

**Evans  
Elder  
Brown &  
Seubert**

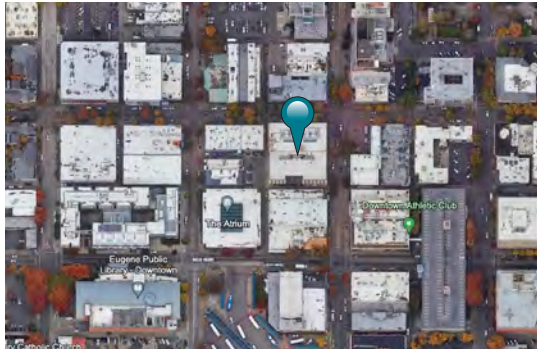
COMMERCIAL REAL ESTATE

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

[eebcre.com](http://eebcre.com)

## FOR LEASE

940 Willamette Street  
Eugene, Oregon 97401



### CONTACT

**Jeff Elder**

[jeff@eebcre.com](mailto:jeff@eebcre.com)

**Ashley Hope Elder**

[ashley@eebcre.com](mailto:ashley@eebcre.com)

(541) 345-4860

Licensed in the State of Oregon



## The Woolworth Building

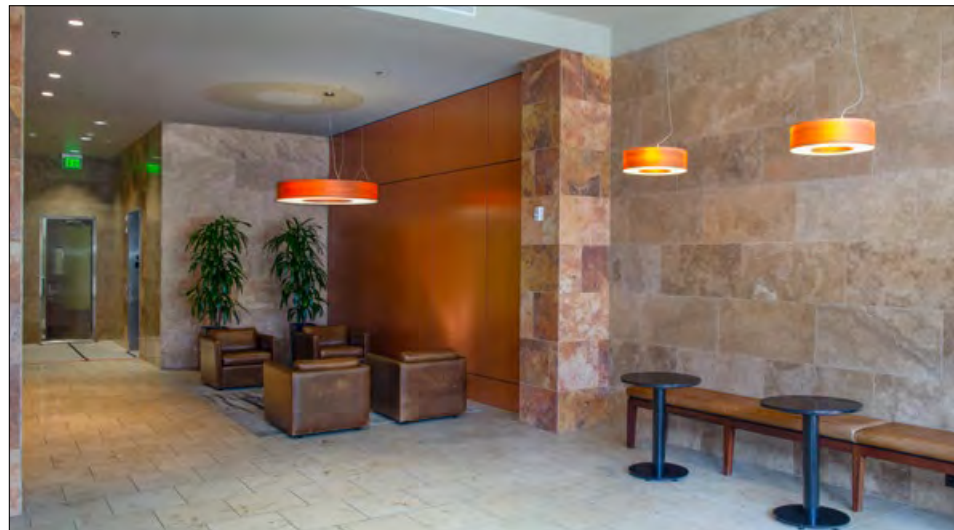
**940 Willamette Street - Suite 200 & Suite 290**

- Suite 200 - 1,324 rentable square feet
- Suite 290 - 1,225 rentable square feet
- Fiber Optic Cable
- Secure On-site Parking
- Lease includes employee membership to Downtown Athletic Club
- \$1.45 per square foot, triple net

The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.



# Photographs



# Overview



## The Woolworth Building

- Large beautifully appointed entry lobby
- Special elevator lobby design on each floor
- Operable windows
- Porcelain tile and stone restroom finishes
- On-site parking available to tenants
- Secure mail and delivery room
- Building security
- Original lobby artwork
- Shower room
- Across the street from the Downtown Athletic Club

## Building Ownership

- Potential building ownership opportunity for large tenant

## Downtown Athletic Club Membership

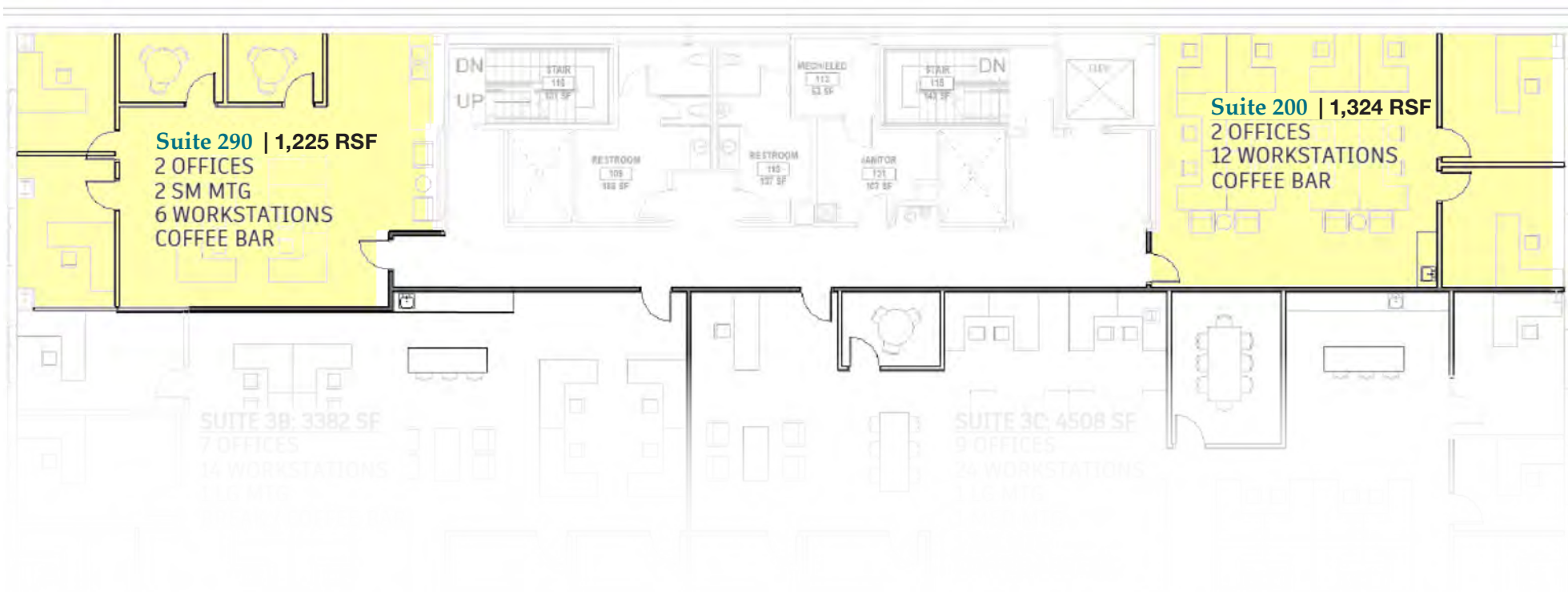
- Lease includes employee membership to the Downtown Athletic Club during the lease term

## Triple Nets

- \$0.73 per square foot
  - Property taxes
  - Insurance
  - Common area maintenance
  - Utilities
  - Janitorial



## Two Office Suites Available



# Location

## Location Details

- Conveniently located in the central business district
- Has close proximity to city and county facilities, restaurants, and retail
- Within one block from efficient public transit
- Across the street from the Downtown Athletic Club

