

# Station 9



## FOR LEASE

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

### New Upscale Retail Development on Coburg Road

2225 Coburg Road  
Eugene, OR 97401  
\$26.20 - \$31.00/SF, NNN

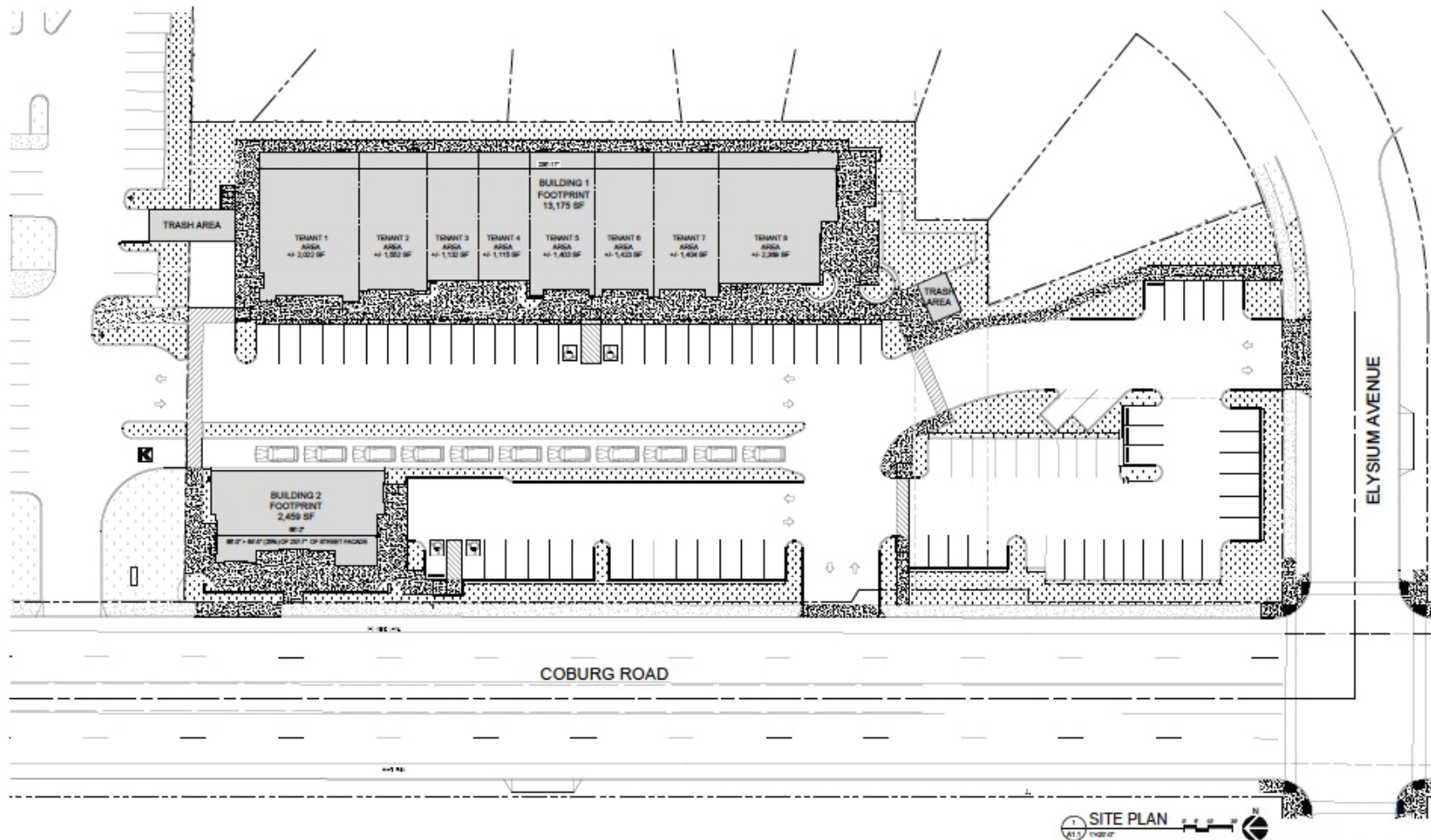
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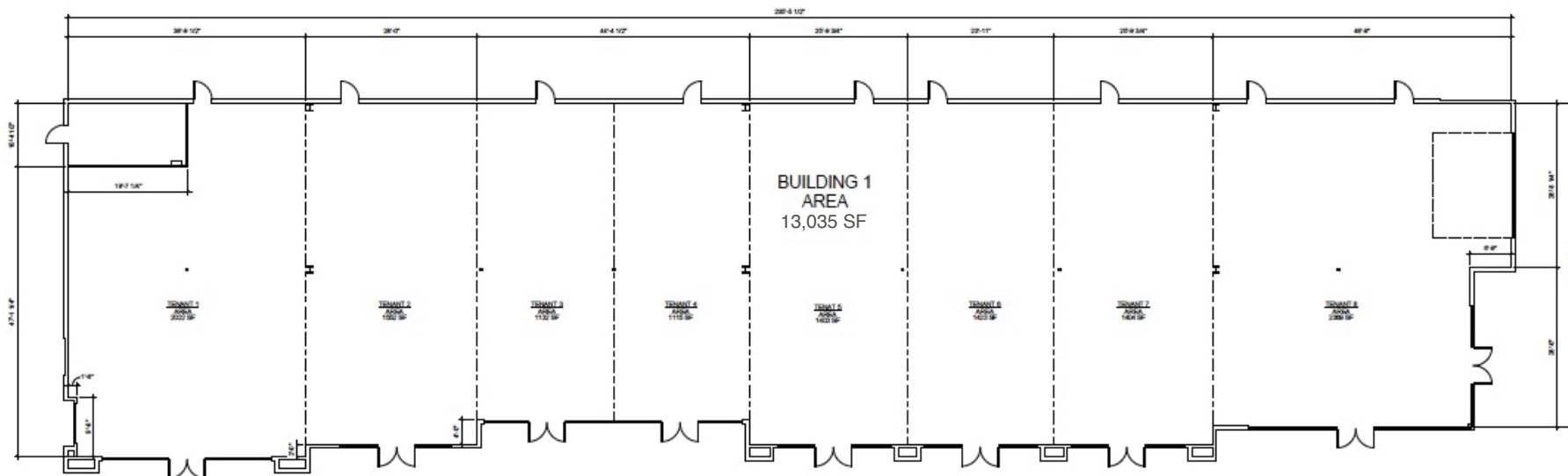
Lilly Storment  
[lilly@eebcre.com](mailto:lilly@eebcre.com)  
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# Site Plan

