

**Evans
Elder
Brown &
Seubert**

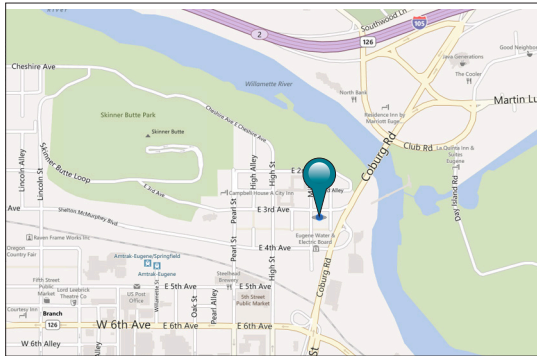
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

321 Mill Street, Unit 1
Eugene, Oregon



CONTACT

Stephanie Seubert
stephanie@eebcre.com

Lilly Storment
lilly@eebcre.com
(541) 345-4860

Licensed in the State of Oregon



High Quality, Urban Live/Work Space The Watershed Building

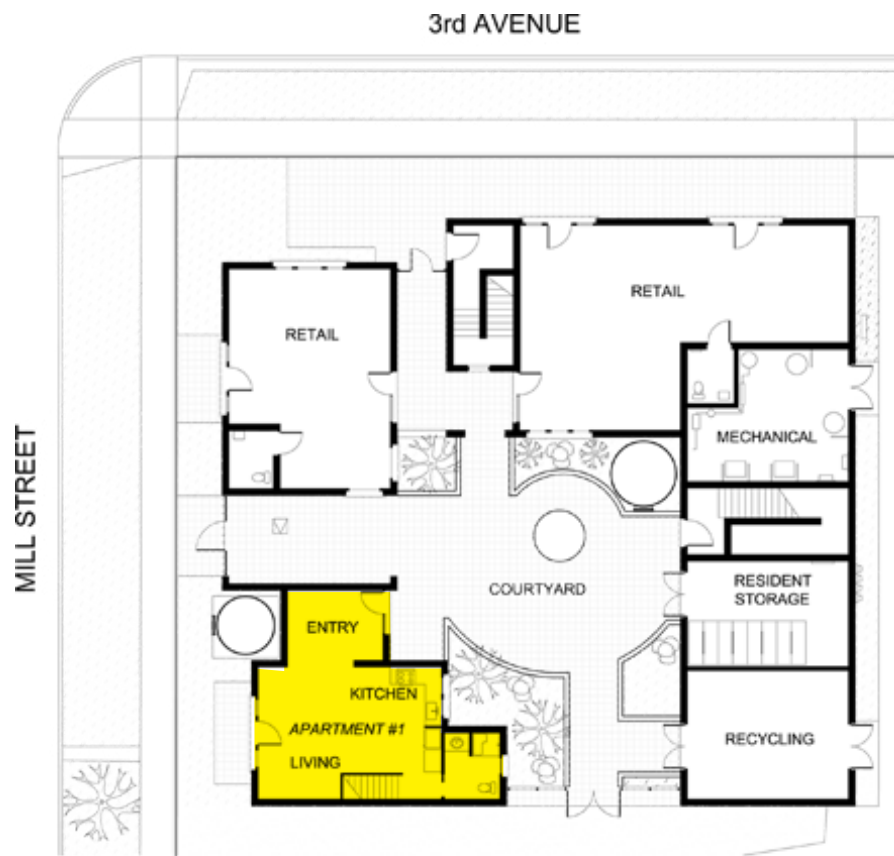
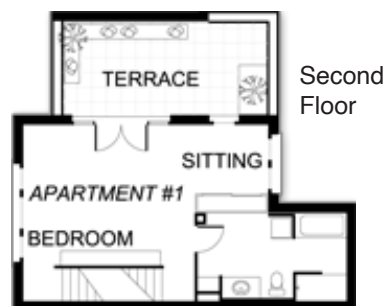
- Approximately 1,750 square feet of Live/Work space located on 3 levels
- Space consists of main level which includes restroom with shower, kitchen and open space, second level which consists of open living area and full restroom with shower and tub as well as an outdoor terrace space and third floor open loft area
- High quality urban space with operable windows, excellent natural light and access from both the street and courtyard
- Visitor/Client parking in adjacent parking lot
- Zoned C-2 - Community Commercial
- \$3,200.00 per month, modified gross

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

Green Features:

- 2 cisterns capture 16,000 gallons of water for landscaping, toilet flushing and clothes washing
- Thermal water heating system
- PV generation powers exterior lighting and mechanical systems
- Heat recovery ventilators in each unit
- Low-flow, energy efficient ASKO dishwashers, washing machines and driers, Vestfrost refrigerators, Electrolux ovens and magnetic induction range tops
- Dual-flush Caroma toilets
- Triple-paned windows
- Concrete counters
- Radiant-heated floors
- Salvaged wood throughout
- Locking bike storage for convenient access



Photos

