



**FOR SUBLEASE | RATE REDUCED**

# Warehouse with Office

521 Market Street  
Eugene OR 97402

## DETAILS

- 3,330 square feet
- Office (two story)
- Two 12 x 14 loading doors
- Two restrooms
- Zoned light industrial (I-2)
- \$0.85 per square foot per month, triple net

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

**Jeff Elder**  
jeff@eebcre.com

**Ashley Hope Elder**  
ashley@eebcre.com

**(541) 345-4860**

Licensed in the State of Oregon.

# Photographs

521 Market Street, Eugene Oregon 97402

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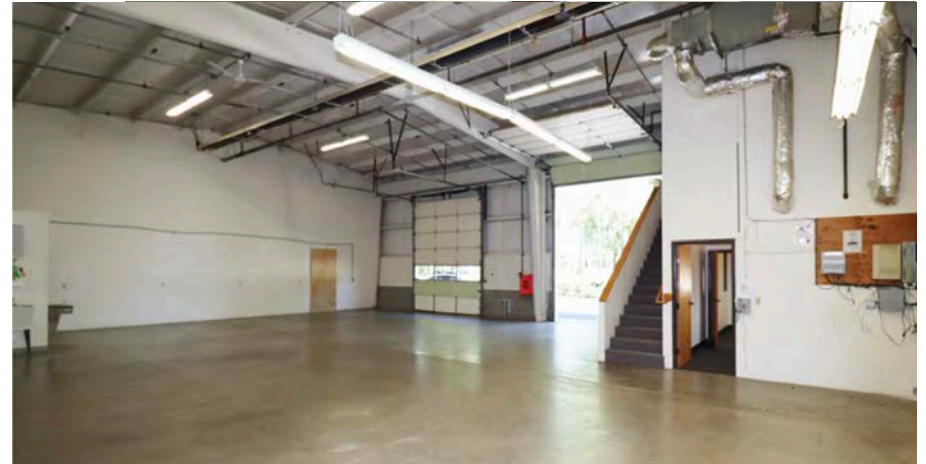
**Ashley Hope  
Elder**

ashley@eebcre.com

**(541) 345-4860**

101 East Broadway  
Suite #101  
Eugene, OR 97401

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# Description

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## AMENITIES

- Fire sprinkling
- Solar panels (offset electric cost)
- Air lines and shared use of compressor
- Washer/dryer hook-up

## SUBLEASE

Sublease to April 30, 2026

## TRIPLE NETS

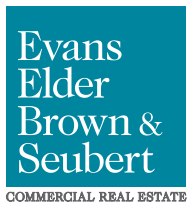
Currently \$333 per month

- Property taxes
- Building insurance



# Location

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