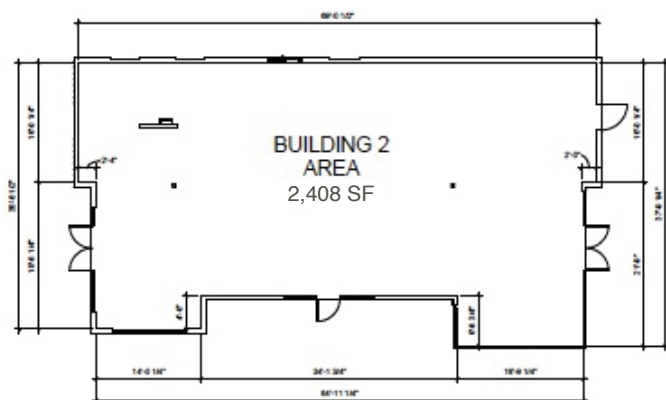




# Floor Plan



**BUILDING 1 FLOOR PLAN**  
1" = 10'-0"



**BUILDING 2 FLOOR PLAN**  
1" = 10'-0"

## Information and Availability at Station 9

Up to 13,035 square feet - can divide

- 1.86-acres (approx. 81,022 sf) zoned C-2 Community Commercial
- Can accommodate a restaurant space with outdoor seating on south end
- Located at soon to be signalized intersection of Coburg Road & Elysium Avenue
- 80 on-site parking spaces
- High exposure – approximately 30,000 cars per day
- Targeted delivery Q4 of 2023
- TI allowance negotiable
- Rents ranging from \$26.20 to \$31.00/sf NNN



# Aerial





# Aerial





# Demographics - 1 Mile Radius



# Demographics - 3 Mile Radius



# Demographics - 5 Mile Radius





# Vanilla Shell Description of Landlord's Work

Landlord shall construct with the Premises the improvements set forth in this Exhibit. Responsibilities and obligations as between Landlord and Tenant shall be set forth below.

