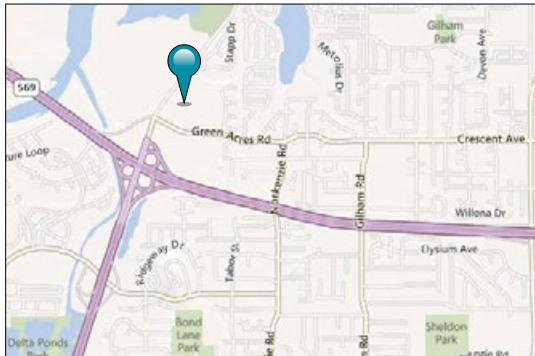


FOR LEASE

3007 North Delta Highway Suite 205
Eugene, Oregon



CONTACT

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(541) 345-4860

Licensed in the State of Oregon



North Delta Office Space

1,761 square feet

- Over 100 parking spaces in North Delta Center
- Adjacent Starbucks, Home Depot, Cafe' Yumm, Jersey Mike's, Jamba Juice and FedEx
- Retail area includes Market of Choice, Dick's and Walmart
- Easy freeway access to North Delta Retail Center from all areas of Eugene and Springfield
- \$26.50 per square foot annually, triple net

Exterior



Features

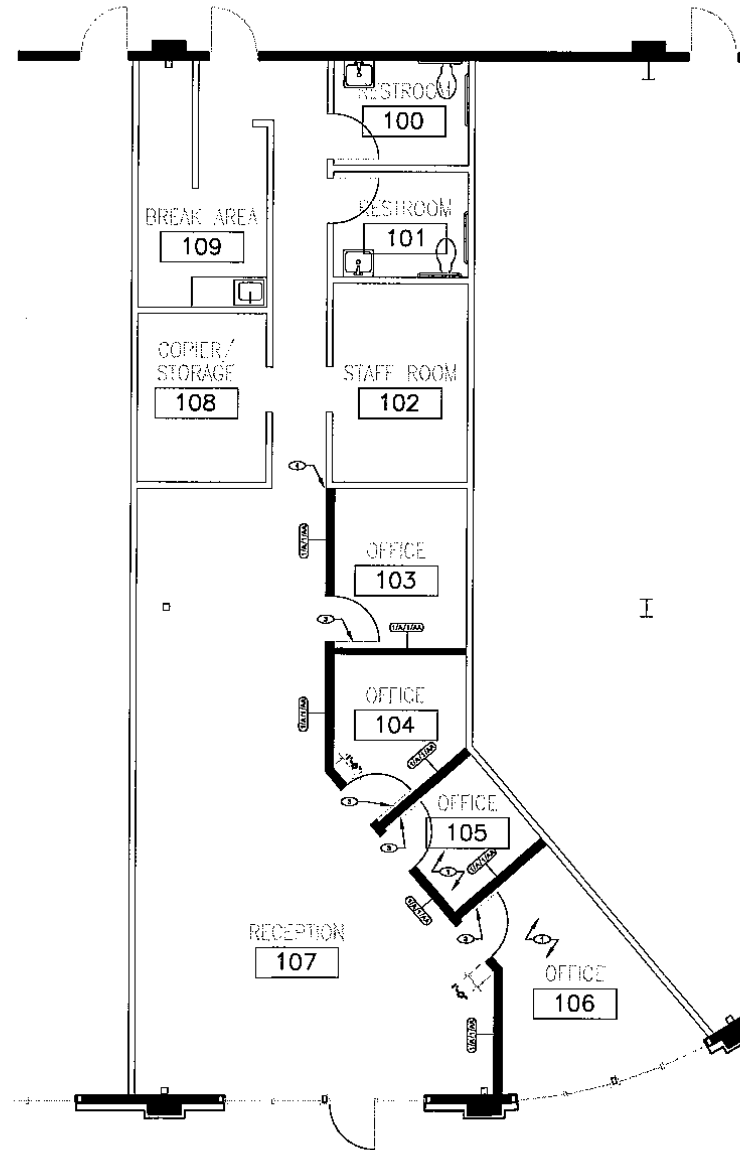
- Convenient access to freeways
- Close to dense residential areas with good demographics
- High traffic volume
- Major retail area
- Attractive appearance
- Outdoor seating
- Excellent parking ratio

Triple Nets

Currently \$8.40 per square foot annual

- Property taxes
- Building insurance
- HVAC maintenance
- Garbage
- Common area utilities
- Common area lighting
- Landscape maintenance
- Parking area maintenance
- Exterior building cleaning

Interior







North Delta Retail Area