

THE MILLRACE

PROFESSIONAL BUILDING

1776 MILLRACE DRIVE FOR LEASE

EUGENE, OREGON 97403



Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

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Property Overview

The Millrace Professional Building is an 80,000+ square foot Class A office building located minutes away from Eugene's University District. This beautiful and modern property is in a highly desirable location within minutes of both the prestigious University of Oregon and Downtown Eugene.

Available Space

- 4,127 - 20,275 square feet

Rent

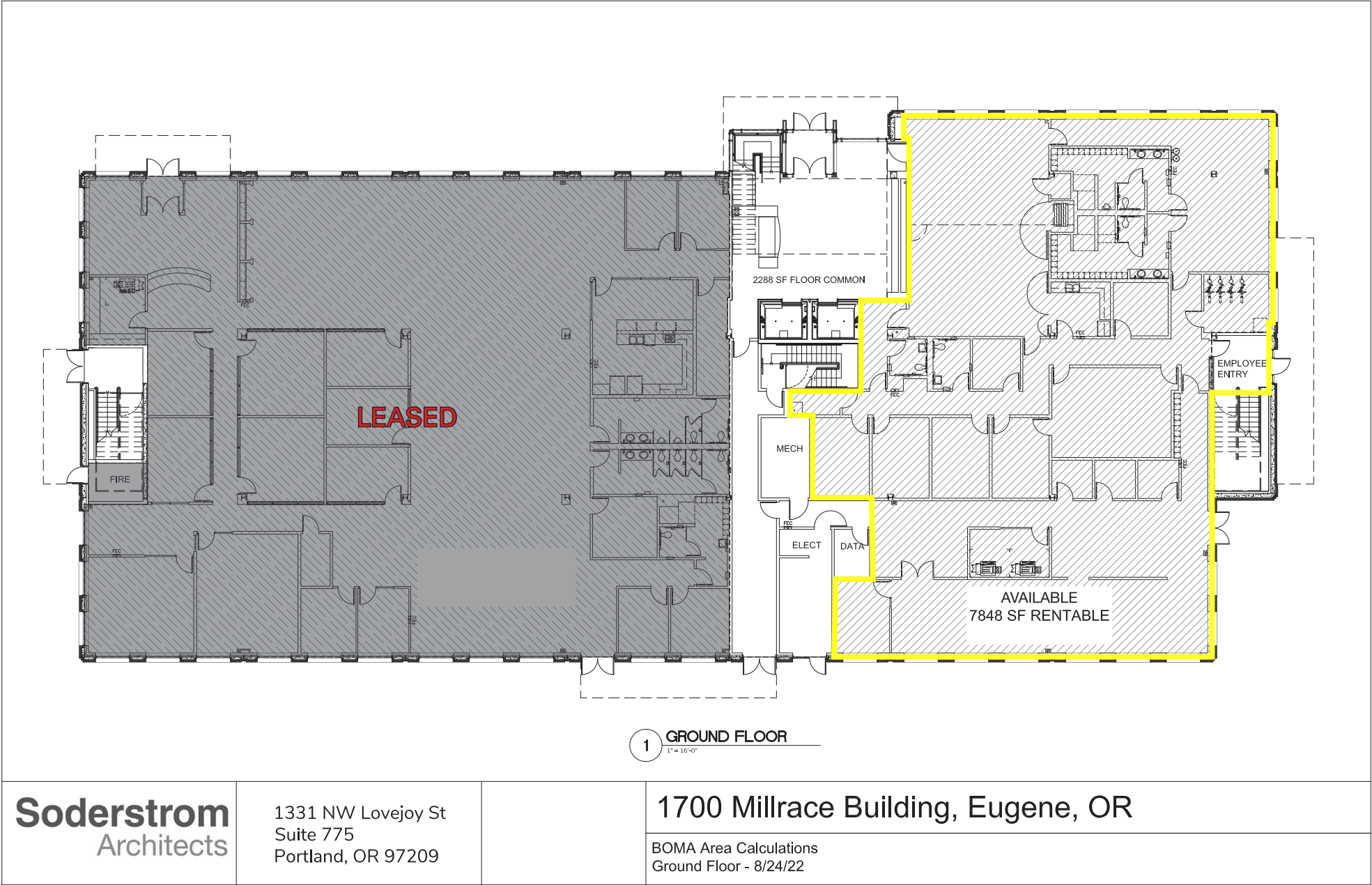
- \$21.00 per square foot Base Rent
- \$7.53 per square foot approx. Triple Nets
 - ❖ Common area maintenance
 - ❖ Real property taxes
 - ❖ Utilities
 - ❖ Janitorial

