

**Evans  
Elder  
Brown &  
Seubert**

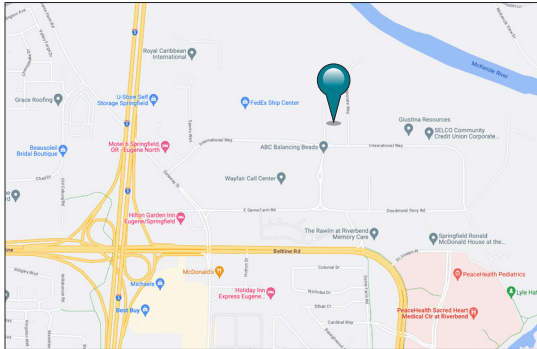
COMMERCIAL REAL ESTATE

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## FOR SUBLEASE

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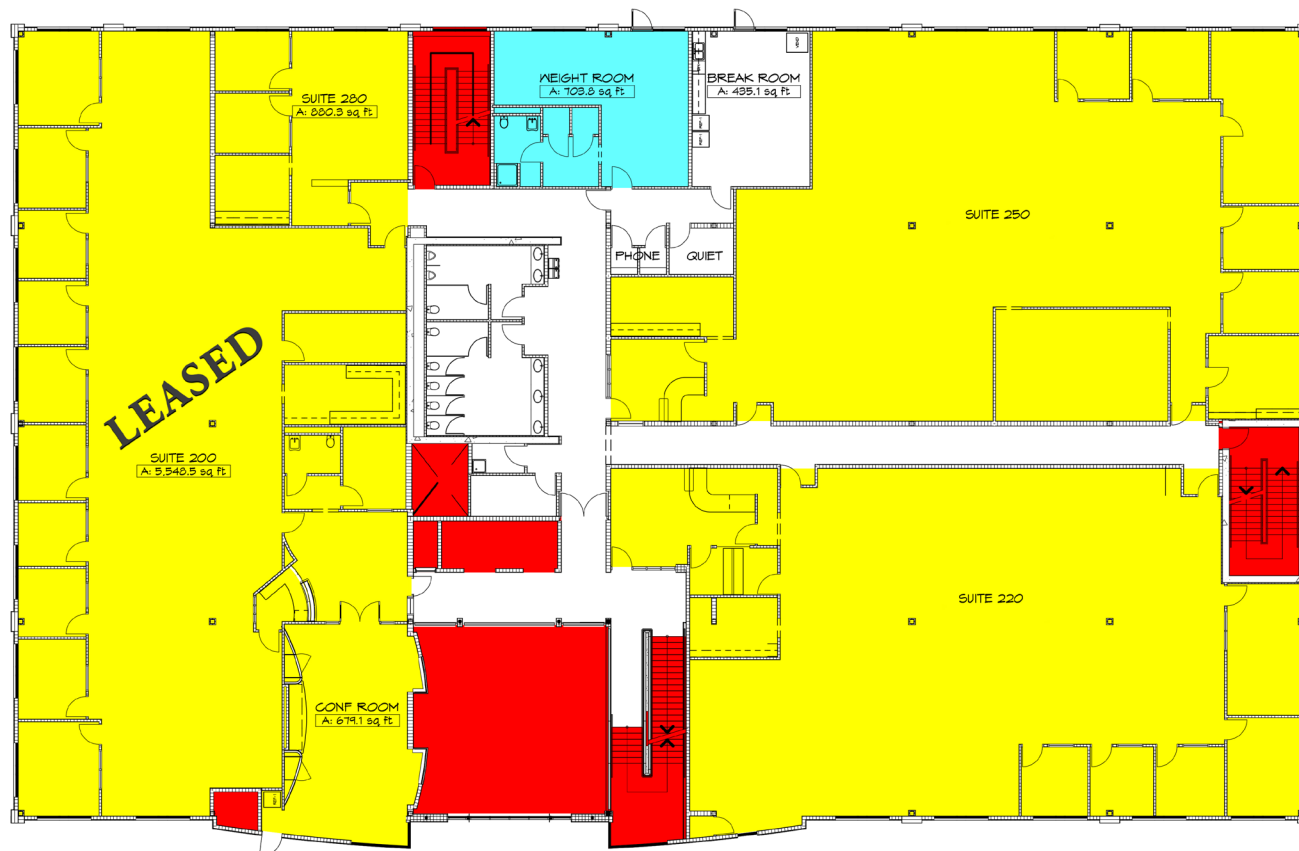


## Class A Office Space - Hawes Financial Building

- Two spaces available as follows:
  - ❖ Suite 220 - Approximately 6,162 rsf
  - ❖ Suite 250 - Approximately 6,574 rsf
- High quality office space in convenient location on International Way in Springfield near Gateway & Beltline Intersection
- Common area restrooms
- Access to common area kitchen, fitness facility with shower and outdoor deck area
- Coffee Shop located in main lobby of building
- Abundant on-site parking
- Master Lease runs through 7/30/26
- \$18.00/square foot, NNN (Cams are approximately \$9.12/sf annually)

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.

# Floor Plan



## Suite 250

- Approximately 6,574 rentable square feet
- Space includes reception/entry area with small private conference room as well as work/copy room, 5 private offices, large corner office/conference room, large training room and open cubicle area
- Large windows provide abundant natural light

## Suite 220

- Approximately 6,162 rentable square feet
- Space includes reception/entry area, work/copy room, large open cubicle area, 4 private offices and conference room
- Large windows provide abundant natural light



# Photographs





# Aerial Map

