



**FOR LEASE**

# Office Space with Warehouse + Loft

745 River Ave. | Ste. A  
Eugene, OR 97404

## SUITE A | 6,500 TOTAL SQUARE FEET, INCLUDING:

- 1,500 sf of office space
- 3,500 sf of warehouse space
- 1,500 sf of loft space above the warehouse
- Two (2) automatic 12'x14' loading doors
- \$0.80 per square foot, modified gross
- Two restrooms
- Kitchenette/coffee bar
- Fenced yard
- Fire sprinkling in the warehouse space

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

**Jeff Elder**  
jeff@eebcre.com

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

**541.345.4860**

Licensed in the State of Oregon.

# Floor Plan

745 River Ave. | Suite A  
Eugene, Oregon 97404

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

**Jeff  
Elder**

jeff@eebcre.com

**Ashley  
Hope  
Wells**

ashley@eebcre.com

**541.345.4860**

101 East Broadway  
Suite #101  
Eugene, OR 97401

Licensed in the  
State of Oregon.



## 1st Floor

**5,000 SF**

- 3,500 sf of warehouse space
- 1,500 sf of office space
- Two (2) automatic 12'x14' loading doors

+

## 2nd Floor

**1,500 SF**

- 1,500 sf of loft space above the warehouse



# Photographs

745 River Ave. | Suite A  
Eugene, Oregon 97404

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

## CONTACT

Jeff  
Elder

jeff@eebcre.com

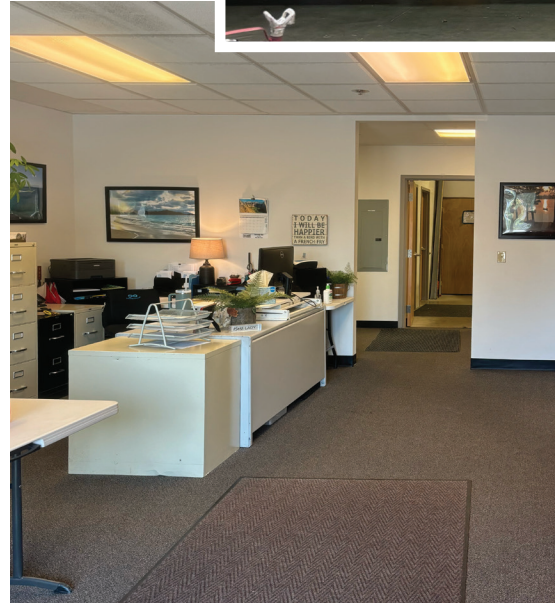
Ashley  
Hope  
Wells

ashley@eebcre.com

541.345.4860

101 East Broadway  
Suite #101  
Eugene, OR 97401

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.



# Location

745 River Ave. | Suite A  
Eugene, Oregon 97404



## CONTACT

541.345.4860

Jeff Elder  
jeff@eebcre.com

Ashley Hope Wells  
ashley@eebcre.com