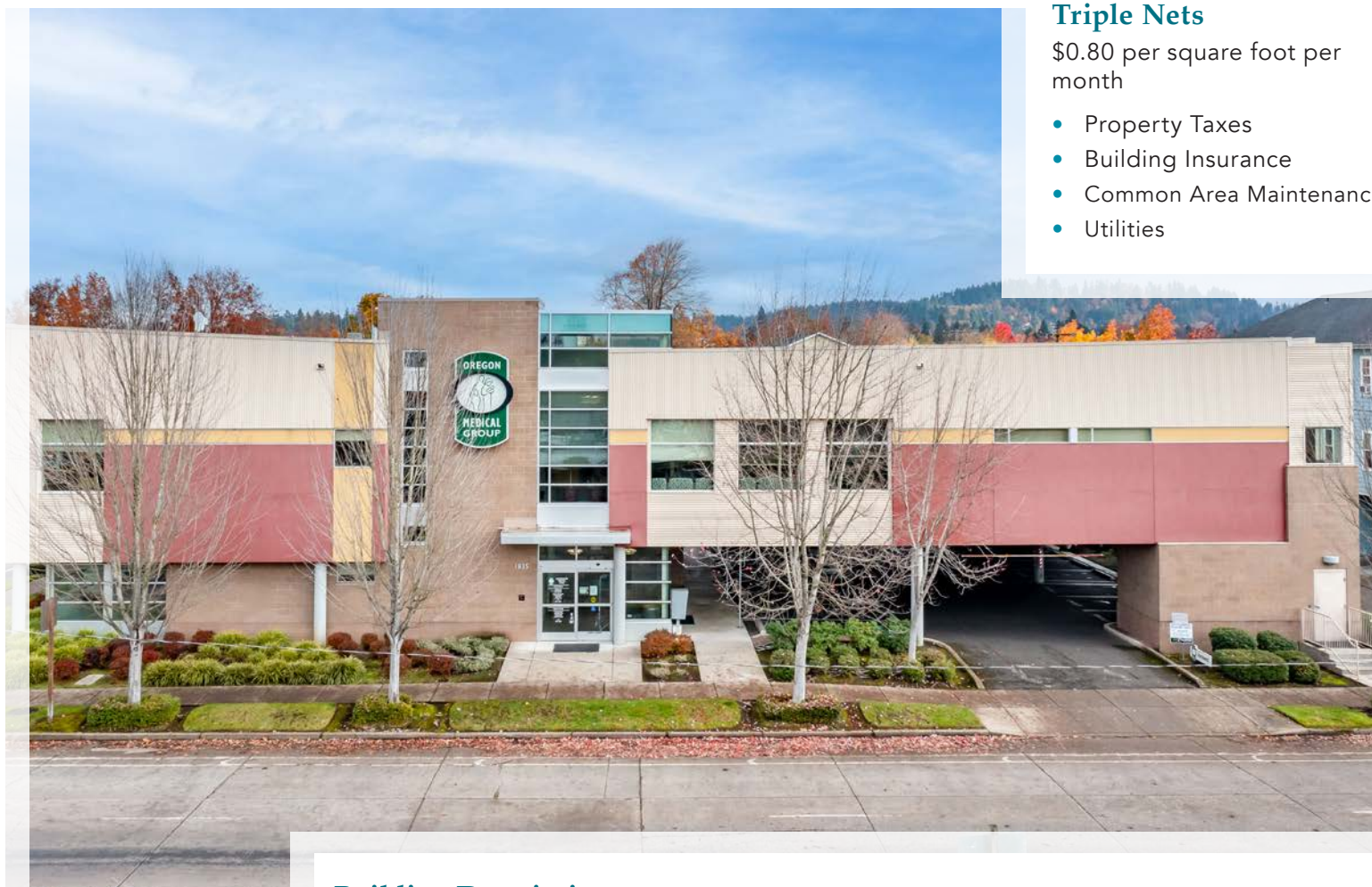
## Parking

Sixty-six (66) on-site parking spaces, including ADA spaces

## Triple Nets

\$0.80 per square foot per month

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



## Building Description

Architecturally designed medical clinic building. One of the largest medical clinic buildings in south Eugene with 14,627 square feet of clinic and physical therapy space. An abundance of windows and spacious halls make this a very bright attractive interior medical build-out. Located at the corner of 18th Avenue and Pearl Streets, both major arterials.

