

**Evans  
Elder  
Brown &  
Seubert**

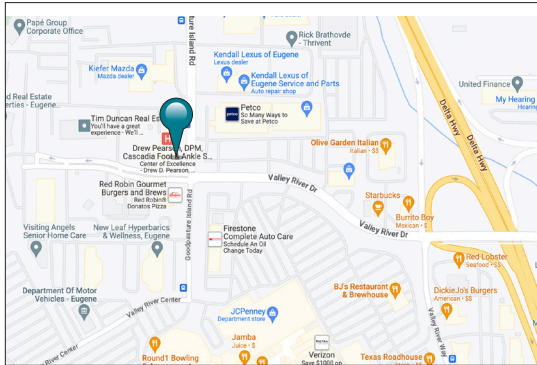
COMMERCIAL REAL ESTATE

101 E. Broadway  
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[eebcre.com](http://eebcre.com)

## FOR LEASE

1400 Valley River Drive  
Eugene, Oregon 97401



### CONTACT

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(541) 345-4860

Licensed in the State of Oregon



## High End Retail / Office Space

- 1,174 square feet
- Street level with excellent exposure
- Located across from Valley River Center
- Strong Demographics
- On-site parking
- \$30.00 per square foot, triple net

## 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: Chvatal Orthodontics, Cascadia Foot & Ankle Podiatric, Blu Mist Restaurant & Bar, PeaceHealth Urgent Care, and Sterling Vision.

### Triple Nets:

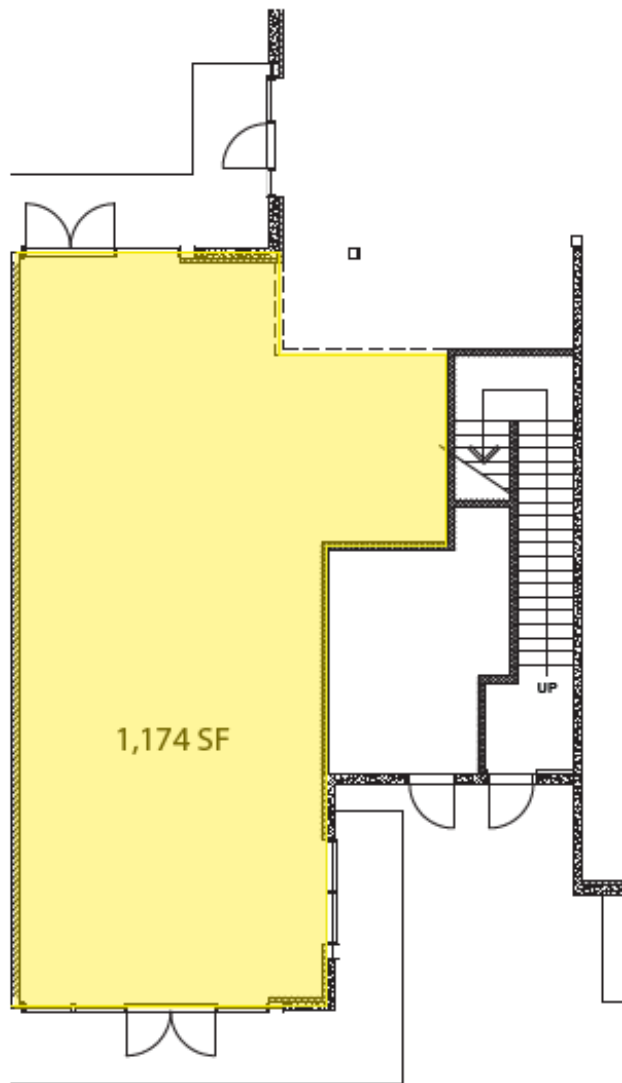
Current annual triple net reimbursement is \$11.56 per square foot

- Property taxes
- Building insurance
- Utilities
- Common area maintenance
- Common area janitorial





