



FOR LEASE

Medical Suite

1550 Oak Street
Eugene OR 97401

SUITE 3 DETAILS

- 3,600 rentable square feet
- Midtown location at 15th & Oak Streets
- Secure below ground parking | Abundant surface parking
- \$2.05 per square foot per month, triple net

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Jeff Elder
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Ashley Hope Elder
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(541) 345-4860

Licensed in the State of Oregon.

Overview

1550 Oak Street | Suite 3 | Eugene, Oregon 97401

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101 East Broadway
Suite #101
Eugene, OR 97401

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SUITE DESCRIPTION

- Private waiting area & reception
- Eight (8) exam rooms
- Business offices
- Staff room
- Provider offices
- Nurses areas
- Restroom

ADJACENT SUITES

The other suites are occupied by:

- Oregon Eye Surgery Center
- Focal Point Optical
- Oregon Eye Consultants - Retina
- Oregon Eye Consultants
- The Eye Center

PARKING

- Abundant shared on-site surface parking for staff and patients
- Four (4) garage parking spaces

TENANT RESPONSIBILITIES

- Janitorial within the medical suite



TRIPLE NETS

Current triple nets are \$1.30 per square foot per month

- Property taxes
- Building insurance
- Common area maintenance
- Common area janitorial
- Utilities (including garbage)
- Security & fire safety
- HVAC service and maintenance
- Landscape maintenance
- Exterior building maintenance



Floor Plan

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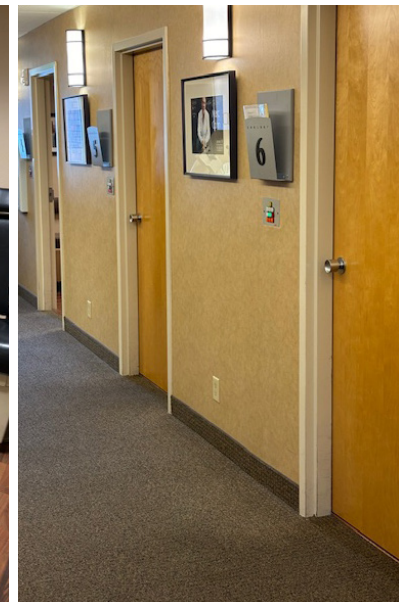
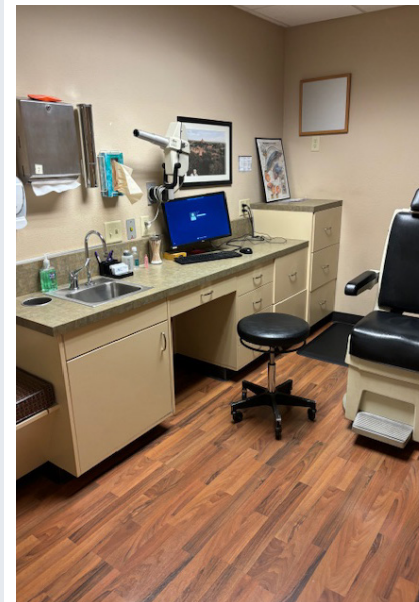
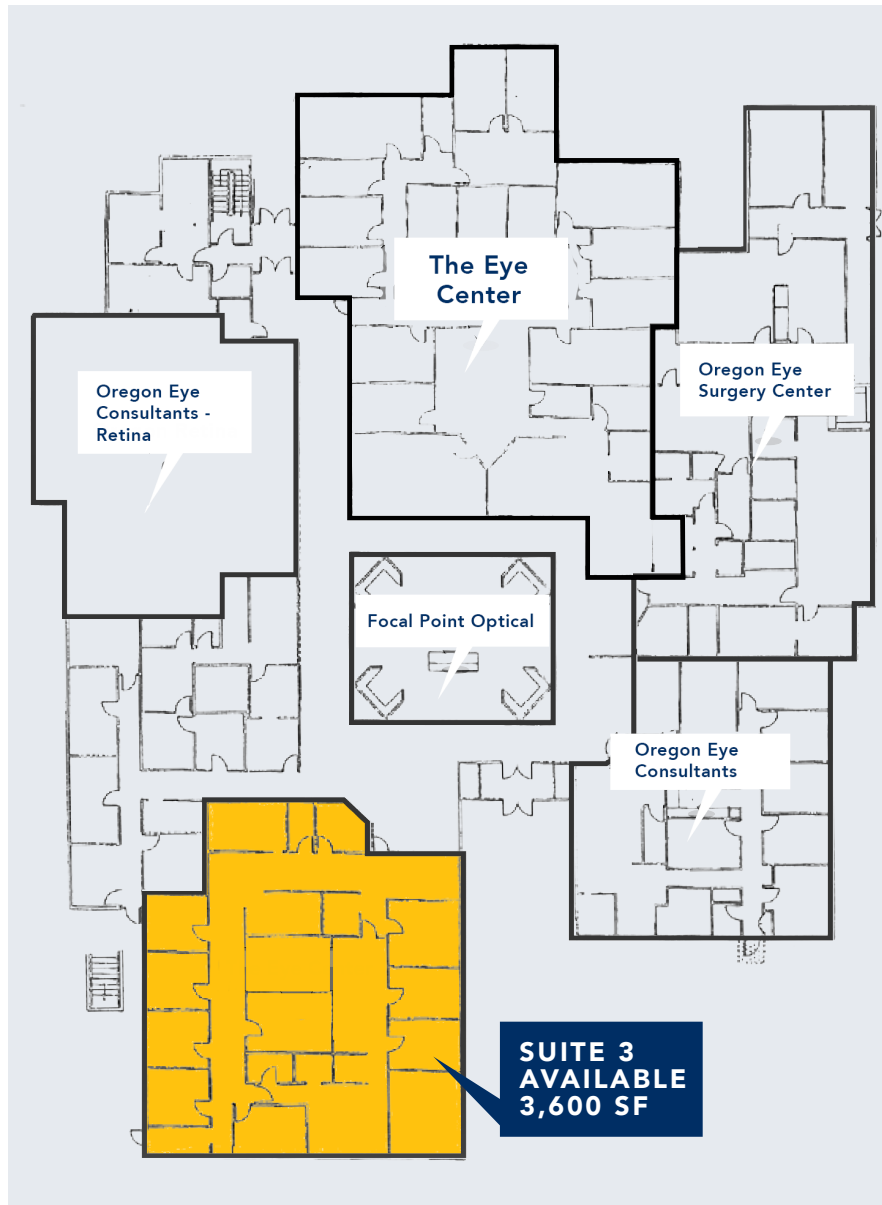
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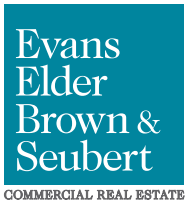
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