

**FOR LEASE | REDUCED RATE**

# Gateway Area Office Space

1090 Gateway Loop
Springfield OR 97477

## SECOND FLOOR OFFICE SPACE

- Approximately 3,678 rentable square feet
- Convenient Springfield Gateway Area location with easy access to retail, restaurants, the PeaceHealth RiverBend Campus, and I-5
- Elevatored, ADA Accessible Building
- Excellent on-site parking
- ~~$1.41 per rsf~~ $1.23 per rsf per month, plus CAMs
  (CAMs are approximately 38¢ per rsf per month)

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

## CONTACT

**Stephanie Seubert**
stephanie@eebcre.com

**Jackson Seubert**
jackson@eebcre.com

**541.345.4860**

Licensed in the State of Oregon.

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.

# Second Floor Plan

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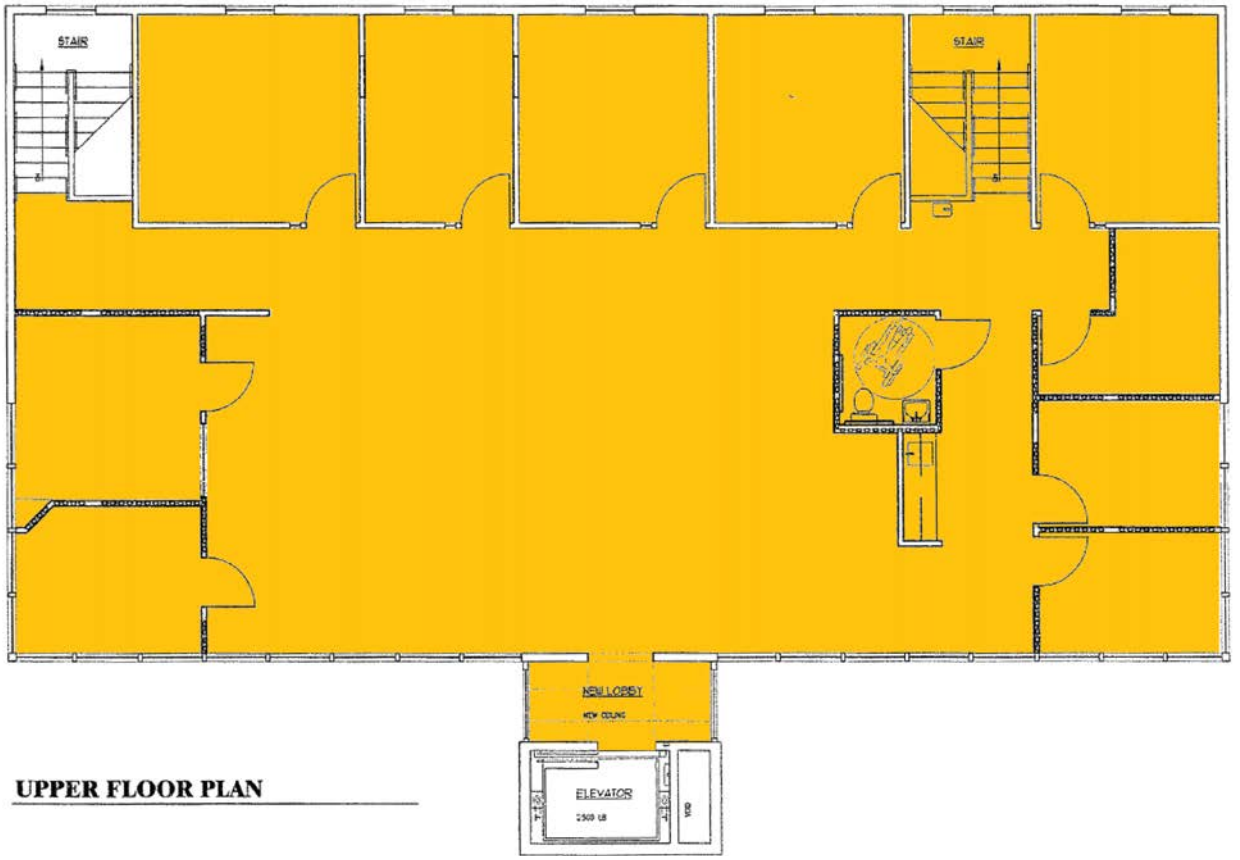
101 East Broadway
Suite #101
Eugene, OR 97401

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## Office Suite

### 3,678 RENTABLE SF

- Elevator access to Second Floor
- Nine (9) private offices
- Open work area
- Server/storage room
- Kitchenette area
- Private ADA restroom with access to common area restrooms on the ground floor
- Abundant natural light
- Updated finishes
- Shared on-site parking
- $1.23 per rsf per month plus CAMs. (CAMs are approximately 38¢ per rsf per month)




UPPER FLOOR PLAN

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# Photographs



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OPEN AREA WITH ELEVATOR LOBBY



ADA ACCESSIBLE RESTROOM




KITCHENETTE

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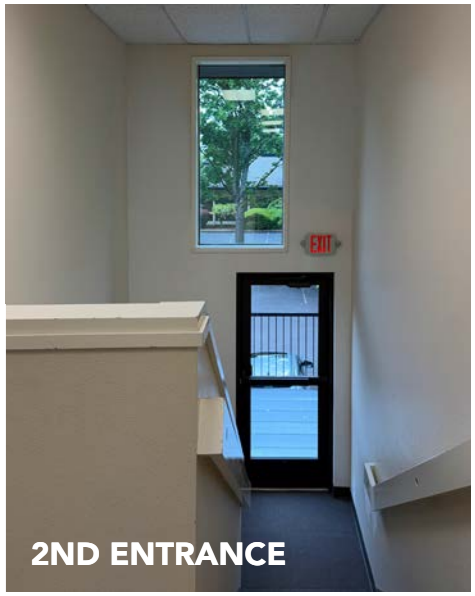
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2ND ENTRANCE









9 PRIVATE OFFICES WITH ABUNDANT NATURAL LIGHT

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# Location

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