FOR LEASE

Quality Office Space

8th & Olive Building
115 W 8th Avenue
Eugene OR 97401

BUILDING DETAILS

- Building is served with EUGNet high speed fiber
- Elevatored, ADA compliant building
- All leases are fully serviced including utilities and janitorial services
- Convenient Downtown location close to parking, public transit service and many public and private agencies

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

Stephanie Seubert
Stephanie@eebcre.com

541.345.4860

Licensed in the State of Oregon.

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Overview

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Welcome to the 8th & Olive Building

Rooted in the American dream, the 8th & Olive Building stands as a proud, community-centered monument to Eugene's downtown heritage. Originally established as the home of the Rubenstein Furniture Company, this prominent downtown corner has welcomed visitors for generations.

When 8th & Olive LLC acquired and carefully converted the property into office space during the 1990s, they chose to preserve the unique architectural character that connects the building to its past.

Today, visitors and tenants can still admire the historic arched-top windows that frame the east-facing wall and fill the building with morning light.

Most special of all is a hidden piece of local history, preserved within one of the suites: the original 12 inch high "RUBENSTEIN" storefront lettering, retained on what was once an exterior brick wall.

The 8th & Olive LLC was formed in 1994 and subsequently undertook a comprehensive top-to-bottom renovation of the property, transforming the 81,088 SF building into a modern office space while preserving many of the historical features.

Over the years, 8th & Olive LLC has invested in renovations and improvements to support the evolving needs of its tenants and to enhance the building's common areas. These ongoing investments have contributed to the building's appeal and helped strengthen the downtown business environment.

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Suite 120 Floor Plan

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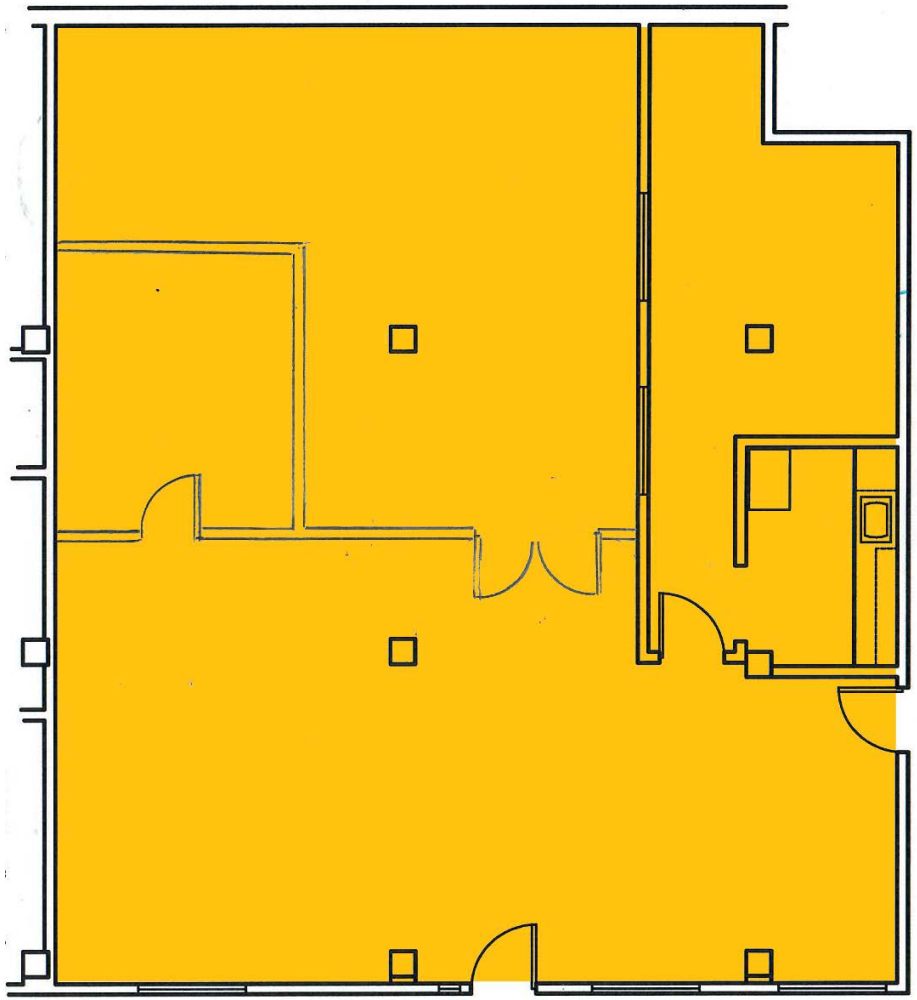

