



FOR LEASE | RATE REDUCED

Quality Office Space

The Balzhiser Building
100 West 13th Avenue
Eugene, Oregon 97401

- Approximately 4,782 square feet of high quality office space, currently configured as general medical space
- Optional 993 sf storage/office can be leased in addition to the main space
- Large north-facing windows can be opened to provide natural light
- Located on the corner of 13th & Olive Street with excellent visibility & access
- Access to lower-level amenities including kitchen area, fitness area, bike storage and showers for additional fee
- Good on-site parking
- \$1.85 per square foot per month, fully serviced

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

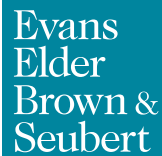
Stephanie Seubert
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541.345.4860

Licensed in the State of Oregon.

Floor Plan

100 West 13th Avenue
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101 East Broadway
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Suite 100

- Approximately 4,782 rentable square feet of ground floor office space
- Optional storage/office space of approximately 993 square feet is available
- Large reception area with conference room
- 7-9 Exam Rooms/Offices
- Private Restroom as well as access to shared common restrooms
- Lab area
- Front and rear entrance/exit
- Access to lower level kitchen area, fitness area, bike storage and showers for an additional fee
- \$1.85 per square foot per month, fully serviced

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.

Main Office Photos

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MAIN ENTRY FROM BUILDING LOBBY



RECEPTION



ADMIN/NURSES AREA



LAB AREA



EXAM/PROCEDURE ROOM

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ADMIN/STORAGE AREA



ADMIN/STORAGE AREA



EXAM ROOM



SMALL LAB AREA



OPEN AREA OUTSIDE OF EXAM ROOMS

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Lower Level Shared Space

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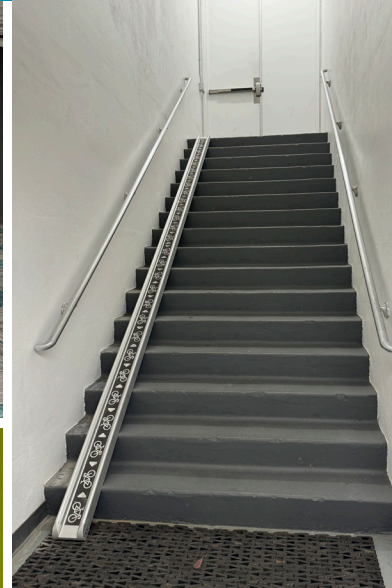
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LOWER LEVEL

The lower level consists of kitchen area, fitness area with showers & bike storage space that can be shared with the existing tenant for an additional fee to be determined based on the amount of space shared.



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Location

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