



**FOR LEASE**

# Medical Offices

1125 Darlene Lane  
Eugene OR 97401

## CAN BE DIVIDED

- 7,488 square feet on Ground Floor - can be divided
- Multiple Exam Rooms
- On-site Parking
- Adjacent to Surgery Center with use by separate agreement
- Fiber data cable available
- \$26.00 per rentable square foot annually, triple net

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

**Jeff Elder**

jeff@eebcre.com

**Ashley Hope Elder**

ashley@eebcre.com

**(541) 345-4860**

Licensed in the State of Oregon.



# Building

1125 Darlene Lane  
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101 East Broadway  
Suite #101  
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## Description

High-profile medical building located north of Valley River Center and adjacent to high-end residential areas. Excellent access from North Delta Highway at Goodpasture Island Road. Adjacent surgery center available for use by separate agreement.



# Photographs

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## Triple Nets

**CURRENTLY \$12.96 PER SF**

- Common Area Maintenance
- Utilities
- Real Property Taxes
- Building Insurance



# Floor Plan

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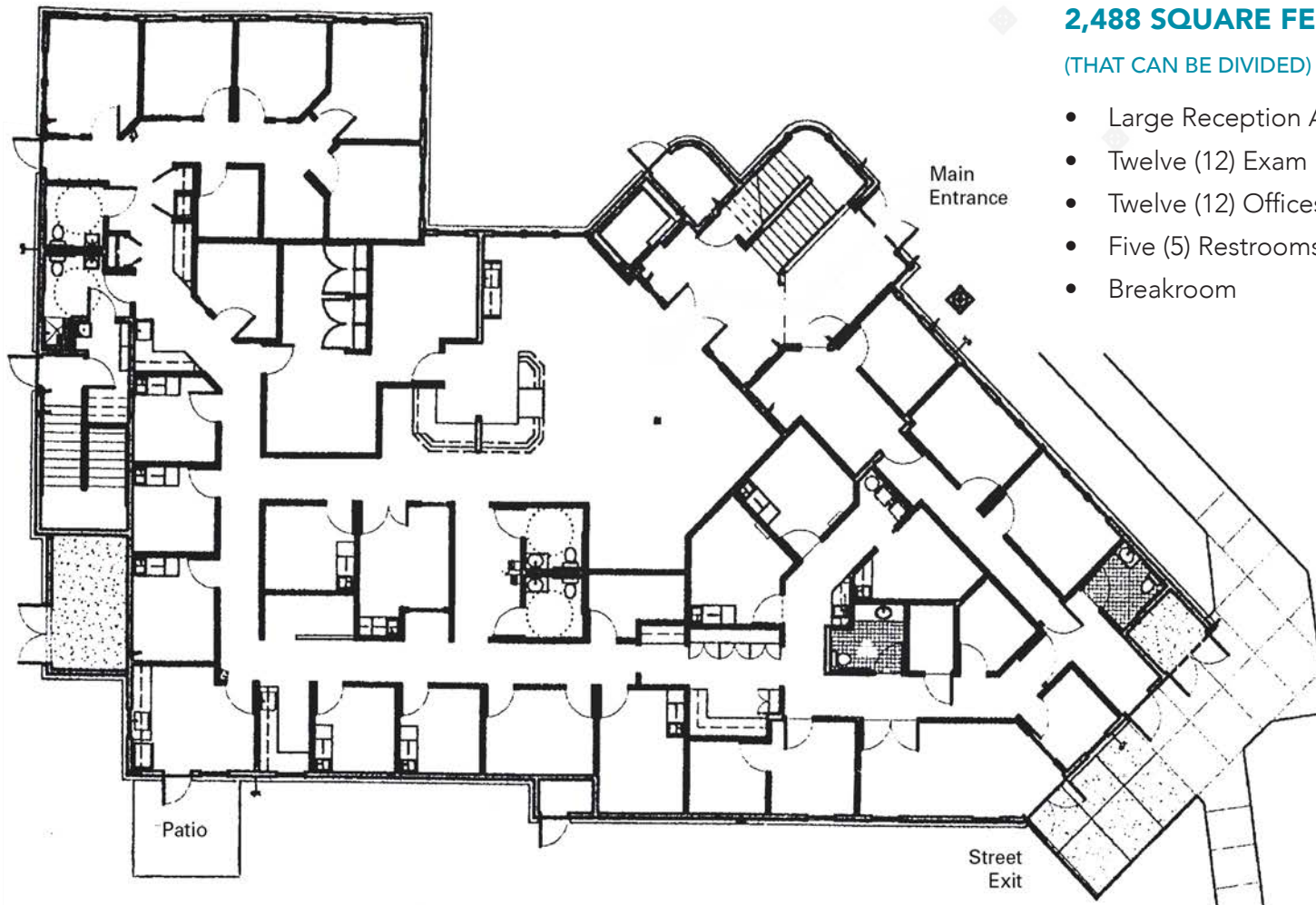
Licensed in the  
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## Ground Floor

**2,488 SQUARE FEET**

(THAT CAN BE DIVIDED)

- Large Reception Area
- Twelve (12) Exam Rooms
- Twelve (12) Offices
- Five (5) Restrooms
- Breakroom





# Location

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