

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE



PROFESSIONAL OFFICE BUILDINGS

1050 HIGH STREET & 258 E 10TH AVENUE FOR SALE

EUGENE, OR 97401

CONTACT

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1050 HIGH STREET - OVERVIEW

Downtown Eugene is the location of many banks, financial services and credit unions, title companies, attorneys and accountants, a diverse description of retail stores from bikes to flowers & gifts, to furniture and a wide number of offices of real estate, marketing, and municipal offices, and many restaurants. Both of these properties feature C-3, Major Commercial Zoning. This zoning allows for most all retail and office uses alongside some Multi-family purposes as a "Special Use" (EC9.5500).

1050 High Street is centrally located in Downtown Eugene on the corners of High Street & East 10th Avenue. This 15,798 (approx.) square foot single level professional office building boasts thirty (30) covered parking spaces. Built in 1989, the building includes a large data center and extensive wiring and technical specs to support workstation connectivity throughout.

FEATURES AND HIGHLIGHTS

- 20 private offices
- Workspace with office systems furniture
 - ❖ Extensive wiring and technical spec to support workstation connectivity
- 800 SF conference room with adjoining kitchenette and storage
- Meeting and collaboration space
- 2,800 SF full data center with private offices and open floor plan
 - ❖ Raised floor, controlled environment, security
- Four (4) restrooms
- Abundant storage space
- Elevator and stairway access

PARKING

The building includes thirty (30) covered parking spaces.

PROPERTY TAXES

Tax Map & Lot No.: 17-03-31-14-10700
2022 - 2023 property taxes: \$69,438.11

GENERATOR

This building has a Generac 2000 series diesel generator.

FLOOD ZONE

Zone X, area determined to be outside the 500-year flood zone.

UTILITIES

Electric	EWEB
Water	EWEB
Sewer	City of Eugene
Natural Gas	Northwest Natural Gas
Phone	Century Link