Suite 120

APPROXIMATELY 2,167 RSF

- Ground floor space off of the lobby includes:
  - Large open areas with meeting space
  - Kitchenette
  - Storage
- Access to common area restrooms
- $1.25 per rentable square foot, per month, fully serviced

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Suite 200 Floor Plan

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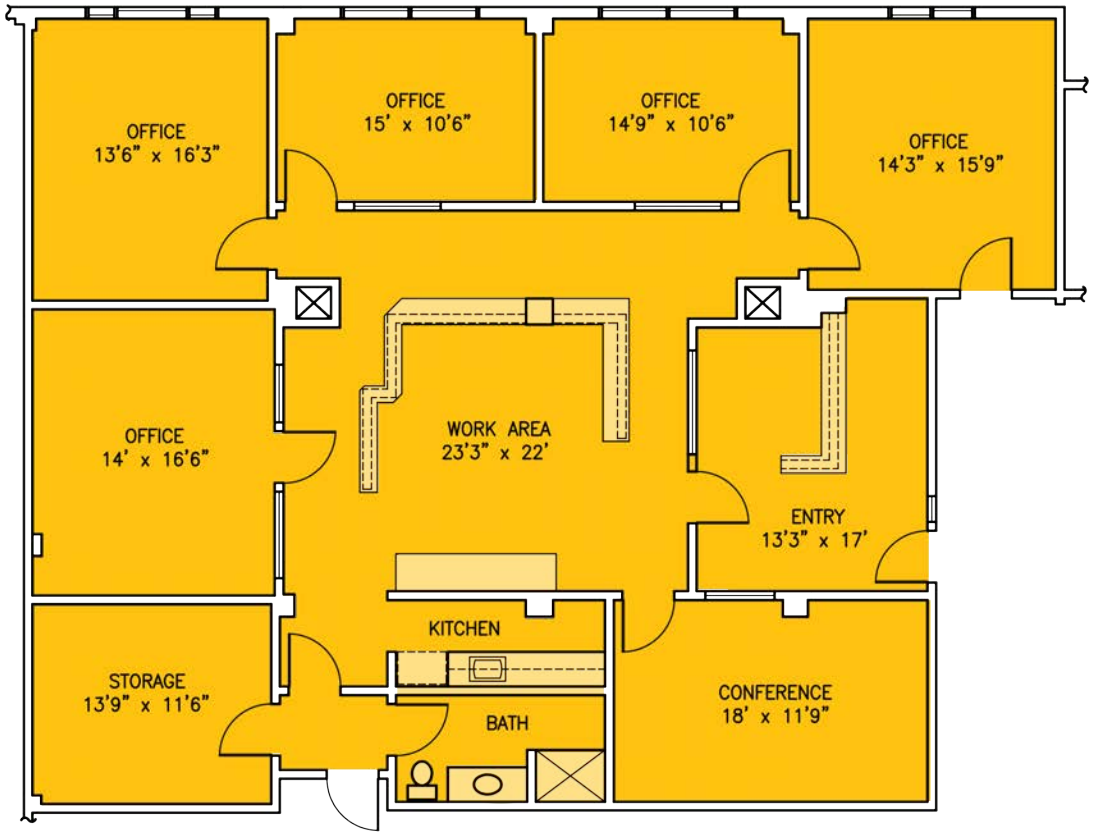
Suite 200

