

**Evans  
Elder  
Brown &  
Seubert**

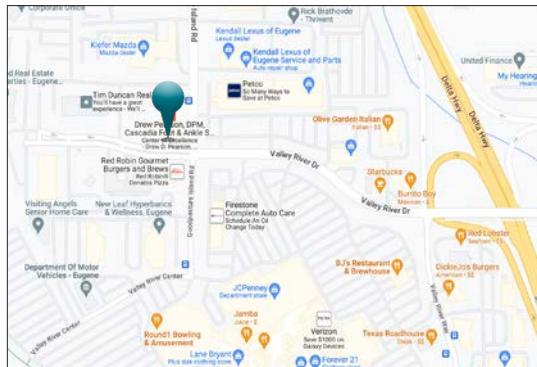
COMMERCIAL REAL ESTATE

101 E. Broadway  
Suite 101  
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(541) 345-4860

[eebcre.com](http://eebcre.com)

## FOR LEASE

1400 Valley River Drive | Suite 160  
Eugene, Oregon 97401



### CONTACT

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Licensed in the State of Oregon



## Office Suite Available May 2024

- 1,826 square feet
- Adjacent to Valley River Center
- High quality finishes throughout the building
- Excellent On-site parking
- \$24.00 per square foot, triple net

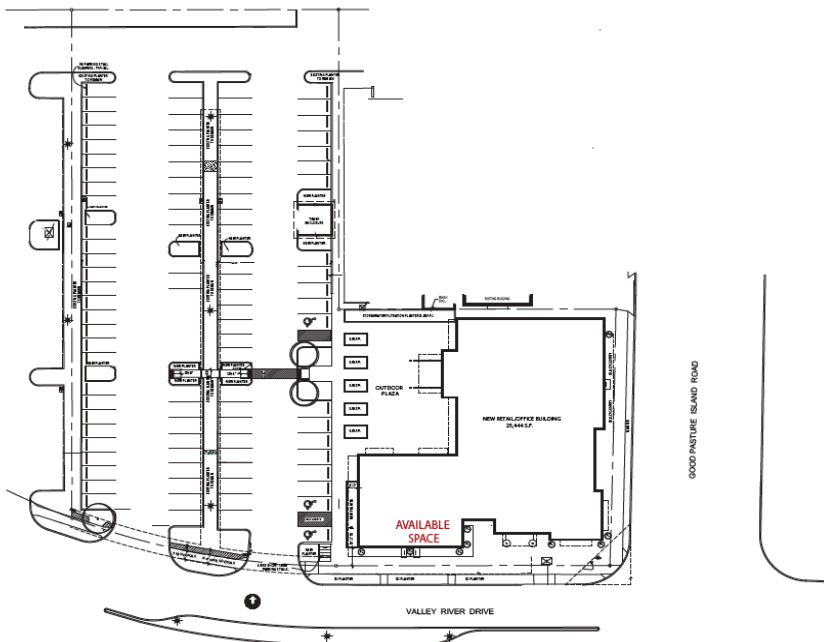


# Suite Description



## Leased Premises:

- Reception
- Floor to ceiling windows
- Small private office or conference room
- Modern open workspace
- Restroom



# Floor Plan





# 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