ZONING

Zoned C-3: Major Commercial

SITE SIZE

18,285 square feet

PRICE

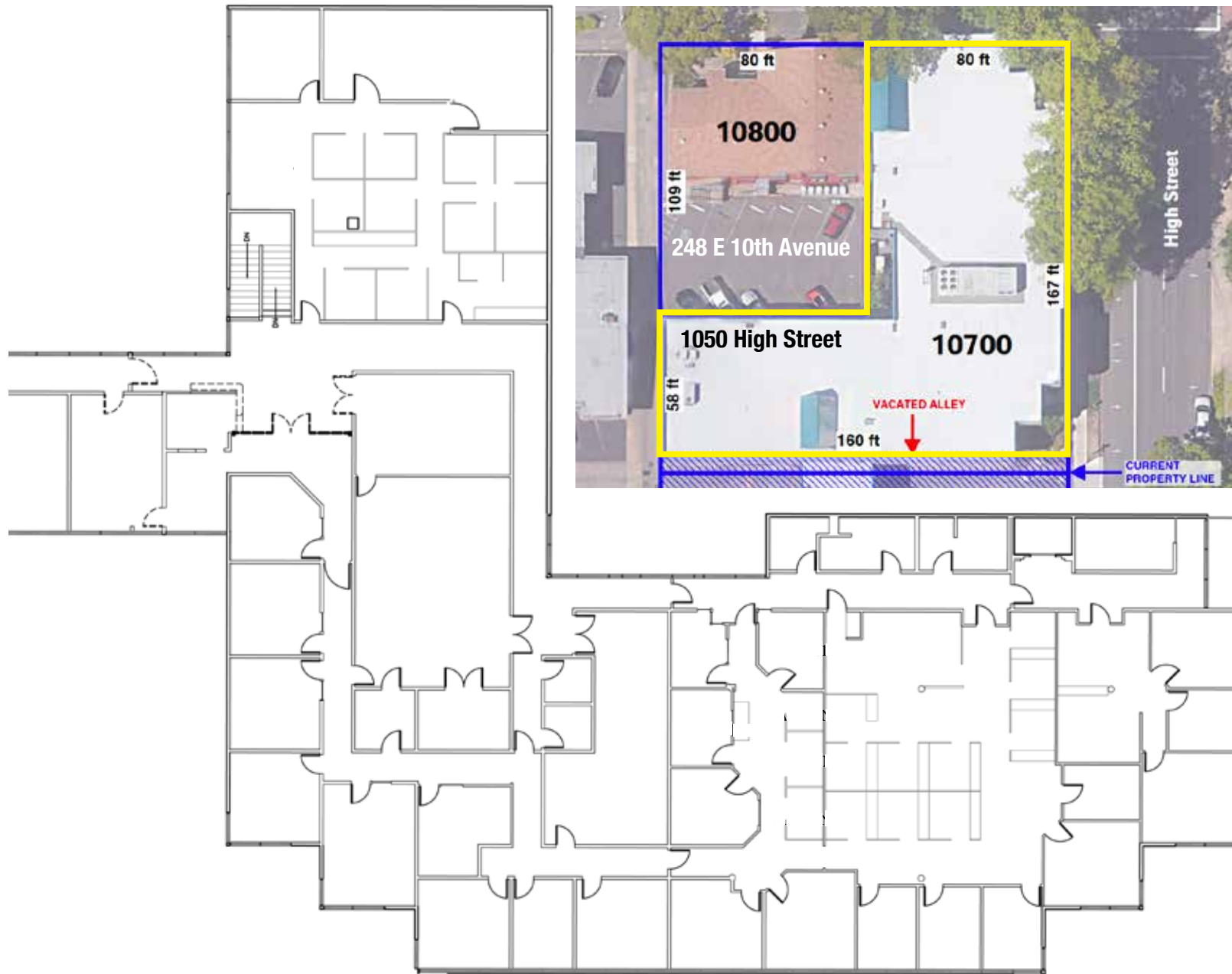
\$3,595,000.00



1050 HIGH STREET - GALLERY



1050 HIGH STREET - FLOOR PLAN & TAX MAP



258 E 10TH AVENUE - OVERVIEW

Located in the heart of Downtown Eugene on East 10th Street, this 8,159 (approx.) square foot two-story building includes full basement and an adjacent parking lot with eleven (11) spaces. Built in 1962, the building is upgraded with a geothermal heating and cooling system and connected to the EUGNet fiber optic network.

■ Ground Floor	3,175 square feet
■ Second Floor	3,124 square feet
■ Finished Basement	330 square feet
■ Unfinished Basement	1,530 square feet

FEATURES AND HIGHLIGHTS

Ground Floor

- Reception area
- Nine (9) offices
- Conference room
- Staff room
- Restroom

Second Floor

- Fourteen (14) offices

Basement

- Office
- Restroom
- IT Room

HVAC

Geothermal heating and cooling system

PARKING

Eleven (11) parking spaces.

PROPERTY TAXES

Tax Map & Lot No.: 17-03-31-14-10800
2022 - 2023 property taxes: \$16,470.74

FLOOD ZONE

Zone X, area determined to be outside the 500-year flood zone.

UTILITIES

Electric	EWEB
Water	EWEB
Sewer	City of Eugene
Natural Gas	Northwest Natural Gas
Phone	Century Link

SITE SIZE

8,276 square feet

ZONING

Zoned C-3: Major Commercial

PRICE

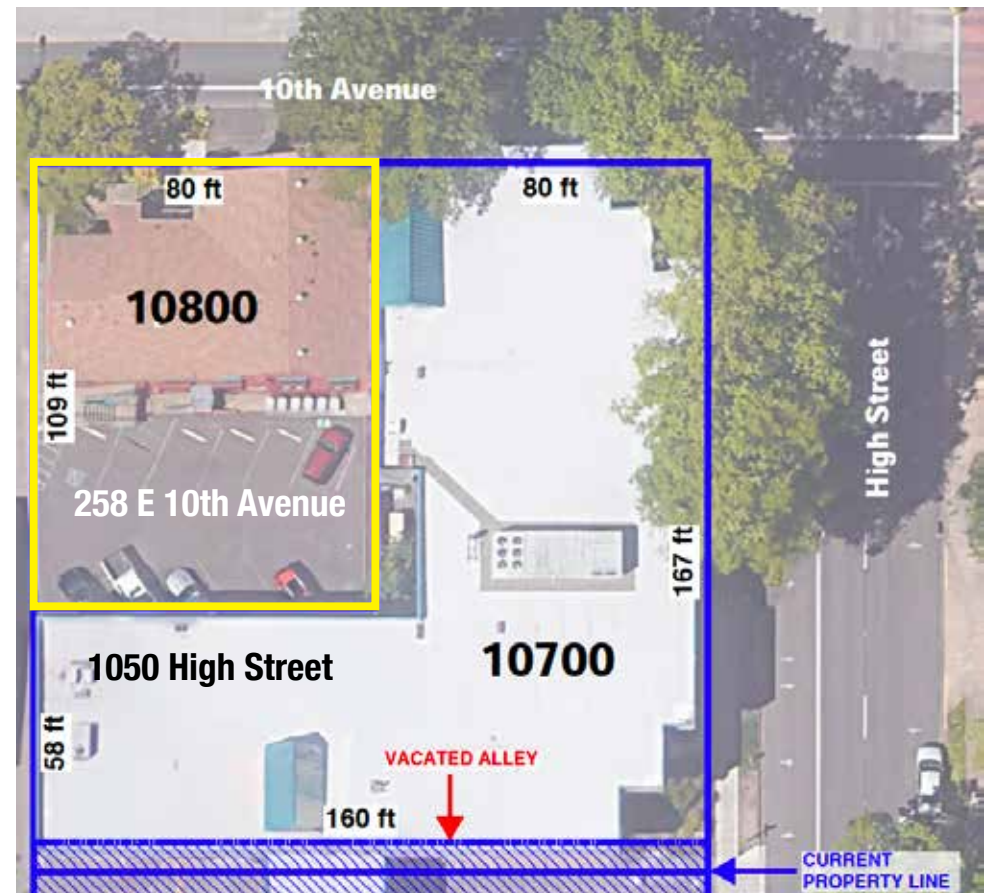
\$1,125,000.00



258 E 10TH AVENUE - GALLERY



258 E 10TH AVENUE - TAX MAP





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For more property and leasing information, please contact

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