

**Evans
Elder
Brown &
Seubert**

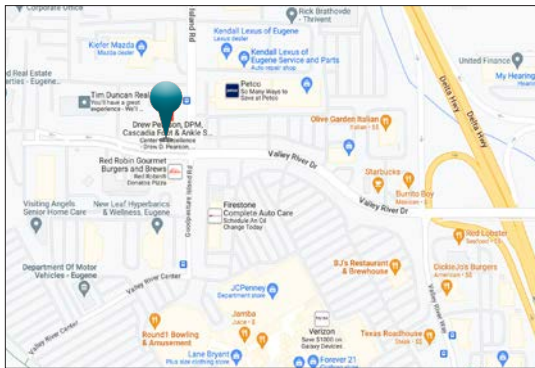
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

1400 Valley River Drive, Suite 220
Eugene, Oregon 97401



CONTACT

Jeff Elder
jeff@eebcre.com

Alan Evans
alan@eebcre.com

(541) 345-4860

Licensed in the State of Oregon



Medical Suite

Available December 1, 2024

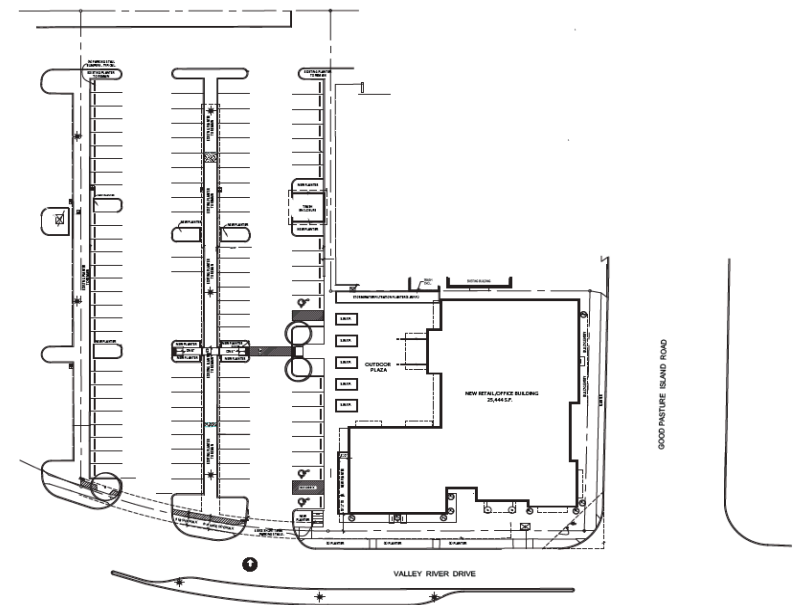
- 1,290 square feet
- Adjacent to Valley River Center
- High quality finishes throughout the building
- On-site parking
- \$33.00 per square foot, triple net

Suite Description

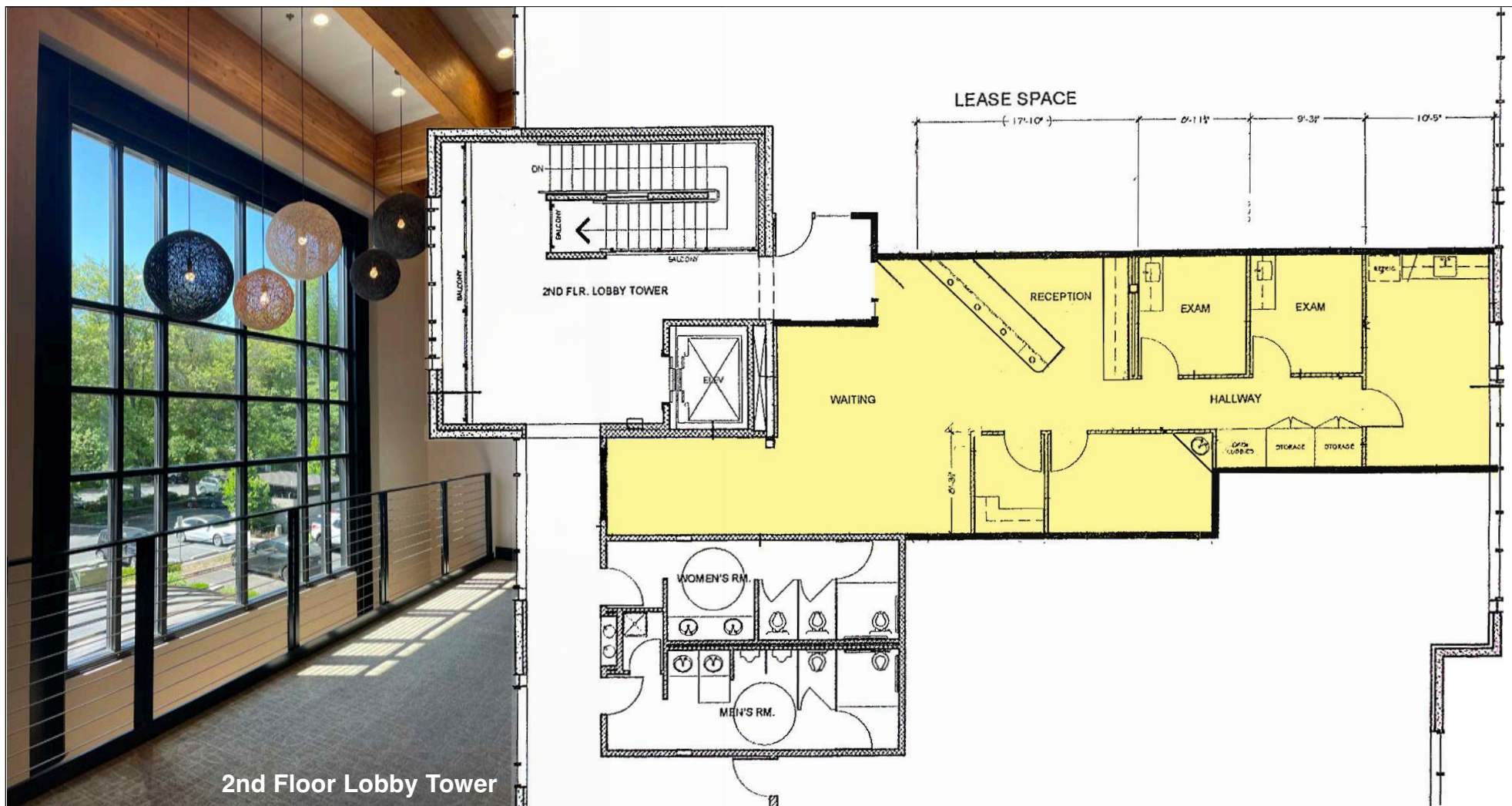


Leased Premises:

- Reception
- Two (2) Exam rooms
- Procedure room
- Staff room
- Restroom



Floor Plan



2nd Floor Lobby Tower

Property 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 Mezcaluna Restaurant.

Triple Nets:

Current annual triple net reimbursement is \$13.00 per square foot

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

Ownership:



Aerial View