# Ground Floor Plan

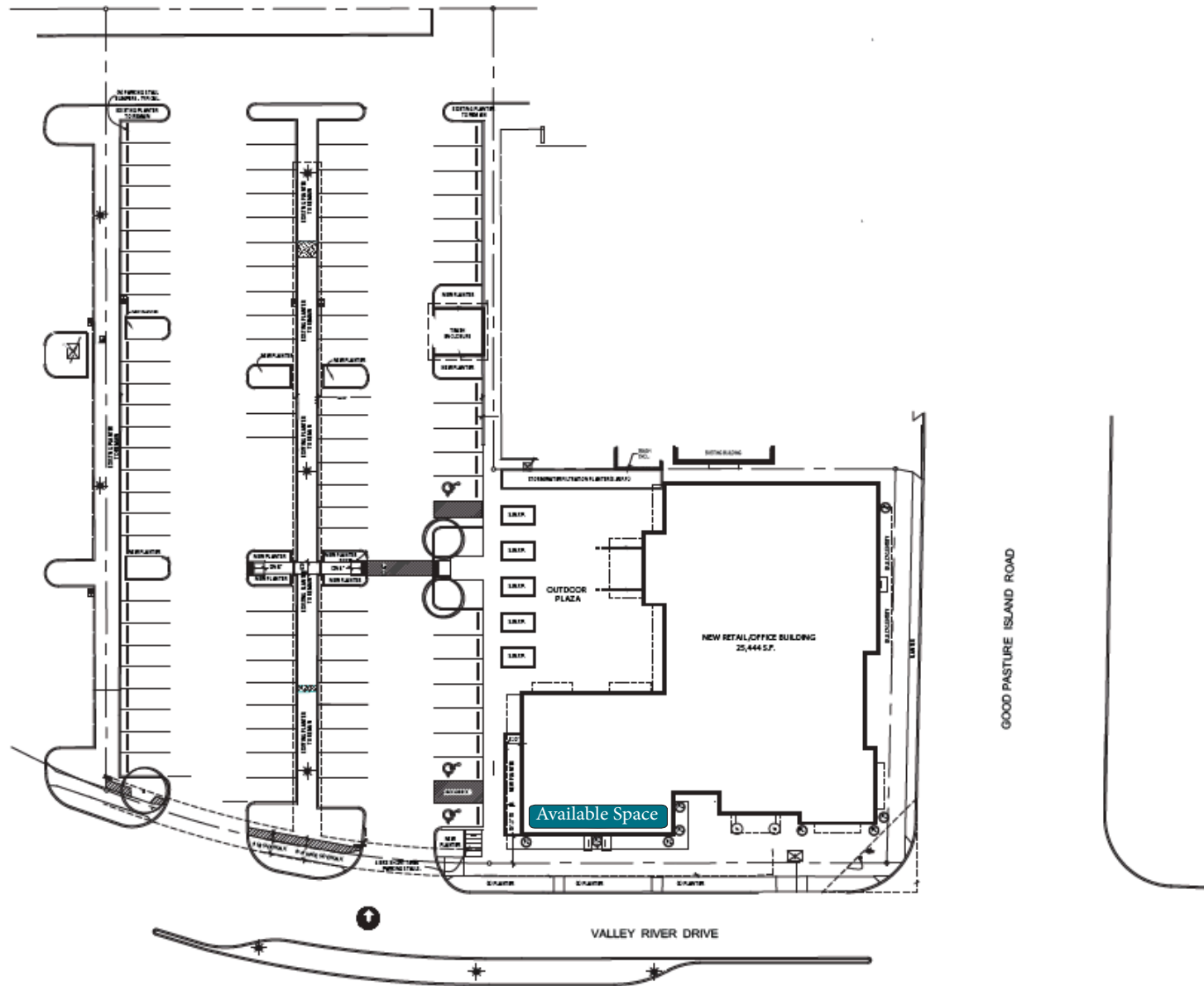


## Ground Floor

- Available Space: 1,174 square feet
- Street level retail or office
- Over 99 on-site parking spaces



# Site Map





# Aerial View

