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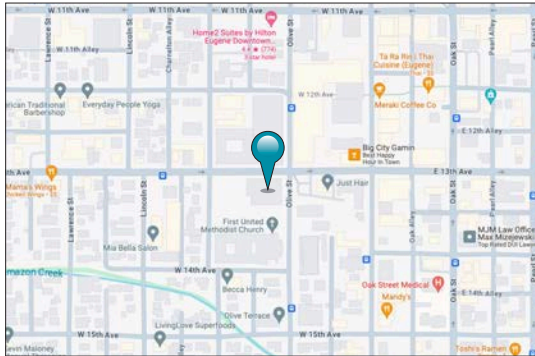
COMMERCIAL REAL ESTATE

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eebcre.com

FOR LEASE

100 West 13th Avenue, Suite 100
Eugene, Oregon



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Licensed in the State of Oregon



Quality Medical Space

CENTRALLY LOCATED NEAR DOWNTOWN EUGENE

- Approximately 5,775 square feet of high quality medical space
- Located on the corner of 13th & Olive Street with excellent visibility and access
- Good on-site parking
- ~~\$2.20~~ **\$2.00 per square foot per month, fully serviced**

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.

Floor Plan

SUITE 100

- Approximately 5,775 rentable square feet of ground floor medical space
- Large reception area with conference room
- 7-9 Exam Rooms
- Private Restroom in Clinic
- Lab area
- Front and rear entrance
- Additional admin/storage area which is separate from main medical space
- Access to common area restrooms
- Access to lower level locker rooms, kitchen, bicycle storage for an additional fee



