



**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**  
ashley@eebcre.com

**(541) 345-4860**

Licensed in the State of Oregon.

# Overview

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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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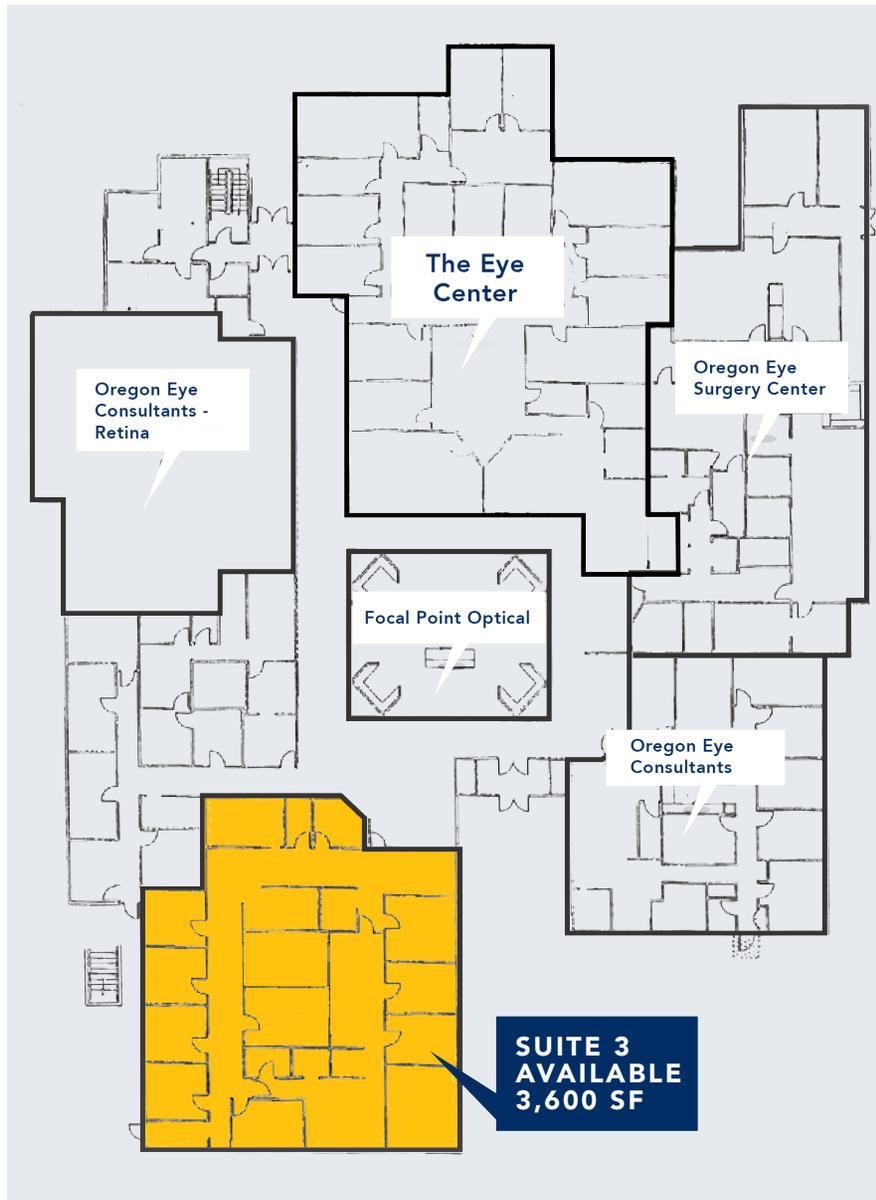
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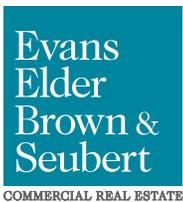
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