EUGENE | OREGON

The Ten Coburg | Suite 300

10 Coburg Road, Eugene, OR 97401

Premier Top-Floor Medical Condo

Ambulatory Surgical Center + Clinic

FOR SALE OR LEASE

PRICE: $5,995,000

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Colliers

COBURG RD
COUNTRY CLUB RD
CEDARWOOD DR
I-105

35 Club

Executive **Summary**

PRICE	PRICE PER SF	LEASE RATE
$5,995,000	$613.49	Available Upon Request

Suite 300 at The Ten Coburg represents a rare opportunity to acquire or occupy a fully built-out ambulatory surgical facility in one of Eugene's most visible medical locations. The space is ready for immediate use by a surgical or medical group, whether as an owner-user or qualified tenant.

The Ten Coburg sits at the base of the Ferry Street Bridge on Coburg Road, one of Eugene's primary north-south corridors, carrying traffic counts in excess of 50,000 vehicles per day. The site offers convenient freeway access and sits within view of Autzen Stadium and the Willamette River — a rare and recognizable outlook for a Eugene medical building. Over 221,000 people live within a five-mile radius of the property.

Built in 2009 and designed by TBG Architecture, The Ten Coburg is a three-story Class A medical condominium building. Suite 300 occupies the entire top floor consisting of 9,772 square feet, most recently home to Renew Institute, an accredited office-based surgery center. The suite is fully improved for surgical use: eight exam rooms, two large general-use rooms, a reception and business office area, and six restrooms on the clinical side, alongside two full-size ambulatory-surgery-ready operating suites complete with lead walls, medical gas outlets, HEPA HVAC with positive pressure, a dedicated control room, men's and women's locker rooms with showers, and a post anesthesia care unit (PACU). The suite has its own private ADA-compliant elevator access, backup generator power, and access-controlled entry.

For a surgical or physician group ready to put down roots, Suite 300 offers a significant head start over new construction. The facility is already built, use-ready, and situated within an established medical building alongside an OB-GYN practice, a clinical lab, primary care, and dental. The specialized nature of the buildout makes this a distinctive opportunity for prospective buyers and tenants alike.

APN	17-03-29-32-80005
Account No.	1838653
Buildings	1 (condominium interest within 3-story building)
Floors	Top Floor (3rd) of 3
Use	Medical / Surgical — Ambulatory Surgical Center & Clinic
Rentable SF	9,772 SF
Condominium Interest	36.31% of The Ten on Coburg Condominium Assoc.
Parking	121 on-site spaces (building-wide); 3.33 / 1,000 SF ratio
Year Built	2009
Opportunity Zone	Yes
County	Lane
Zoning	C-2 (Community Commercial)

Executive **Summary**

PROPERTY HIGHLIGHTS

- Prime Signalized Location | 50,000+ VPD on Coburg Road
- Views of Autzen Stadium & the Willamette River
- Turnkey Ambulatory Surgical Facility
- Two Full ASC-Ready Surgical Suites
- Available for Immediate Occupancy
- Top-Floor Suite with Private Elevator Access
- Opportunity Zone Location
- SBA 504 Financing Eligible for Owner-User
- Established Medical Community In-Place
- Backup Generator Power to Surgical Suites
- PACU (Post Anesthesia Care Unit) On-Site
- Lead-Walled Operating Suites - Imaging-Ready
- Men's & Women's Locker Rooms
- Access-Controlled Entry with On-Site Security
- Additional Building Storage
- 121 Parking Spaces
- Available for Sale or Lease

Estimated Annual **Expenses**

HOA Dues
$76,875
which includes CAMs, Building Exterior,
Parking Area, HVAC, Insurance, Telephone, etc.

