

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

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

[eebcre.com](http://eebcre.com)

## FOR LEASE

1007 Harlow Road  
Springfield, Oregon



### CONTACT

**Jeff Elder**  
[jeff@eebcre.com](mailto:jeff@eebcre.com)

**Ashley Hope Elder**  
[ashley@eebcre.com](mailto:ashley@eebcre.com)  
(541) 345-4860

Licensed in the State of Oregon



## Gateway Medical Space For Lease

**Available May 2024**

- 2,550 rentable square feet
- On-site parking
- Ground floor space
- \$2.05 per square foot per month 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.

# Gateway Medical Center



## Location

Gateway Medical Center is a Class A medical building located on Harlow Road, a main road connecting Eugene and Springfield. This location is in close proximity to the area's hospitals: Riverbend, Sacred Heart Medical Center, McKenzie Willamette, and close to Slocum Center for Orthopedics and Sports Medicine. Gateway Medical Center is also within one mile of access points to I-5 and Beltline Road.

## Property

Gateway Medical Center was built in 2003. The Center immediately became a landmark location for some of Eugene's most prominent doctors and medical tenants.

- Approximately 27,195 rentable square feet
- Prominent location between Eugene and Springfield
- Excellent on-site parking

## Area & Demographics

Eugene/Springfield have seen a surge in medical center development and redevelopment. Over the past ten years, more than 600 million dollars of public and private investment has been made in the revitalization of medical centers. McKenzie Willamette recently completed an \$80,000 renovation.

Since PeaceHeath announced the opening of Riverbend Hospital, many medical providers and services have been locating or relocating to locations such as Gateway Medical Center.



# Lease Overview



## Description

- Reception
- Four (4) exam rooms
- Procedure room
- Business office
- Four (4) offices
- Two (2) restrooms

