



FOR LEASE

# Retail Space

1705 NW 9th St.  
Corvallis OR 97330

## DETAILS

- 2,280 square feet
- Two storefronts
- Signage on NW 9th Street
- \$22.00 per square foot, triple net  
First year triple nets estimated to be \$5.50 per sf, annually.

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.

# Overview

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Elder  
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## CONTACT

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101 East Broadway  
Suite #101  
Eugene, OR 97401

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## Description

### STOREFRONT

- 2,280 square feet
- Previous Crumbl Cookies
- Front showroom area
- Two adjoining suites
- Restroom
- Grease trap
- Prep sink



**for Lease**

**≈ 2,280 SF**

# Photographs

Evans  
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## Triple Nets

Triple Nets (Common Expenses) are estimated to be \$5.50 per square foot the first year.

- Common area electric
- Sewer/water
- Garbage
- Landscaping
- Building Insurance
- Property Taxes



# Location

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