

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

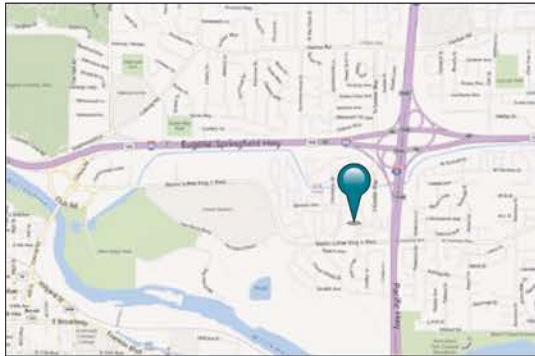
101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR LEASE

Suites 270

330 South Garden Way
Eugene, Oregon 97401



CONTACT

Jeff Elder
jeff@eebcre.com

Ashley Hope Elder
ashley@eebcre.com

(541) 345-4860



New Medical Suite

Chase Gardens Medical Center | Suite 270

- 5,618 square feet
- Abundant on-site parking
- Clinic build-out
- \$2.65 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

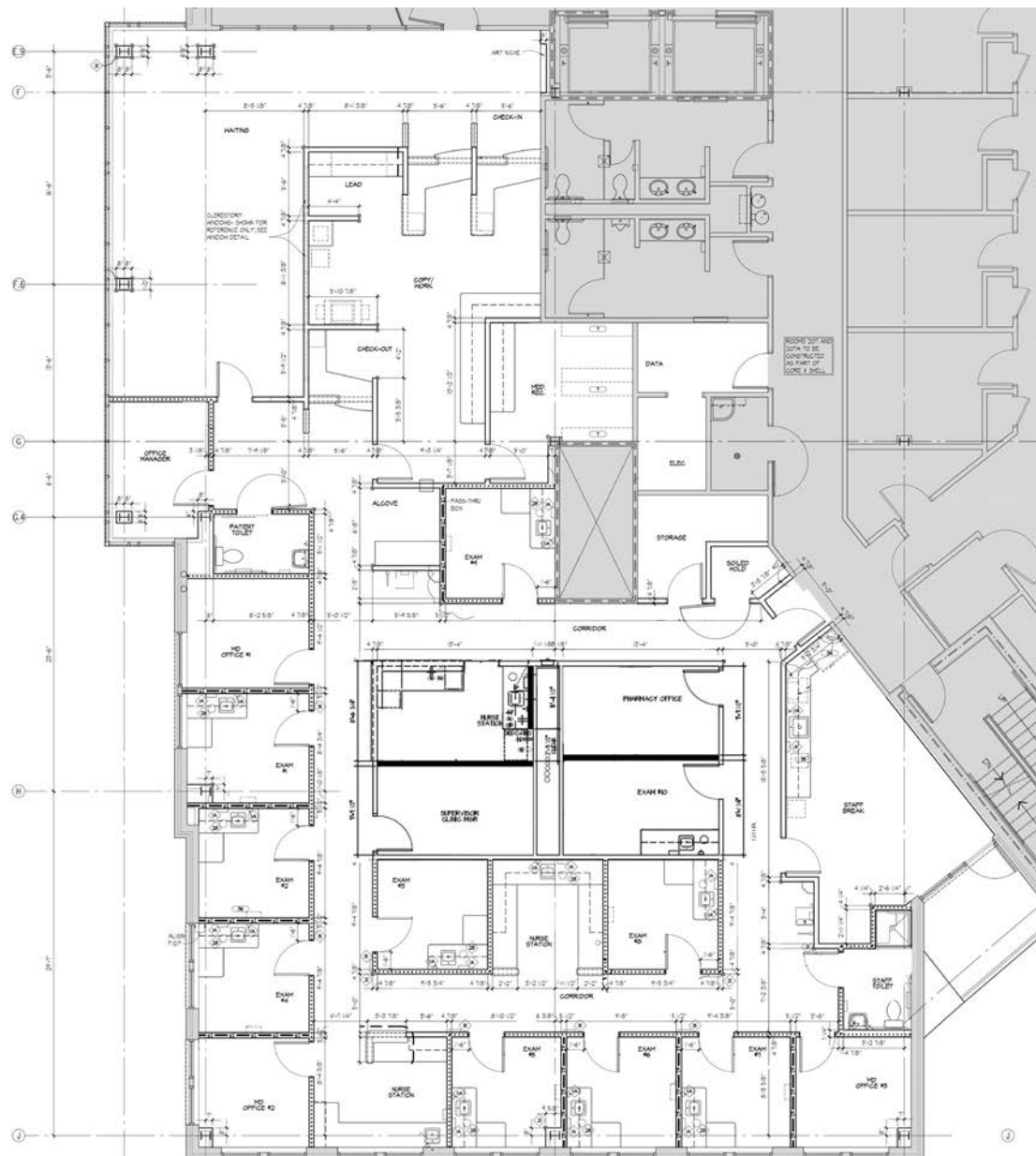
Triple Nets

- Currently \$0.70 per rentable square foot
- Property taxes
- Building Insurance
- HVAC maintenance
- Utilities
- Common area Maintenance

Floor Plan

Description

- Reception area
- Administrative area
- Eleven (11) Exam rooms
- Three (3) Provider offices
- Two (2) Nurses stations
- Two (2) ADA restrooms



Location