APPROXIMATELY 2,763 RSF

- Space consists of:
  - Entry/reception area
  - Five private offices
  - Open work area
  - Conference room
  - Private restroom
  - Kitchen
  - Storage room
- Access to common area restrooms.
- $1.65 per rentable square foot, per month, fully serviced



DIMENSIONS ARE APPROXIMATE
SCALE: 1" = 8'
7/11/2013

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Suite 285 Floor Plan

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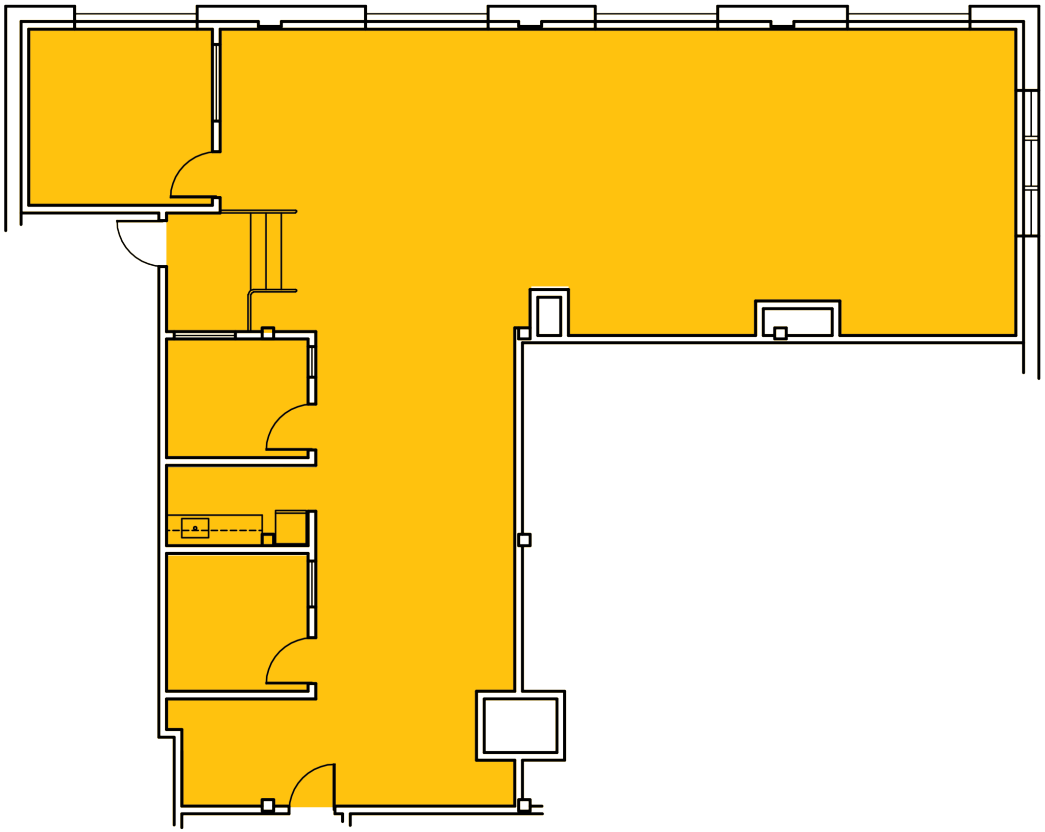
Suite 285

APPROXIMATELY 2,738 RSF

- Corner unit with:
  - Arched windows
  - Two entrances
  - Three private offices
  - Open work area
  - Kitchenette
- Access to common area restrooms.
- $1.65 per rentable square foot, per month, fully serviced