Interior Photos



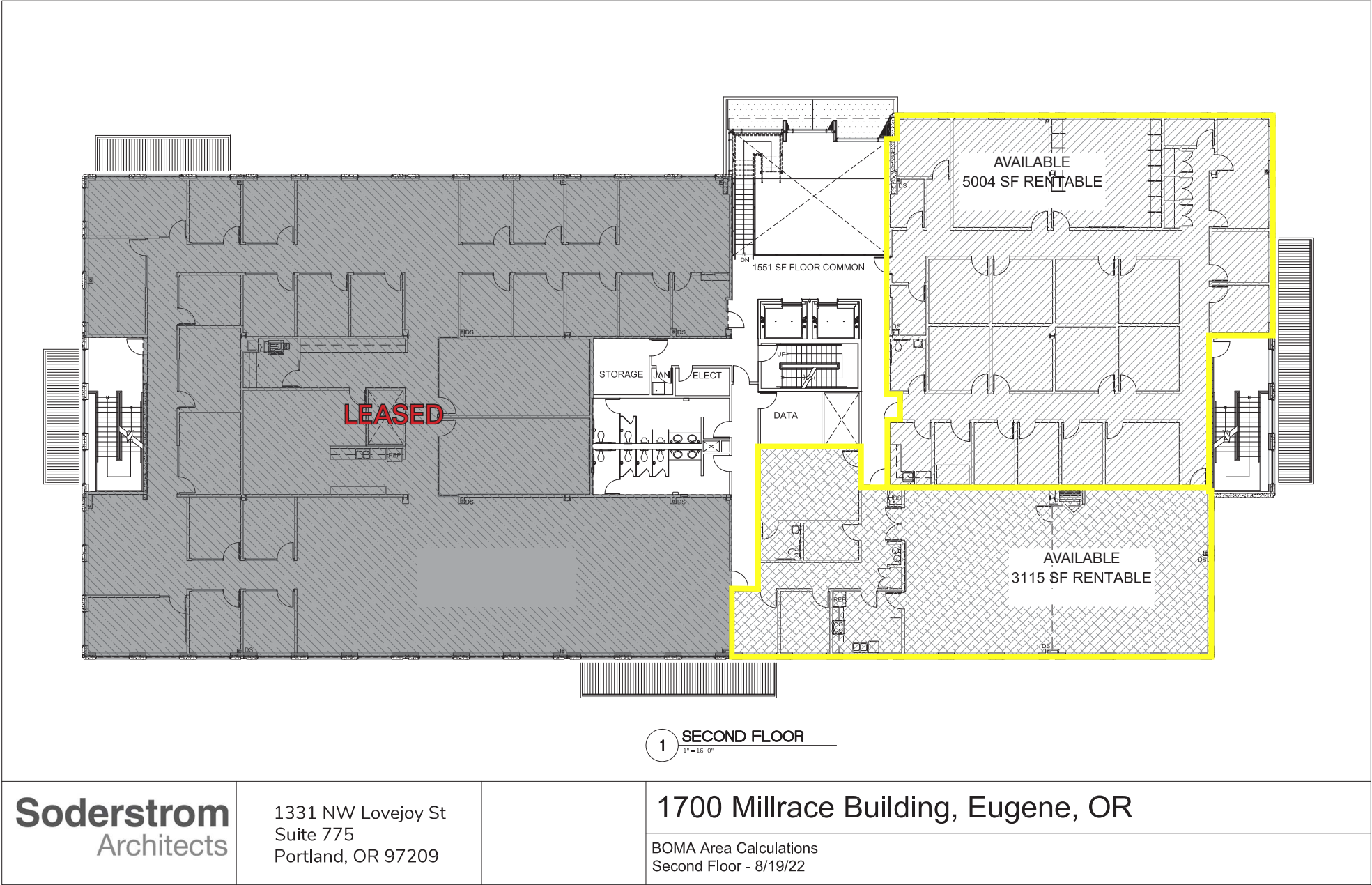
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Floor Plan - First Floor



