

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

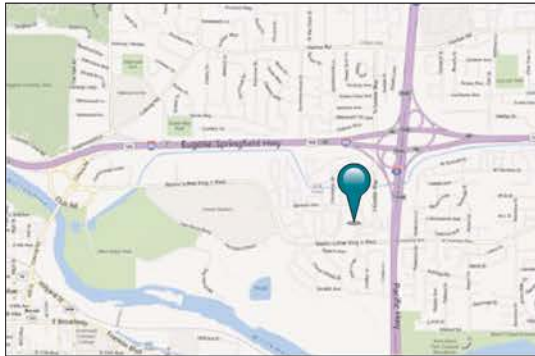
101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR LEASE

Suites 270

330 South Garden Way
Eugene, Oregon 97401



CONTACT

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Medical Suite

Chase Gardens Medical Center | Suite 270

- 5,618 square feet
- Abundant on-site parking
- Clinic build-out
- \$2.75 per square foot per month, triple net

Building Overview



STRUCTURE	Structural steel frame with metal pan deck and concrete floors
ROOF.....	IB Roof PVC Membrane with original twenty-year warranty
ELEVATOR.....	Otis hydraulic elevator
FIRE PROTECTION	Wet sprinkler system with alarms
BACK-UP GENERATOR250kw 480v diesel generator
SECURITY	Card access control system
HVAC.....	Trane Intellipak VAV system with hot water reheat and redundant condensing gas boilers
SOLAR.....	30kw net metered rooftop solar electrical system

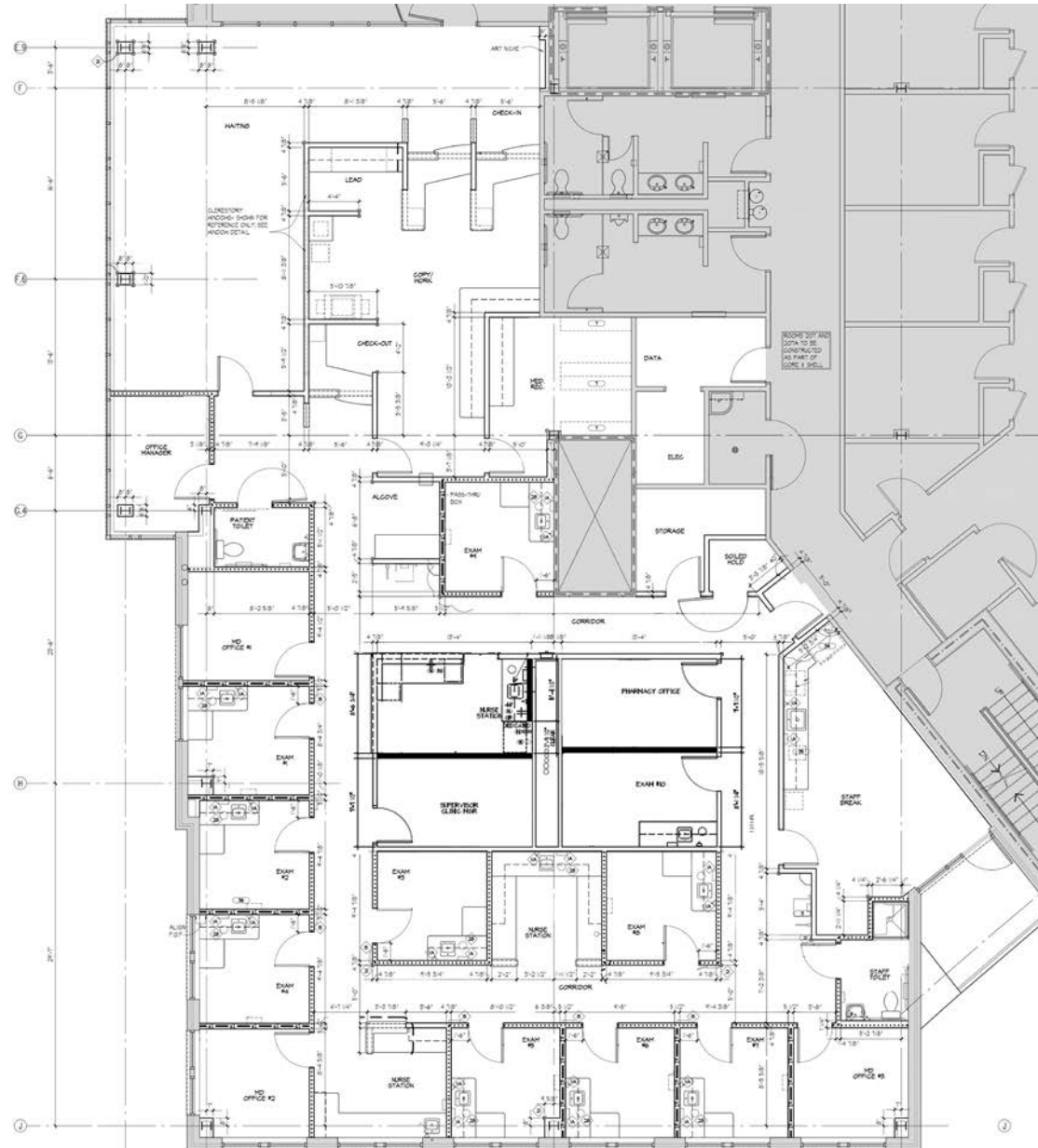
Triple Nets

- Currently \$0.72 per rentable square foot
- Property taxes
- Building Insurance
- HVAC maintenance
- Utilities
- Common area Maintenance

Floor Plan

Description

- Reception area
- Administrative area
- Ten (10) Exam rooms
- Seven (7) Provider offices
- Two (2) Nurses stations
- Two (2) ADA restrooms



Location