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Suite 290 Floor Plan

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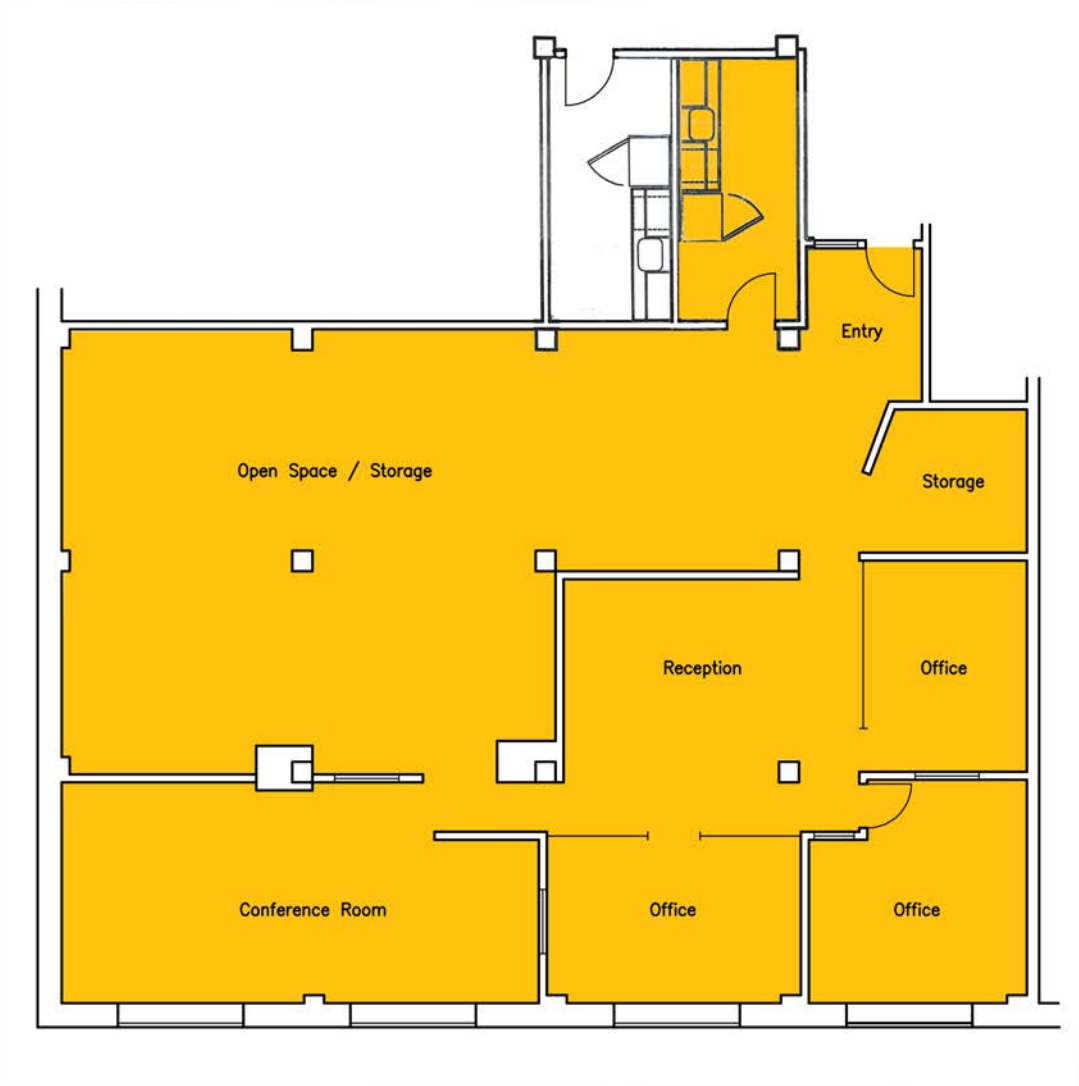

Suite 290

APPROXIMATELY 3,142 RSF

- Modern "tech" space includes open ceiling, natural exposed wood beams and a combination of hardwood floors and carpet
- Shared kitchenette/break room could be added to space with build-out
- South facing windows provide good natural light
- Access to common area restrooms
- $1.35 per rentable square foot, per month, fully serviced