# Lane County Assessors Info



**Tax Map & Lots:** Map: 18-03-06-11

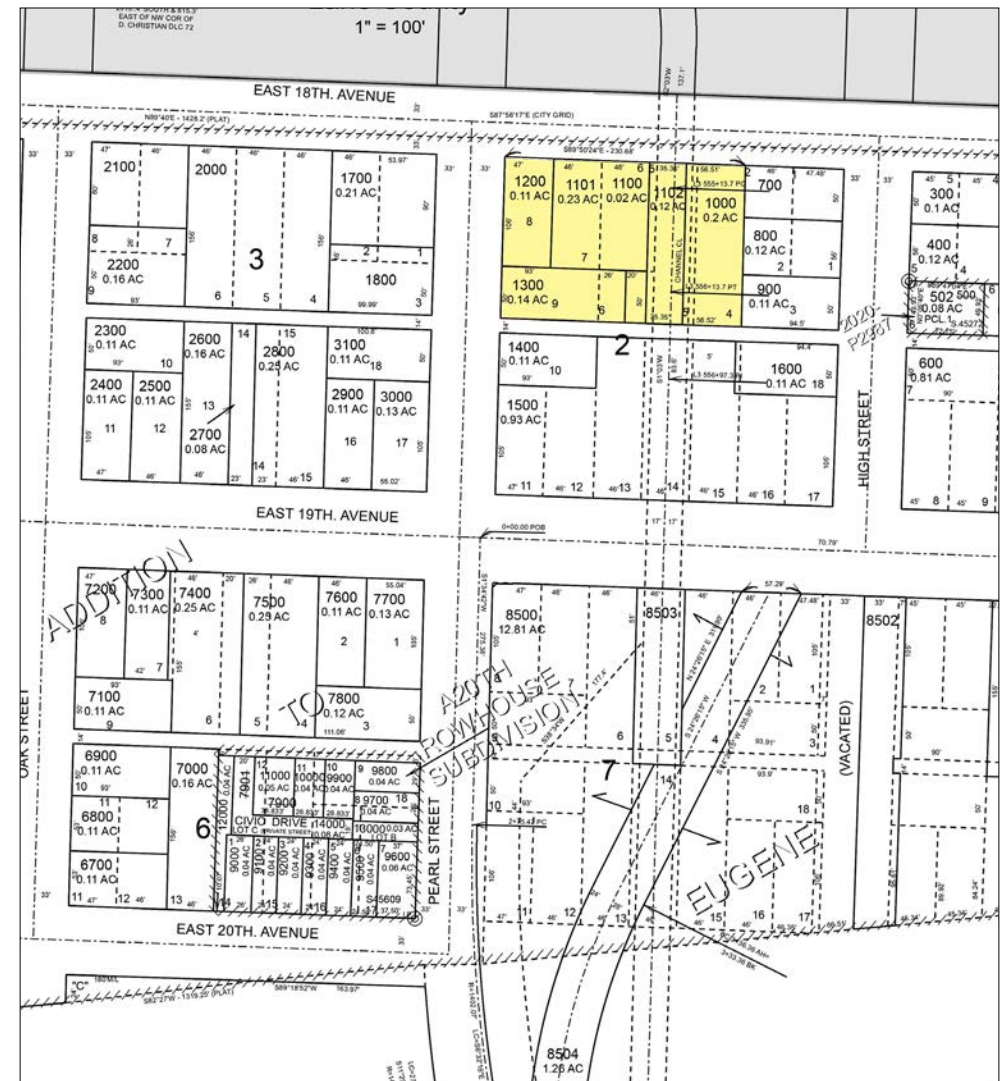
Six Lots: 01000, 01100, 01101, 01102, 01200, 0130