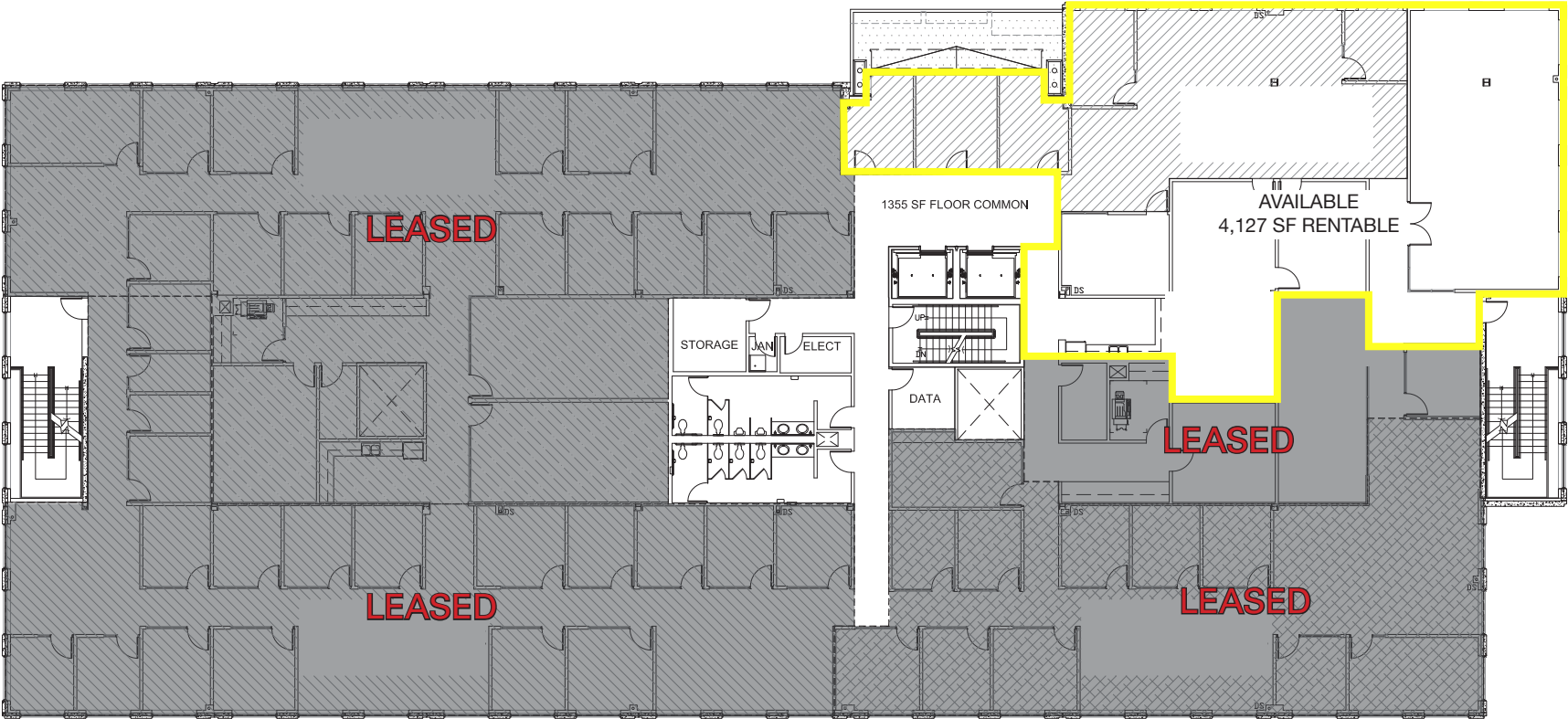
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Floor Plan - Second Floor



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Floor Plan - Third Floor



1 THIRD FLOOR
1" = 10'-0"

Soderstrom Architects	1331 NW Lovejoy St Suite 775 Portland, OR 97209	1700 Millrace Building, Eugene, OR BOMA Area Calculations - Option for 5th Tenant Third Floor 8/29/22
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Aerial Map