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Suite 360 Floor Plan

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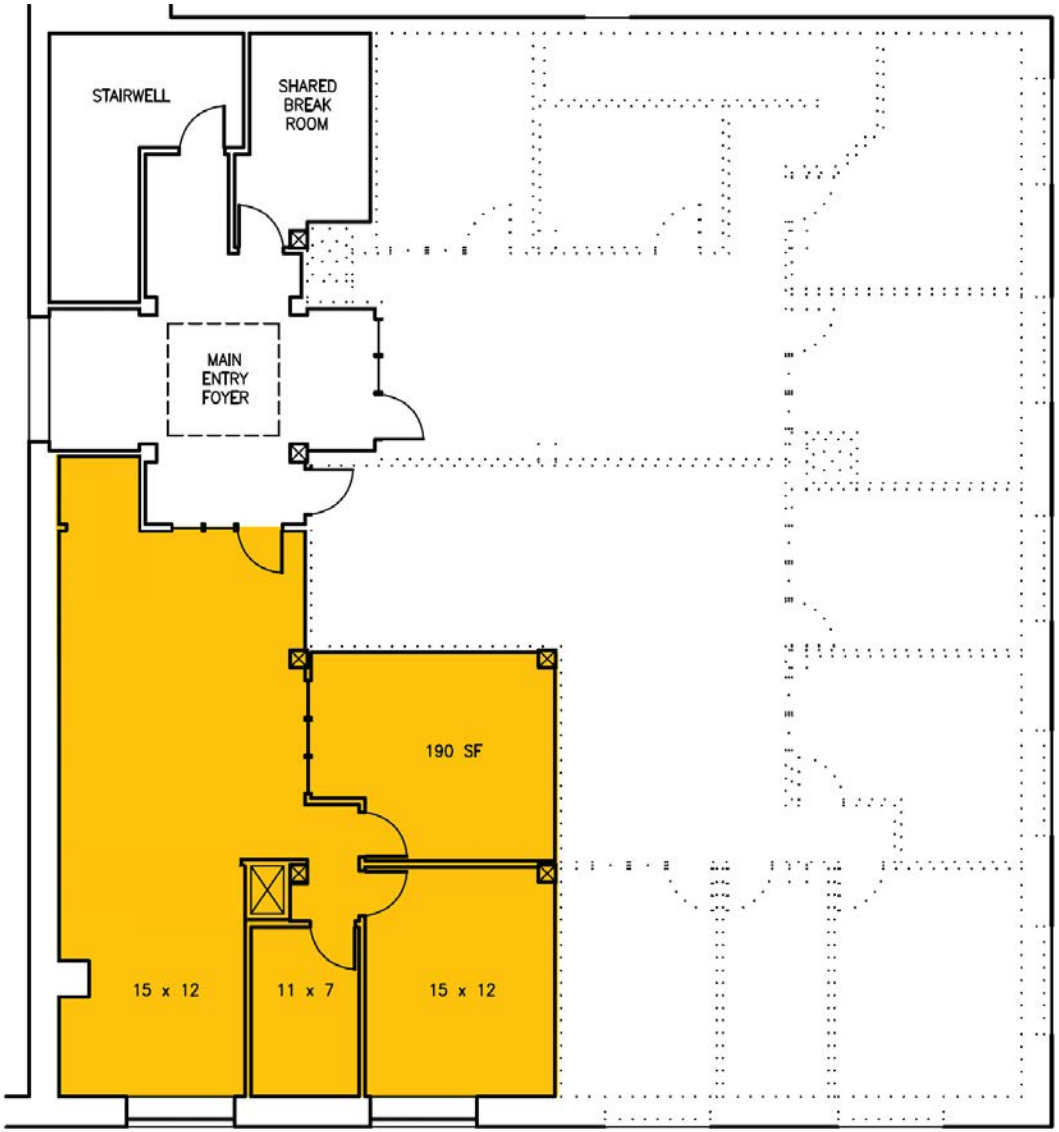
Suite 360

APPROXIMATELY 1,362 RSF

- Space consists of reception area/ open work space, two large offices and a storage/IT room
- Access to common area restrooms and break room with sink
- $1.43 per rentable square foot, per month, fully serviced