Property Taxes
$53,722

TOTAL= $130,597*
*Figures based on 2025-2026 Actuals

ReNew
INSTITUTE

CLINIC

CLINIC

CLINIC

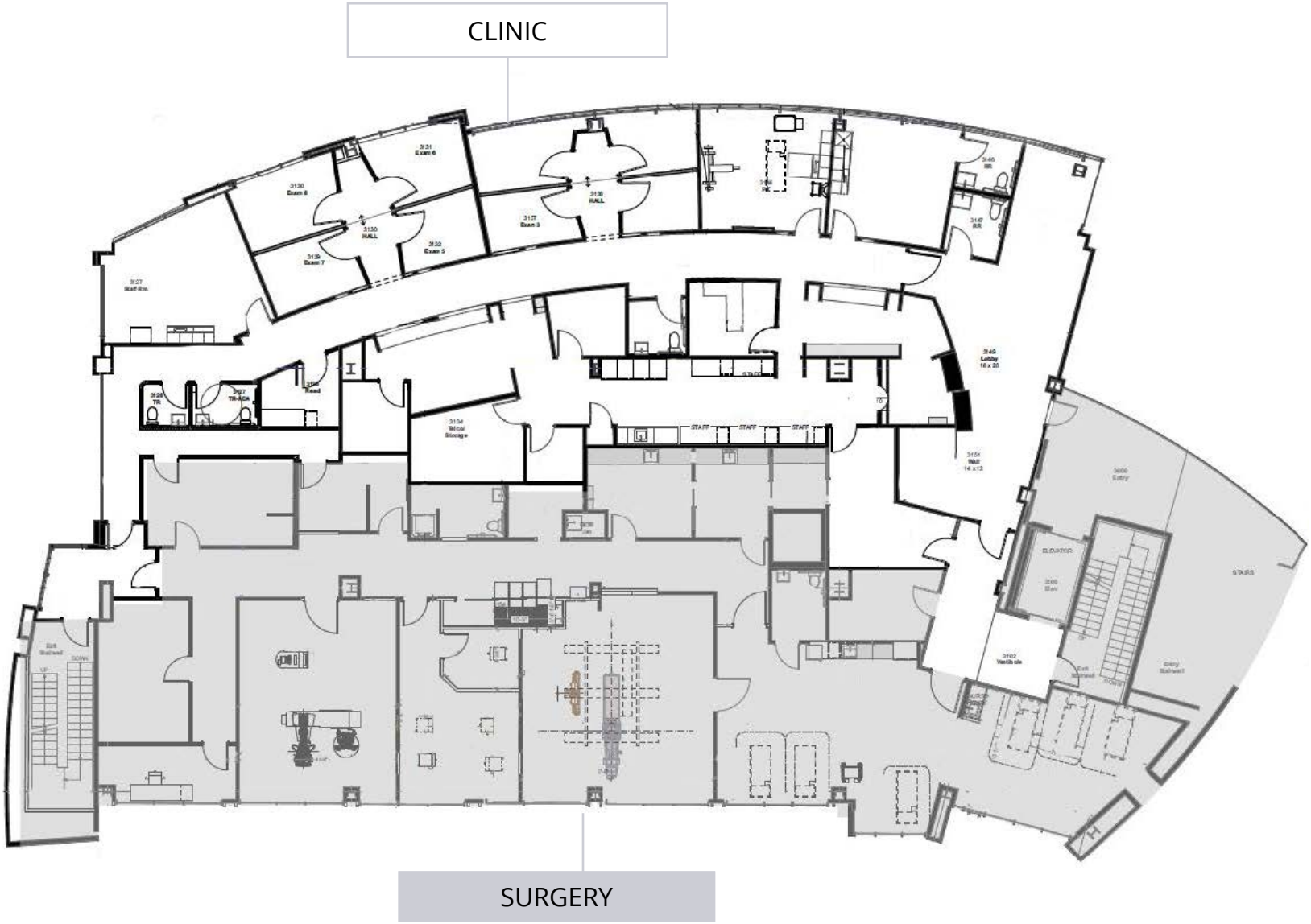
SURGERY

SURGERY

SURGERY

SURGERY

Floor Plan



Amenity **Map**

★ The Ten Coburg | Suite 300

★ **The Ten Coburg**

Medical Groups/Clinics

1 Benson Health Clinic
2 Slocum Center
3 Laurel Hill Center
4 Two Rivers Surgical Center
5 NeuroSpine Oregon
6 Absolute Wellness Center
7 Women's Care
8 Oregon Medical Group
9 Pacific Women's Center
10 Pure Infusion of Eugene
11 McKenzie Surgery Center
12 OnePeak Medical
13 Lane Surgery Center
14 Valley Primary Care
15 Lane County Health Clinic
16 Charnelton Community
17 PeaceHealth
18 Praxis Health
19 Chase Gardens Center
20 Garden Way Medical Clinic