Except as noted otherwise, Landlord shall, at Landlord's sole cost and expense, complete the construction, installation and erection of the following fixtures and/or improvements in and upon the premises.

1. **GENERAL REQUIREMENTS:** All work shall be in accordance with all building codes, and/or requirements of the authority having jurisdiction.
2. **BUILDING SHELL:** Building Shell shall include the following:
  - a. Complete structural building system with columns, beams, joists (exposed construction) with all required fireproofing and insulation values as required by code.
  - b. Complete waterproof roof and drainage system.
  - c. Finished building exterior including paint or applied finish surface.
  - d. Required back door as per code with frame and hardware. Any additional code-required doors due to tenant's design or tenant desired doors will be executed by the Landlord's contractor at Tenant's expense.
  - e. Storefront system, including glazing if required by code. Storefront shall be comprised of fixed glass with aluminum frame and a double entry door.
  - f. Minimum 4" thick concrete floor slab, level or perimeter slab to allow Tenant to install below-slab utilities and pour slab as part of Tenant Improvements.
  - g. Tenant responsible for any extinguishers or detectors required, as part of their tenant improvement plan.

Landlord shall construct exterior elevations. All items indicated on exhibit (with the exception of trade signs) is Landlord's responsibility, including exterior lighting fixtures and lamps, exterior decoration and finish, exterior overhangs and/or awnings, porticos and doors.
3. **WALLS AND DOORS:** All perimeter walls or shared partitions shall be left open on the Tenant's side so Tenant may install electrical, plumbing and/or communication prior to insulation and gypsum board covering, which is by Tenant.
  - a. All perimeter or demising walls shall extend full height to underside of roof deck.
  - b. Entry doors are designed and installed as part of the exterior elevation.
4. **ROOF:** Roof is located immediately above the Tenant premise. Tenant design for hood systems and chases will have to be compatible with building requirements which shall be provided to Tenant by Landlord's architect.
5. **CEILING:** Maximum clearance of approximately 11'6" to bottom of structure

or as specifically represented on plans provided by the Landlord, as the bottom of structure may vary slightly based upon roof slope.

6. **HVAC-EXHAUST:**
  - a. Landlord to provide and install a single gas rooftop packaged unit designed at 1 ton A/C capacity per 350 square feet of tenant space. Tenant to distribute per their tenant improvement plans.
  - b. Landlord to provide and install 1 exhaust fan and ducting to restrooms, 1 rooftop curb for fan, roof path, round galvanized ducting, and discharge cap per fan.
7. **UTILITIES:** All electricity, plumbing (including domestic service, and sewer connection), telephone and gas shall be stubbed to premises by Landlord, connected to individual electrical meters.
 

**Electrical:** Electrical service connected to an individual meter and shall include:

  - a. Electrical panel in tenant space with a minimum of 200 amps for 120/208 volts.

**Plumbing, Gas, Sewer and Water:** Water and sewer service stubbed to premise with any required meter connected.

  - b. Landlord shall install a private domestic water meter at the property line which shall be 1-1/4" diameter minimum. Water pressure shall be sufficient for domestic water use without the need for booster pumps. Service shall be brought into premise and provided with a shut-off valve.
  - c. Sanitary sewer system will be a 4" diameter line.
8. **STRUCTURAL:** Unless Tenant completes their own under slab-utilities and slab as part of tenant improvements, no penetrations in the concrete floors, wall, beams or columns are allowed unless coordinated with the Landlord. Tenant to enlist Ground Penetrating Radar services, as required, for any penetrations.
9. **FIRE PROTECTION SYSTEM:** Landlord shall provide code-required fire sprinkler system for the building shell. Installation of such systems shall meet all applicable NFPA, local, state and federal codes.