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Suite 370 Floor Plan

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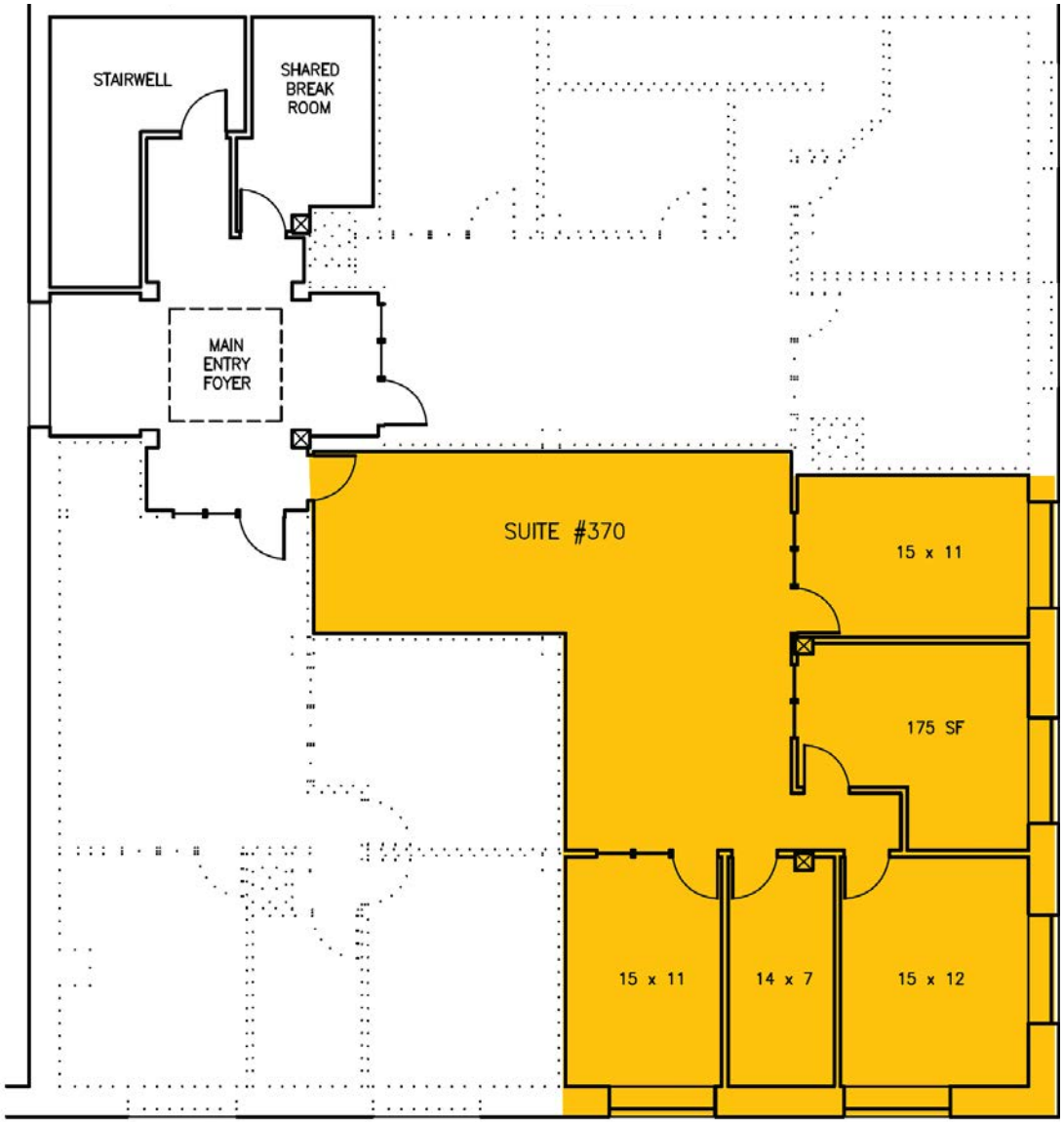
Suite 370

APPROXIMATELY 1,881 RSF

- Space consists of reception area/ open work space, 4 large offices and a storage/IT room
- Access to common area restrooms and break room with sink
- $1.43 per rentable square foot, per month, fully serviced



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