Grocery

1 Natural Grocers
2 Albertsons
3 Trader Joe's
4 Safeway
5 Market of Choice
6 Whole Foods

Retail Centers

1 Oakway Center
2 Valley River Center
3 Sheldon Plaza
4 5th Street Public Market

Dining

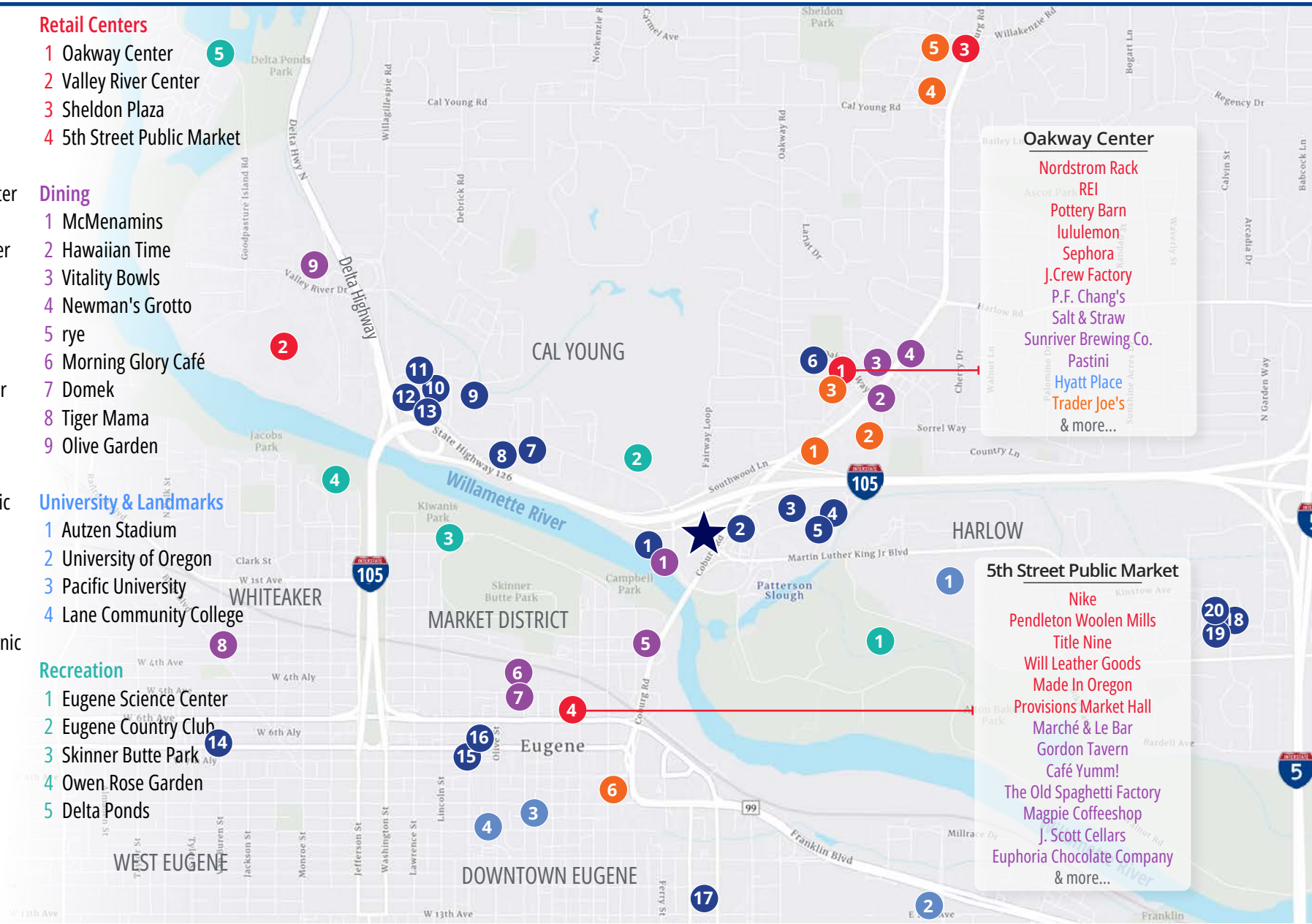
1 McMenamins
2 Hawaiian Time
3 Vitality Bowls
4 Newman's Grotto
5 rye
6 Morning Glory Café
7 Domek
8 Tiger Mama
9 Olive Garden

