### Evans Elder Brown & Seubert

COMMERCIAL REAL ESTATE

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

**FOR LEASE** 485 Coburg Road Eugene, Oregon 97401



CONTACT Jeff Elder jeff@eebcre.com Ashley Hope Elder ashley@eebcre.com

(541) 345-4860





### Coburg Road Retail Space Adjacent Baja Fresh / Verizon / Newman's

- 1,482 square feet
- Restroom
- Signalized intersection
- Near Oakway Center
- Annual rent \$26.00 per square foot triple net

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.

Jeff Elder jeff@eebcre.com ashley @eebcre.com Brown &

Evans Elder

## **Description**



#### **Triple Nets**

Estimated \$11.85 per square foot annually

- Property taxes
- Building insurance
- Landscaping
- Parking area
- Common area utilities
- Garbage

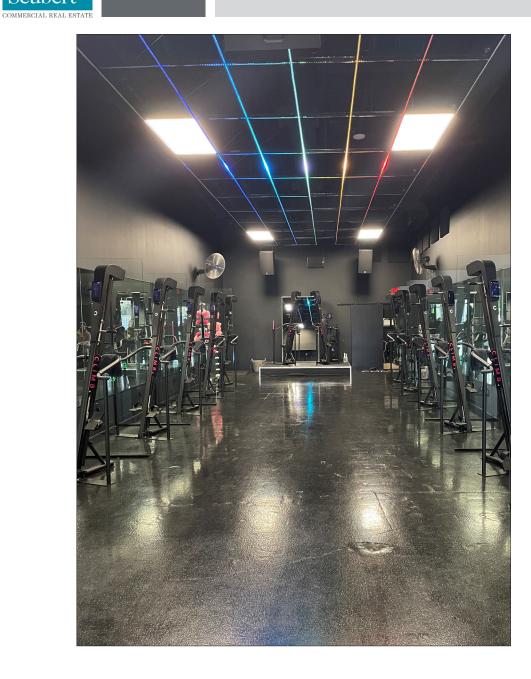
### Electric

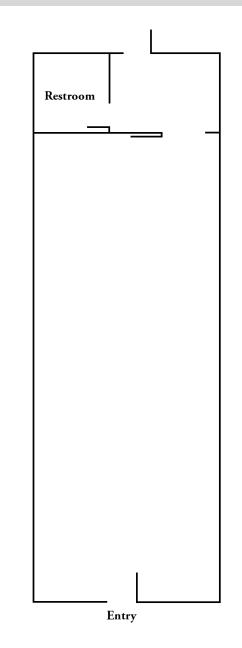
Two 200 amp three phase electric

Evans Elder Brown & Seubert

#### jeff@eebcre.com Ashley Hope Elder ashley @eebcre.com

## **Floor Plan**





Evans Elder Brown & Seubert Jeff Elder jeff@eebcre.com Ashley Hope Elder ashley @eebcre.com (541) 345-4860

# **Aerial Map**

COMMERCIAL REAL ESTATE

