



FOR LEASE

Whiteaker Flex Space

117 & 121 Monroe St.
Eugene, OR 97402

DETAILS

- 3,140 Square Feet located on the corner of W 1st Avenue & Monroe Street
- Can be divided as shown on the floor plan
- On-site parking
- Building and pylon signage available
- High-traffic retail center anchored by Dari-Mart
- \$1.20/SF/Month, NN (NN's approximately \$0.13/SF/Month)

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

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Licensed in the State of Oregon.

Photographs

117 & 121 Monroe St. | Eugene OR 97402

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101 East Broadway
Suite #101
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Floor Plan

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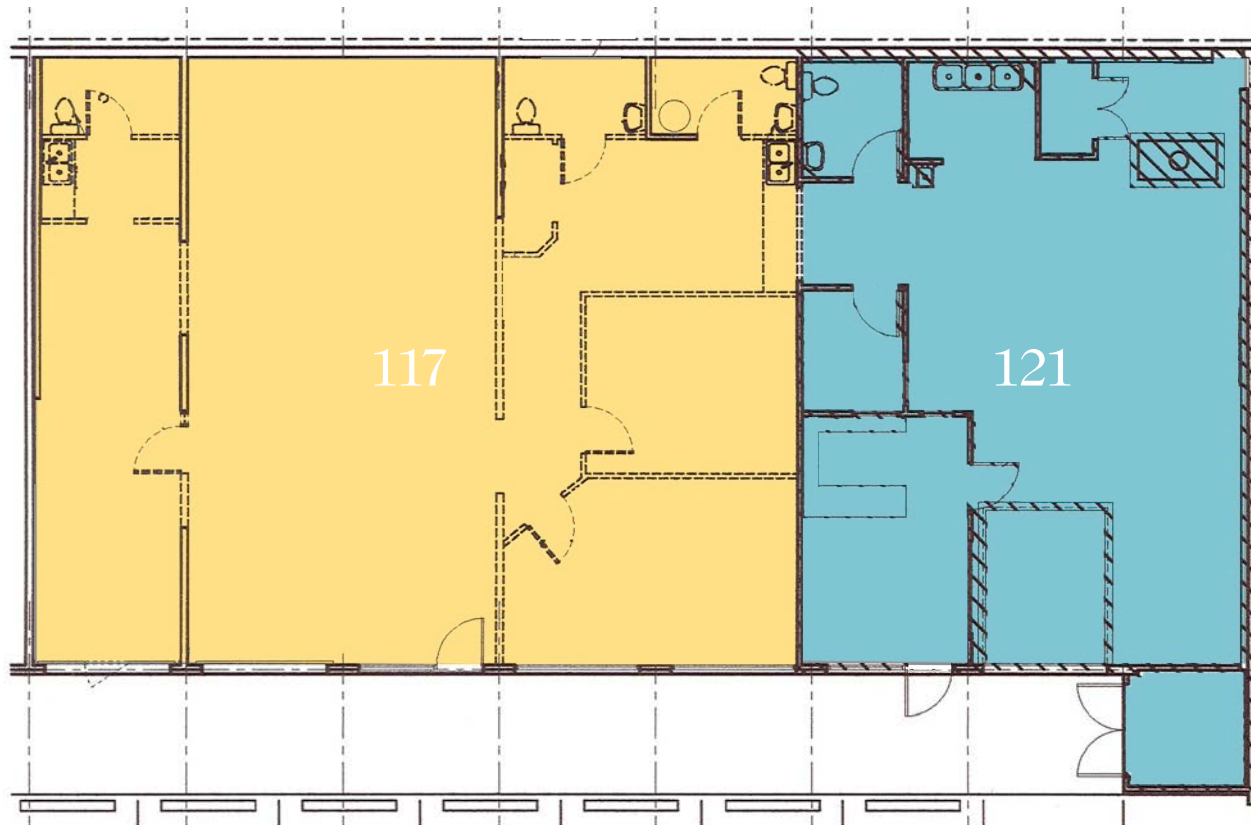
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Suite 117 **APPROXIMATELY 1,960 SF**

- Space includes conference room, private office, kitchen, three restrooms and climate-controlled warehouse area with one 8' x 10' roll-up door and one 8' x 9' roll-up door.
- \$1.05/SF/Month, NN if leased separately

Suite 121 **APPROXIMATELY 1,180 SF**

- Space includes retail/reception area, climate-controlled warehouse, one 8' x 10' roll-up door, floor drains, grease trap, 3-bay sink, 3-phase power, washer dryer hookups and one ADA restroom.
- \$1.35/SF/Month, NN if leased separately



Can
combine
suites

**APPROXIMATELY
3,140 SF**

- \$1.20/SF/Month, NN if leased together

Location

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