University & Landmarks

1 Autzen Stadium
2 University of Oregon
3 Pacific University
4 Lane Community College

Recreation

1 Eugene Science Center
2 Eugene Country Club
3 Skinner Butte Park
4 Owen Rose Garden
5 Delta Ponds



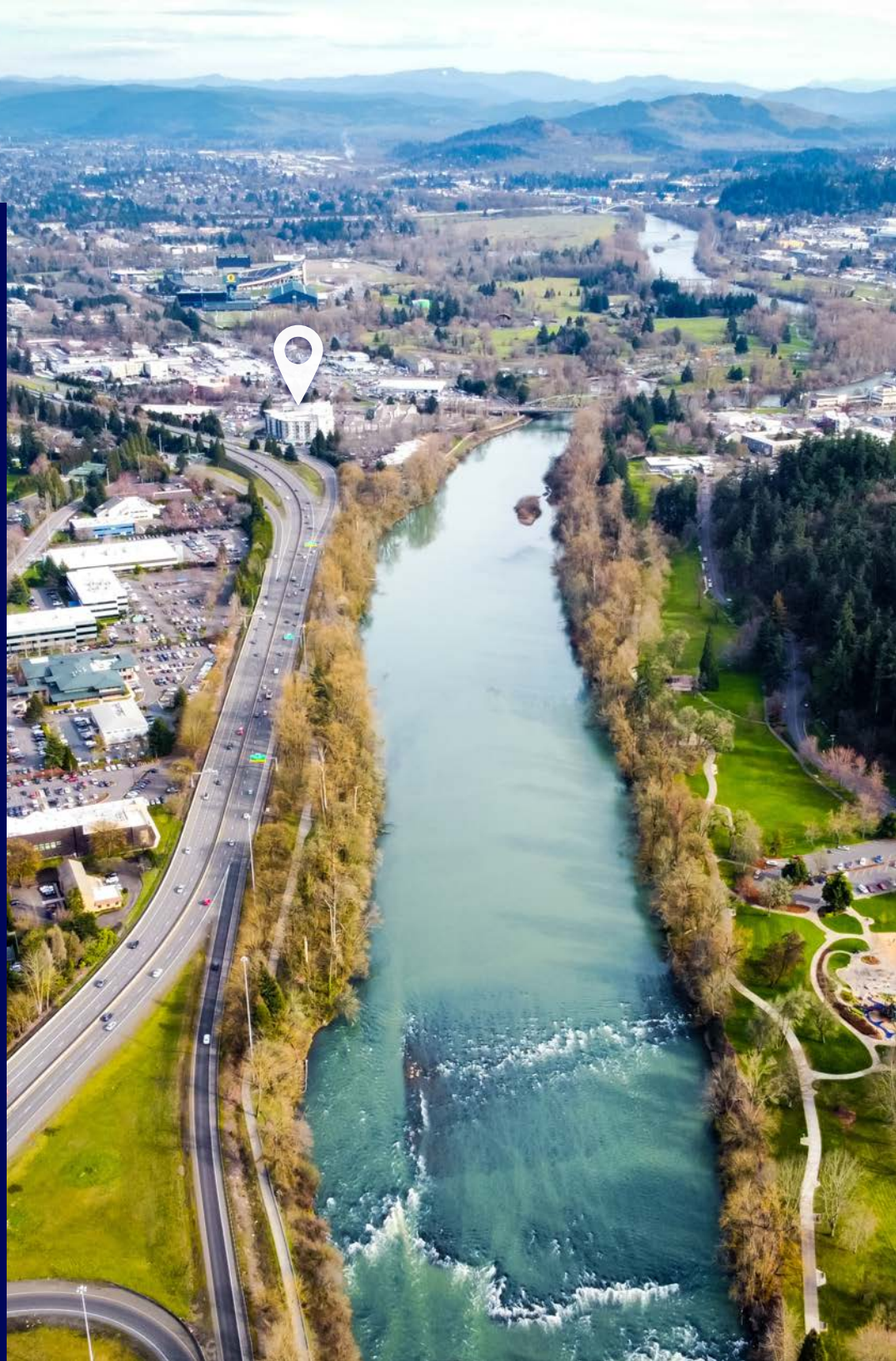
65,781 VPD
COBURG RD
33,018 VPD
I-105
Colliers | Portland

Eugene, Oregon

Eugene, one of Oregon's largest cities, anchors the southern Willamette Valley and serves as a major economic, educational, and cultural center for the region. Home to the University of Oregon, Eugene combines the amenities of an established employment base with abundant outdoor recreation and a strong quality of life. Its diverse economy is supported by education, healthcare, professional services, manufacturing, and technology.

Strategically located along Interstate 5, Eugene offers convenient access to Portland, Salem, and markets throughout the West Coast. Highway 126 connects the Eugene-Springfield metropolitan area, while Amtrak service and Eugene Airport provide additional regional and national connectivity. Major commercial corridors, including Coburg Road, Franklin Boulevard, and West 11th Avenue, support a broad mix of retail, medical, office, and service uses.

Healthcare and education remain important economic drivers, anchored by the University of Oregon and an established network of hospitals, clinics, specialty practices, and medical providers. The city's identity is further strengthened by major destinations such as Autzen Stadium, home of Oregon Ducks football and one of the region's most recognizable landmarks. Combined with Eugene's extensive parks and trail system, vibrant downtown, and proximity to outdoor recreation, the city offers an attractive environment for businesses, medical providers, and owner-users seeking a long-term presence in the southern Willamette Valley.