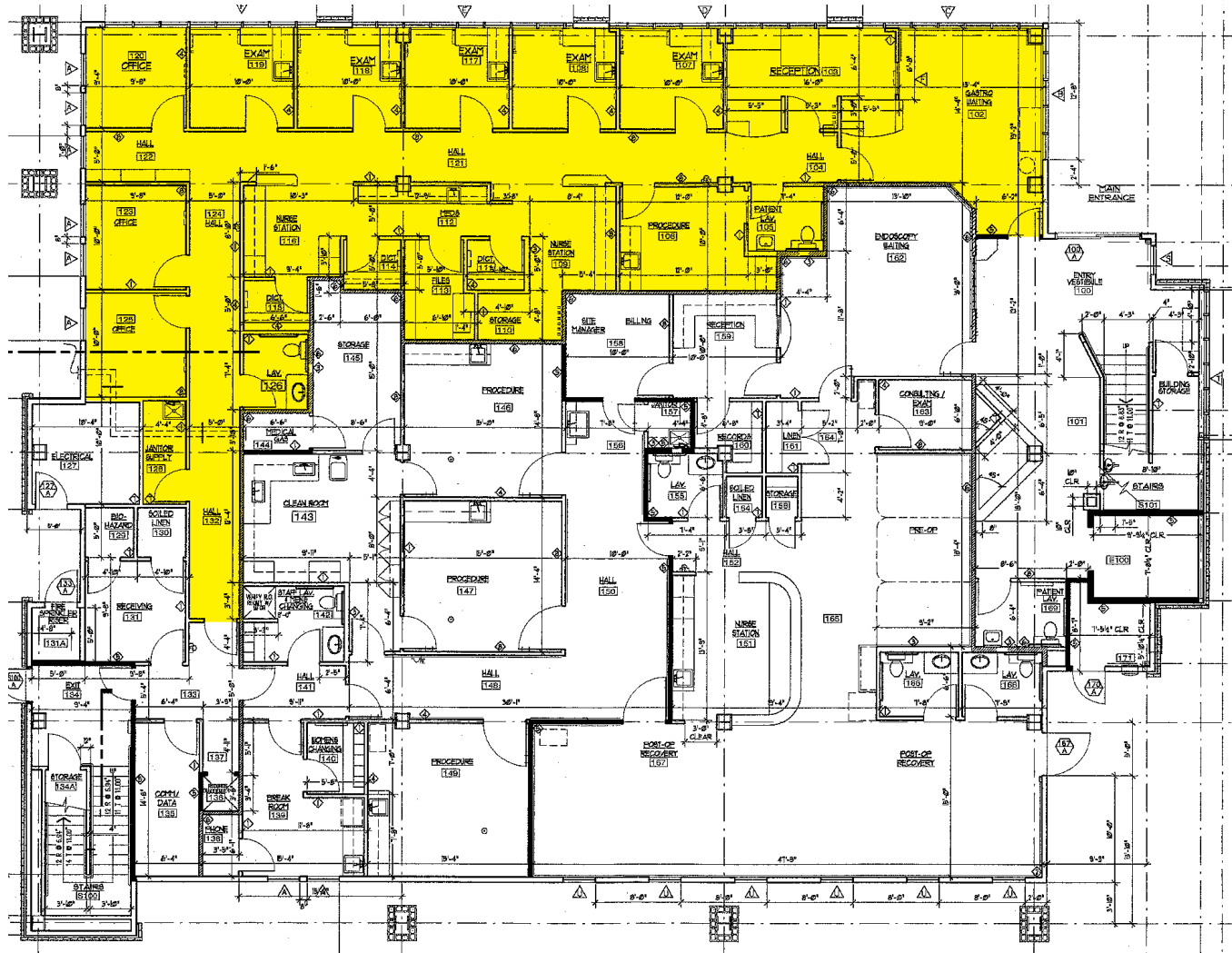
## Generator

- 25kw natural gas powered UL 2200 labelled generator

## Triple Nets

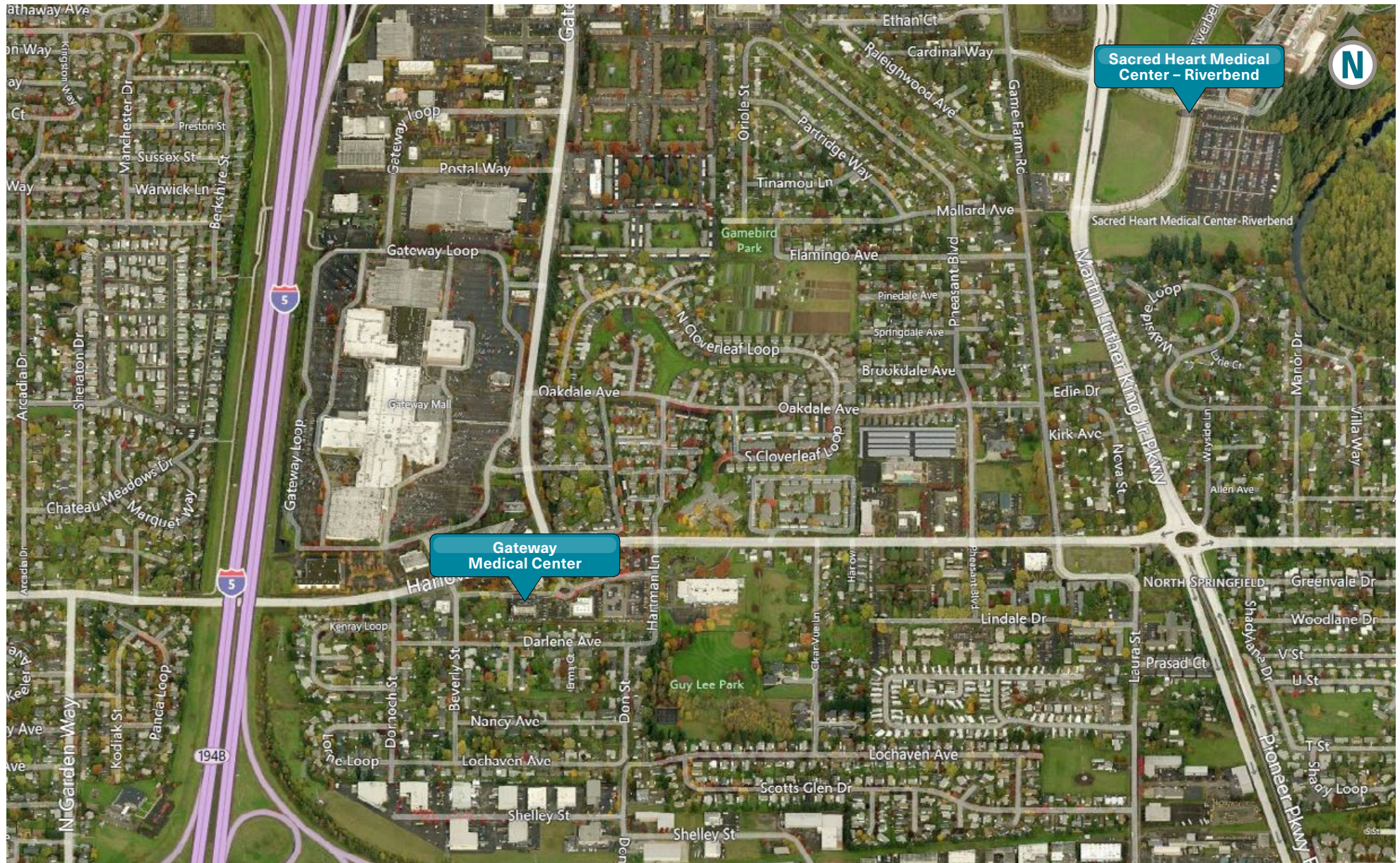
- Current triple nets are \$0.91 per square foot per month
- Real property taxes
- Building insurance
- Utilities
- Common area janitorial
- Common area maintenance
- Landscaping
- Parking lot maintenance
- HVAC maintenance
- Elevator maintenance
- Exterior maintenance
- Fire/life safety
- Association dues
- Management

# Floor Plan





# Location





# Location

