

**Evans  
Elder  
Brown &  
Seubert**

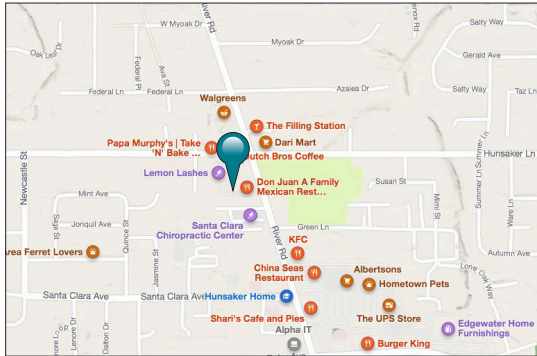
COMMERCIAL REAL ESTATE

101 E. Broadway  
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*eebcre.com*

## FOR LEASE

River Road & Irving Road  
Eugene, OR 97404



### CONTACT

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Licensed in the State of Oregon



## Office Building Santa Clara Center

34, 46A & 48 Irving Road, Eugene OR

- Multiple office spaces available
- Signage on River Road and Irving Road
- Easy access to Beltline
- Excellent on-site parking

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.

## 34 Irving Road



### 34 Irving Road

- Approximately 768 square feet of ground floor office space
- 5 private offices
- Private restroom
- \$950 per month, fully serviced



## 46A & 48 Irving Road



### 46A Irving Road

- Approximately 580 square feet
- Second floor walk-up
- Open layout
- Private restroom
- \$725 per month, fully serviced



### 48 Irving Road

- Approximately 528 square feet
- Second floor walk-up
- Open layout with laminate floors
- \$700 per month, fully serviced

- Can be combined for a total of 1,108 square feet
- \$1,425 per month, fully serviced



# Aerial Map