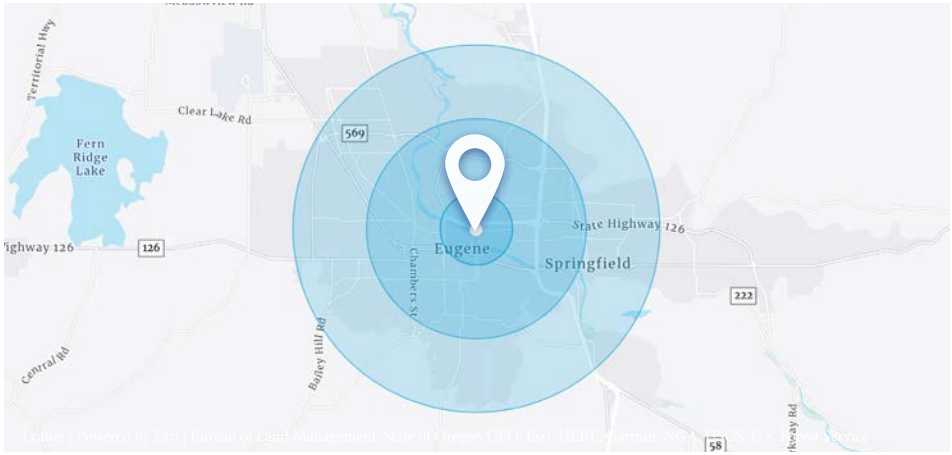


Area **Demographics**

Population Summary	1 Mile	3 Miles	5 Miles
2031 Projection	12,728	134,445	230,668
2026 Estimated	12,137	131,332	225,771
2010 Total Population	9,724	111,616	194,477

Household Summary	1 Mile	3 Miles	5 Miles
2031 Projection	5,673	57,621	94,878
2026 Estimated	5,400	56,522	93,267
2010 Total Households	4,384	49,353	82,922

2026 Household Income	1 Mile	3 Miles	5 Miles
$200,000+	7.4%	7.8%	8.3%
$150,000 - $199,999	9.7%	9.2%	9.6%
$100,000 - $149,999	11.1%	16.1%	18.1%
$75,000 - $99,999	8.6%	12.0%	13.2%
$50,000 - $74,999	12.8%	13.1%	13.5%
$35,000 - $49,999	13.5%	13.0%	12.1%
$25,000 - $34,999	9.2%	7.9%	7.1%
$15,000 - $24,999	7.4%	7.3%	6.7%
Less than $15,000	20.4%	13.6%	11.4%
Average Household Income	$81,121	$89,814	$95,777
Median Household Income	$49,546	$63,510	$72,943
Per Capita Income	$35,857	$38,778	$39,939



2026 Population by Age	1 Mile	3 Miles	5 Miles
2026 Estimated Population	12,137	131,332	225,771
Under 10 Years	2.3%	4.3%	5.2%
10 to 19 Years	15.6%	9.5%	8.2%
20 to 24 Years	22.8%	16.4%	12.1%
25 to 34 Years	14.1%	15.3%	14.7%
35 to 44 Years	8.5%	10.5%	11.4%
45 to 54 Years	8.9%	11.2%	12.5%
55 to 64 Years	9.7%	11.8%	12.8%
65 to 74 Years	6.5%	5.9%	6.5%
75 Years or Over	4.1%	3.9%	4.1%
Median Age	30.2	35.0	38.5

2026 Population 25+ Education Level	1 Mile	3 Miles	5 Miles
Total	7,229	86,661	156,915
Less than 9th Grade	1.3%	1.3%	1.6%
9th - 12th Grade, No Diploma	2.8%	3.1%	3.5%
High School Graduate	11.4%	13.4%	15.4%
GED/Alternative Credential	2.3%	3.9%	4.7%
Some College, No Degree	17.6%	20.9%	21.6%
Associate Degree	11.8%	9.2%	9.8%
Bachelor's Degree	30.4%	26.1%	24.1%
Graduate/Professional Degree	22.4%	22.1%	19.3%

Employment in Eugene

BUSINESSES & EMPLOYMENT

9,311
total businesses

89,647
total employees

63%
white collar jobs

15.8%
blue collar jobs

5.4%
unemployment rate

TOP 5 INDUSTRIES

Healthcare

Education

Government

Professional & Business Services

Retail

TOP EMPLOYERS

UNIVERSITY OF OREGON

PeaceHealth

Eugene School District 4J

LANE COUNTY OREGON

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