



Medical Suite

1400 Valley River Dr.
Eugene, OR 97401

SUITE 210:

- 2,150 square feet
- Five (5) exam rooms
- Base Rent: \$30.20 per square foot annually
- Triple Nets: \$16.50 per square foot annually
- 3.5% fee to the tenants broker if LOI is executed by December 31st, 2025 from a tenant who toured for the first time after September 1st, 2025
- Provider office area
- Common restrooms

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

Jeff Elder
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Alan Evans
alan@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Suite 210 Description

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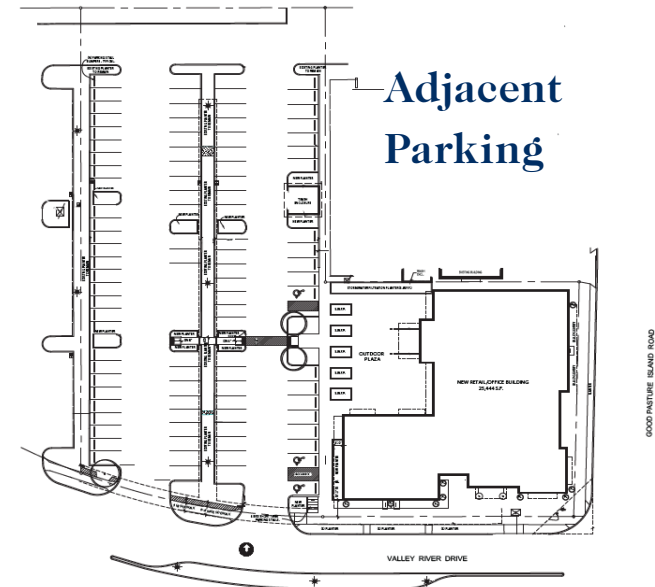
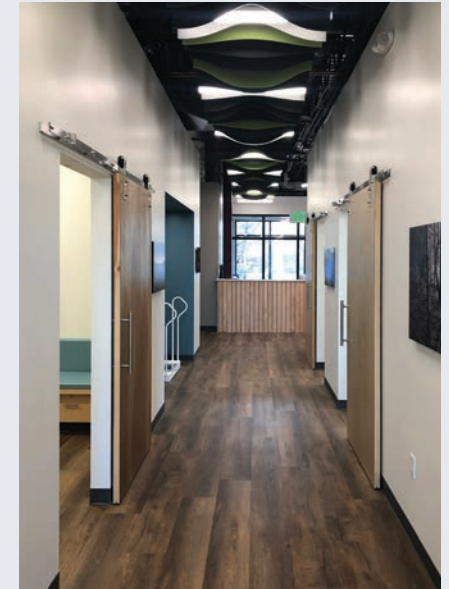
101 East Broadway
Suite #101
Eugene, OR 97401

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Leased Premises

- Reception
- Five (5) Exam rooms
- Staff room
- Access to common restrooms



Floor Plan | Suite 210

1400 Valley River Drive
Eugene, Oregon 97401



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.

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1400 Valley River Drive

1400 Valley River Drive is a high-quality building with exceptional finishes, great visibility, and convenient access. With a total of 25,444 square feet, this impressive property is situated next to Valley River Center. This prime location, off of Delta Highway, is located approximately one mile west of Interstate 5.

TENANTS:

1400 Valley River Drive tenants include: MB2 Dental, Perigon Medical Clinic, Oregon ENT, Cascadia Foot & Ankle Podiatric, PeaceHealth Urgent Care, and Mezcaluna Restaurant.

TRIPLE NETS:

Current annual triple net reimbursement is \$16.50 per square foot annually

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

OWNERSHIP:



Location

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