



FOR LEASE

Medical Suite

360 S Garden Way
Eugene OR 97401

CHASE GARDENS MEDICAL CENTER | SUITE 290

- 8,903 square feet
- Excellent on-site parking
- Ten (10) Exam Rooms
- Nine (9) Offices
- Two (2) Procedure Rooms
- \$2.55 per rentable square foot per month, triple net

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

Jeff Elder
jeff@eebcre.com

Ashley Hope Wells
ashley@eebcre.com

541.345.4860

Licensed in the State of Oregon.

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Chase Gardens Medical Center South

NEWER MEDICAL BUILDING

Chase Gardens Medical Center South is a Class A medical office building located at the prominent corner of Martin Luther King Jr. Boulevard and Garden Way with excellent visibility on Martin Luther King Boulevard which is a major connector between Eugene and Springfield and is the location of Autzen Stadium.

PROPERTY

- Abundant on-site parking
- Close to major hospitals



Building Overview

360 South Garden Way
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Chase Medical Gardens South is a Class A multi-tenant medical building consisting of 54,416 rentable sf with the following construction elements:

STRUCTURE:	Structural steel frame with metal pan deck and concrete floors
ROOF:	IB Roof PVC Membrane with original twenty year warranty
ELEVATOR:	Otis hydraulic elevator
FIRE PROTECTION:	Wet sprinkler system with alarms
BACK-UP GENERATOR:	250kw 480V diesel generator
SECURITY:	Card access control system
HVAC:	Trane Intellipak VAV system with hot water reheat and redundant condensing gas boilers
SOLAR:	30kw net metered rooftop solar electrical system



TRIPLE NETS

Currently \$1.03 per square foot per month

Including:

- Property taxes
- Building insurance
- Common area maintenance
- HVAC maintenance
- Utilities

Floor Plan

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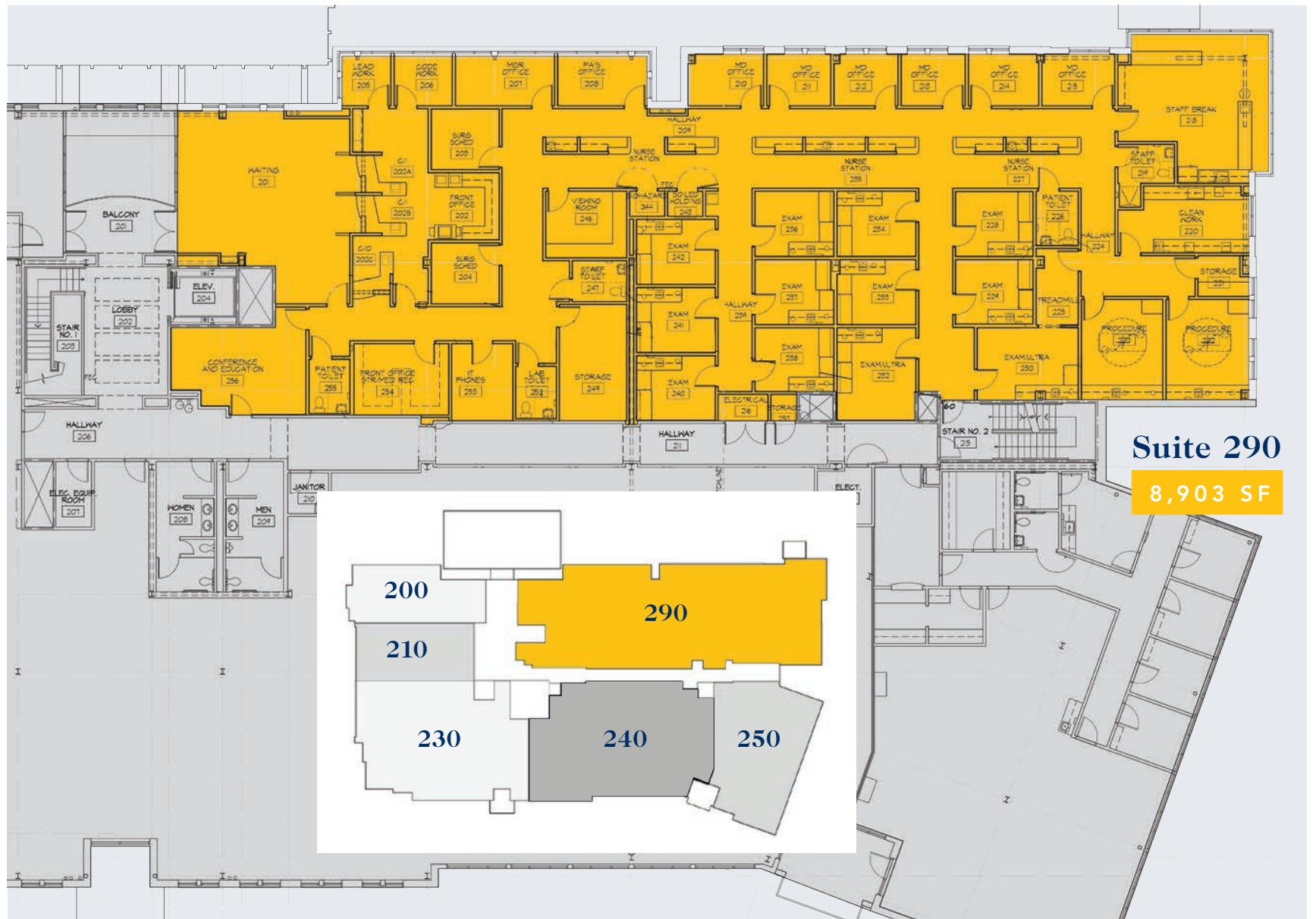
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Suite 290 Interior

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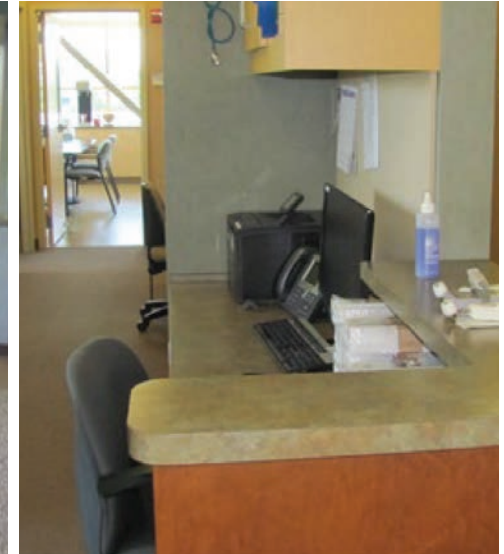
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DESCRIPTION

- Ten (10) exam rooms
- Nine (9) private offices
- Six (6) nurse stations
- Five (5) ADA restrooms
- Two (2) procedure rooms
- Conference room
- Ultrasound room
- Sterilization room
- Very nice break room



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Location

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