

**Evans
Elder
Brown &
Seubert**

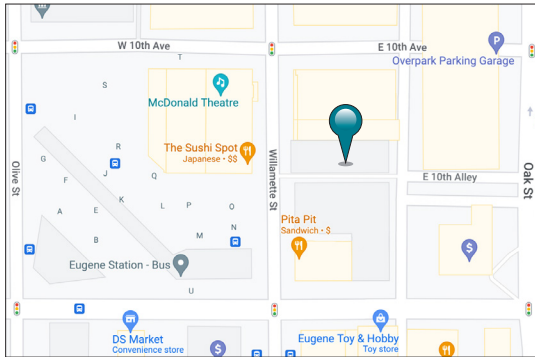
COMMERCIAL REAL ESTATE

101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR LEASE

1035 - 1045 Willamette Street
Eugene, Oregon 97401



CONTACT

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(541) 345-4860

Licensed in the State of Oregon



Downtown Office/Retail Space

- Approximately 13,987 square feet which could be leased as one large space or broken up as shown on attached floor plans
- High quality office space in Downtown Eugene near the LTD transit station as well as other public entities and private businesses
- Zoned C-3: Major Commercial
- Parking for 2-3 vehicles on alley in rear of building
- **Rental rate varies if demised**

Floor Plan - Basement

BASEMENT

- Approximately 4,037 square feet
- Kitchenette
- One ADA restroom
- Small office
- Large open work/storage area
- High-tech sever room includes:
 - ❖ Fiber provided by Comcast Cable, Century Link and EugNet Fiber.
 - ❖ Fire suppression - FM 200 dry agent fire suppression system
- Dedicated 100 amp subpanel
- \$3,635/Month, modified gross

