Evans Elder Brown & Seubert

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COMMERCIAL REAL ESTATE

FOR LEASE 3007 North Delta Highway Suite 205 Eugene, Oregon



CONTACT

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North Delta Office Space

1,761 square feet

- Over 100 parking spaces in North Delta Center
- Adjacent Starbucks, Home Depot, Cafe' Yumm, Jersey Mike's, Jamba Juice and FedEx
- Retail area includes Market of Choice, Dick's and Walmart
- Easy freeway access to North Delta Retail Center from all areas of Eugene and Springfield
- \$26.50 per square foot annually, 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.

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Exterior



Features

- Convenient access to freeways
- Close to dense residential areas with good demographics
- High traffic volume
- Major retail area
- Attractive appearance
- Outdoor seating
- Excellent parking ratio



Triple Nets

Currently \$8.40 per square foot annual

- Property taxes
- Building insurance
- HVAC maintenance
- Garbage
- Common area utilities
- Common area lighting
- Landscape maintenance
- Parking area maintenance
- Exterior building cleaning



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Interior