Main Office Photos



Main Entry from Building Lobby



Reception



Typical Exam Room



Lab Area

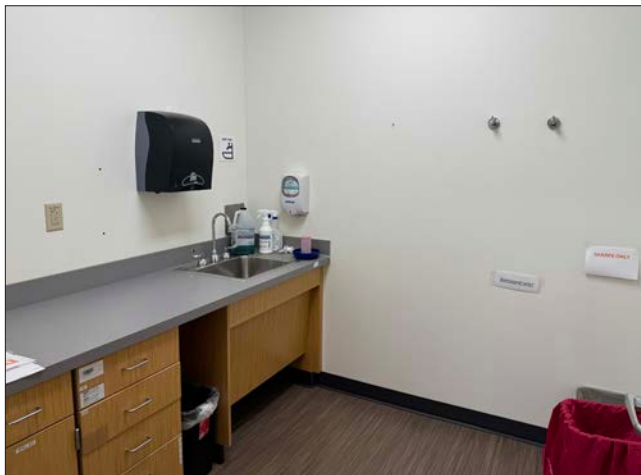


Open area outside of exam rooms

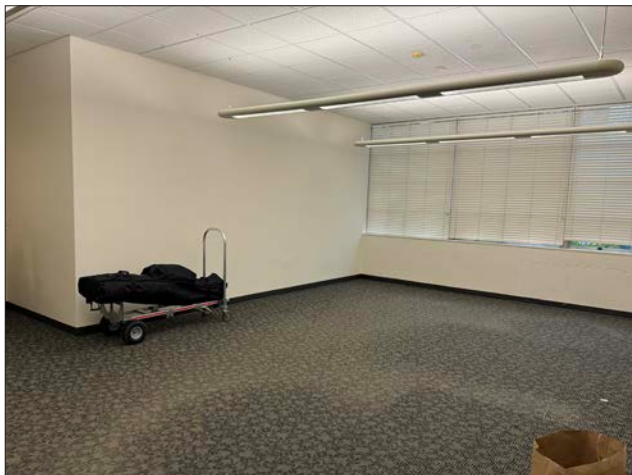


Exam/procedure room

Main Office Photos



Small Lab Area



Admin/Storage Area



Admin/Nurses area



Exam Room



Admin/Storage Area

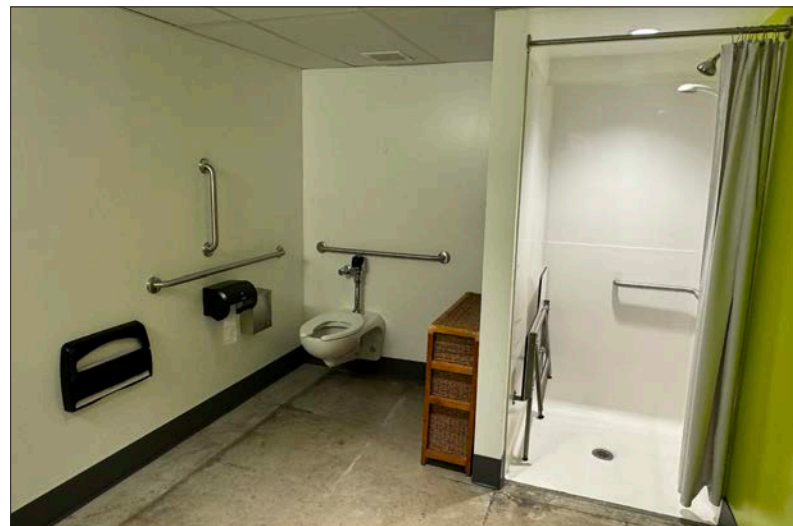
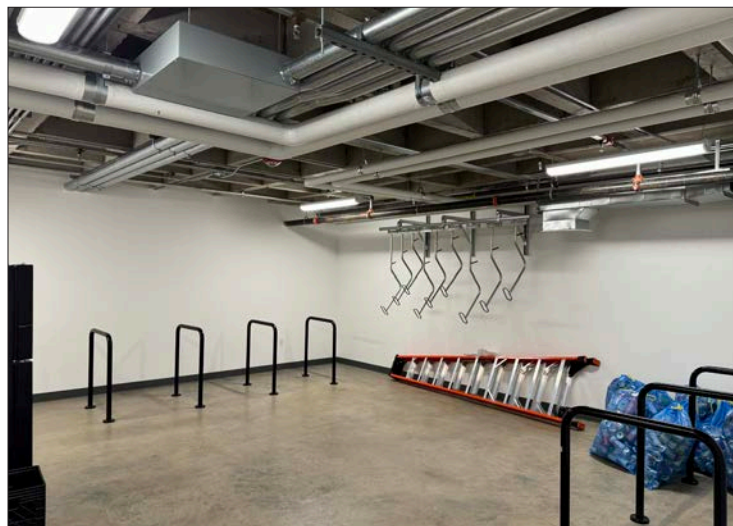
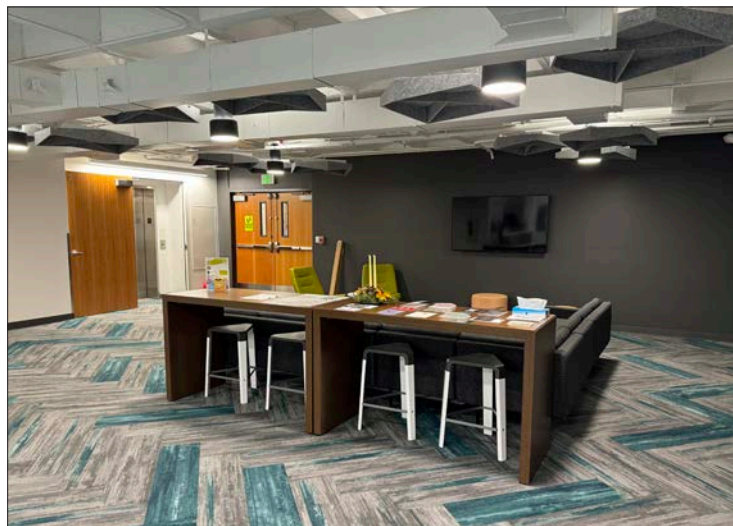


Exterior Building View

Lower Level Shared Space

LOWER LEVEL

- The lower level consists of kitchen area, locker rooms with showers and bike storage space that can be shared with the existing tenant at an **additional fee** to be determined based on the amount of space shared.



Location

LOCATION DETAILS

- Located on the corner of West 13th Avenue and Olive Street within walking distance of the Lane Transit District's main Downtown Hub as well as many public agencies, private businesses, restaurants and retail