**2023|2024 Real Market Value:** \$5,445,125

**2023|2024 Property Taxes:** \$47,176.66

**Parcel Size:** The total size of the parcels is 35,719 sf

**Zoning:** General Office





# Interior Photos

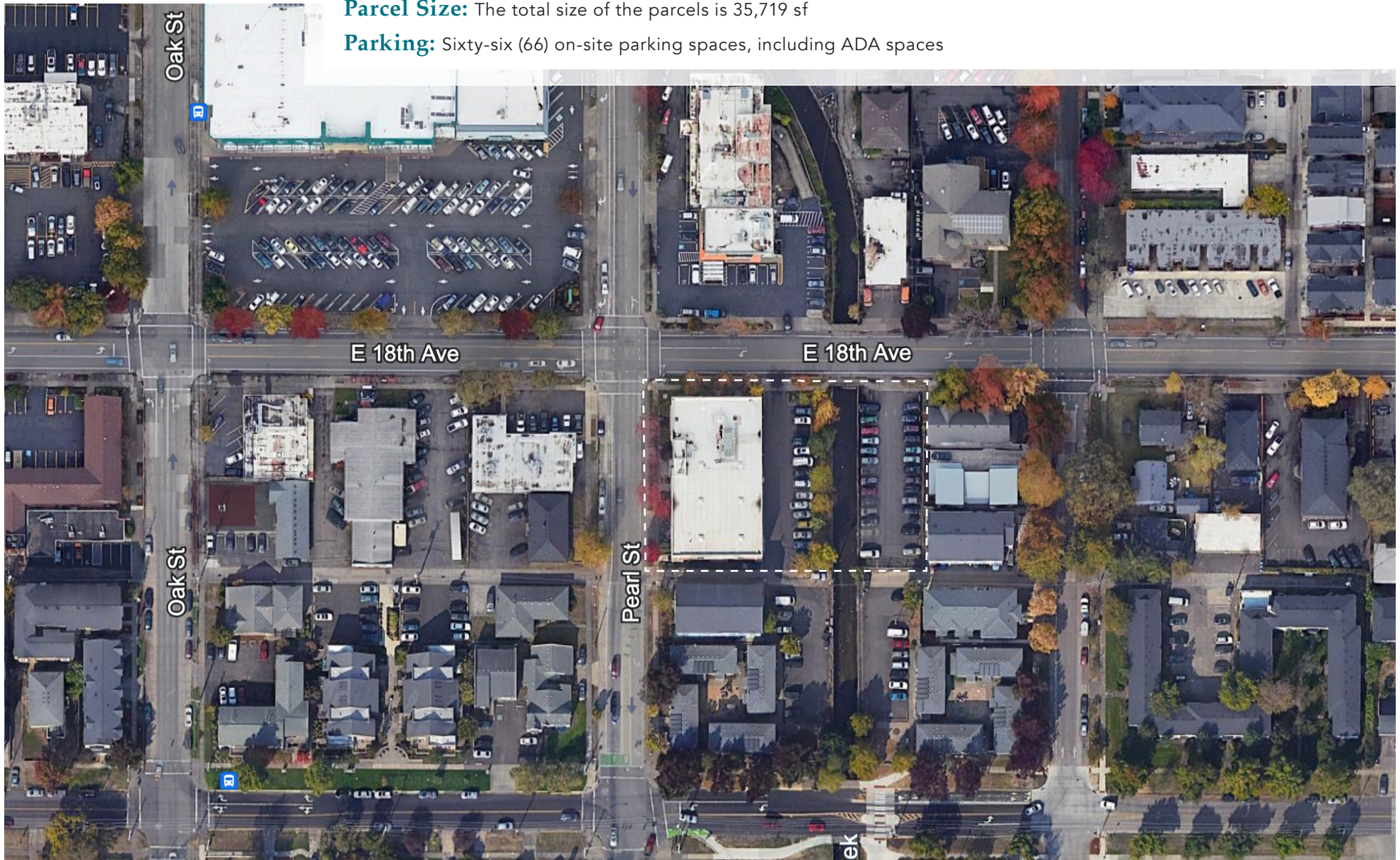




# Aerial

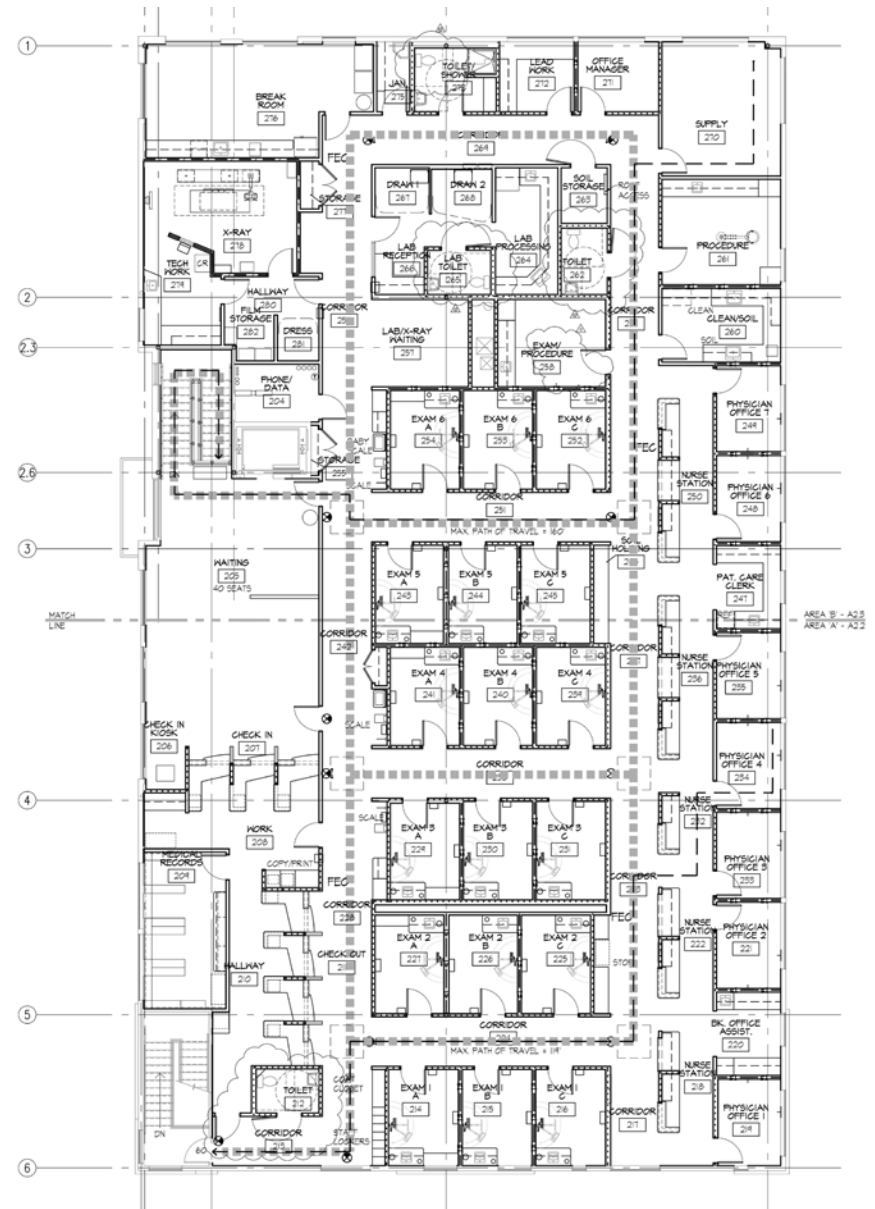
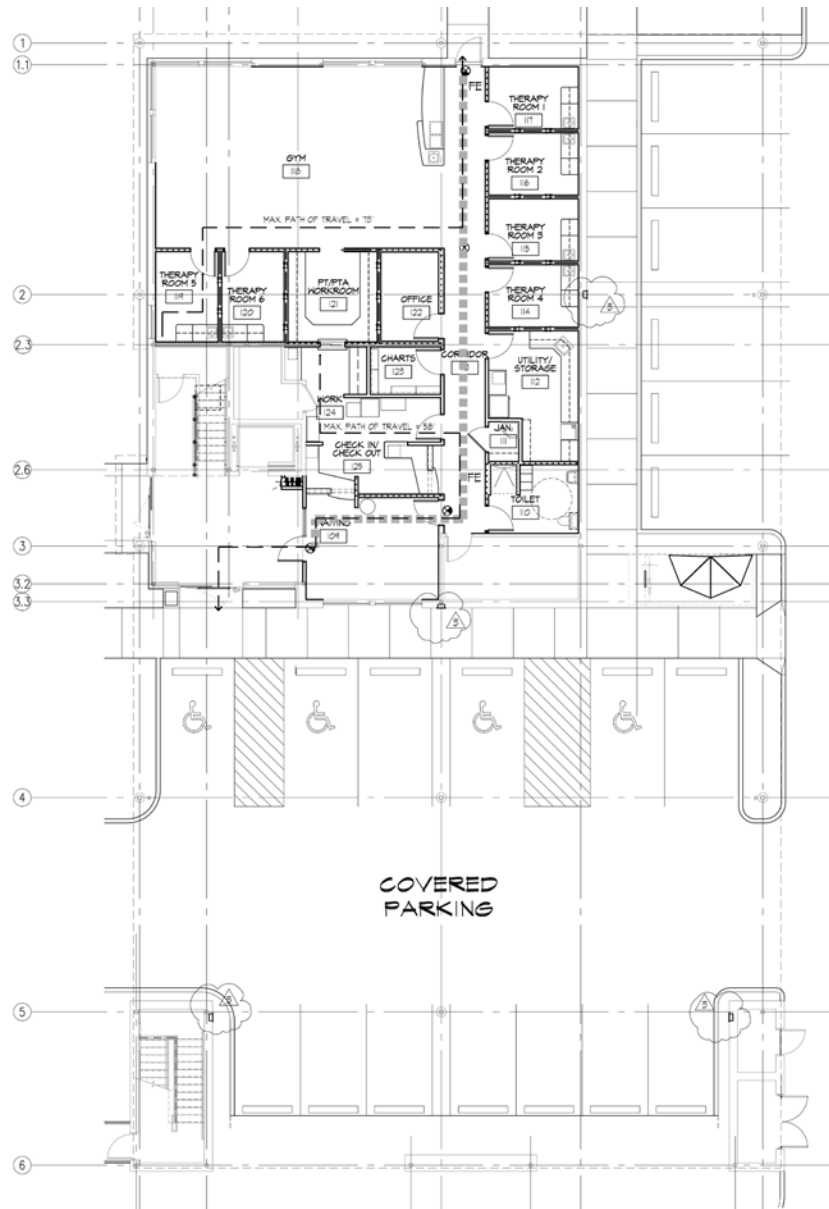
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# Floor Plans



*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.*



## Medical Clinic Building For Lease

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For more property or leasing  
information, please contact:

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