

**Evans
Elder
Brown &
Seubert**

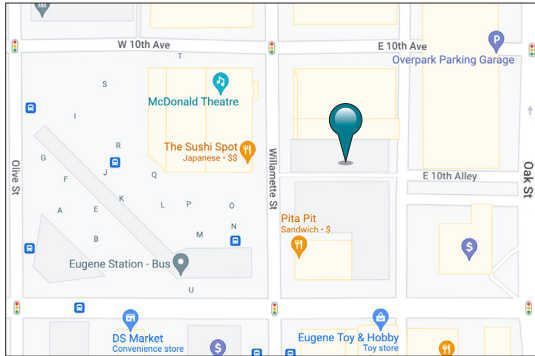
COMMERCIAL REAL ESTATE

101 E. Broadway
Suite 101
Eugene, OR 97401
(541) 345-4860

eebcre.com

FOR LEASE

1035 - 1045 Willamette Street
Eugene, Oregon 97401



CONTACT

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Licensed in the State of Oregon



Downtown Office/Retail Space

- Approximately 13,987 square feet which could be leased as one large space or broken up as shown on attached floor plans
- High quality office space in Downtown Eugene near the LTD transit station as well as other public entities and private businesses
- Zoned C-3: Major Commercial
- Parking for 2-3 vehicles on alley in rear of building
- **Rental rate varies if demised**

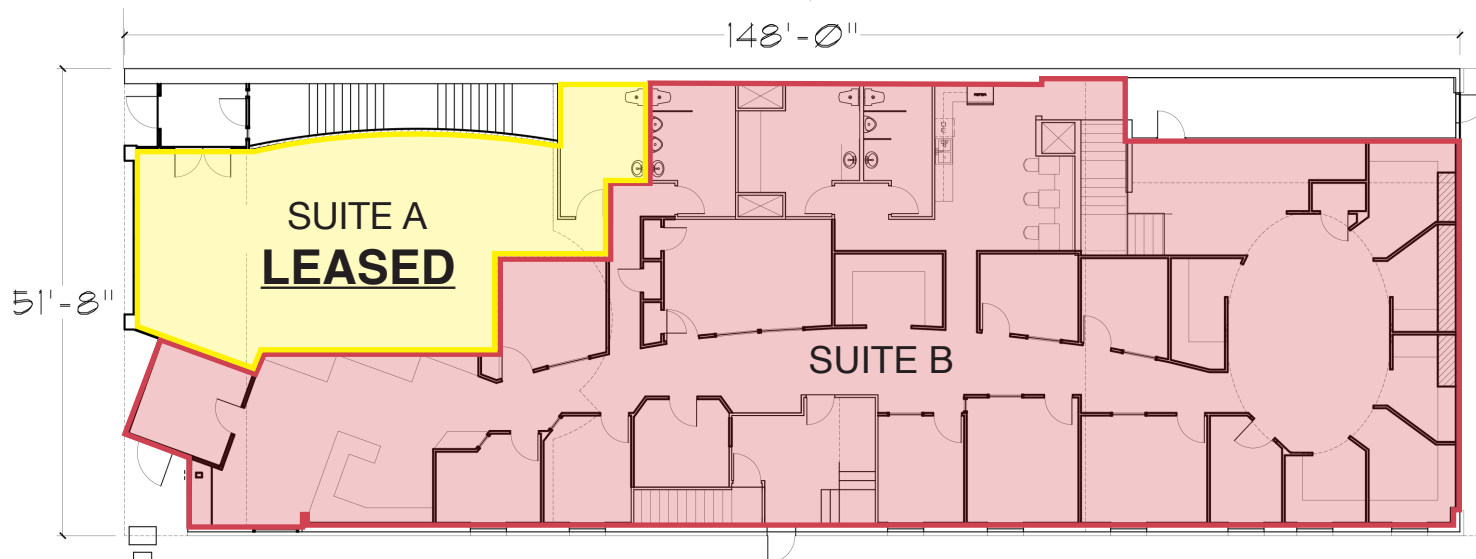
Floor Plan - 1st & 2nd Floor

SUITE B

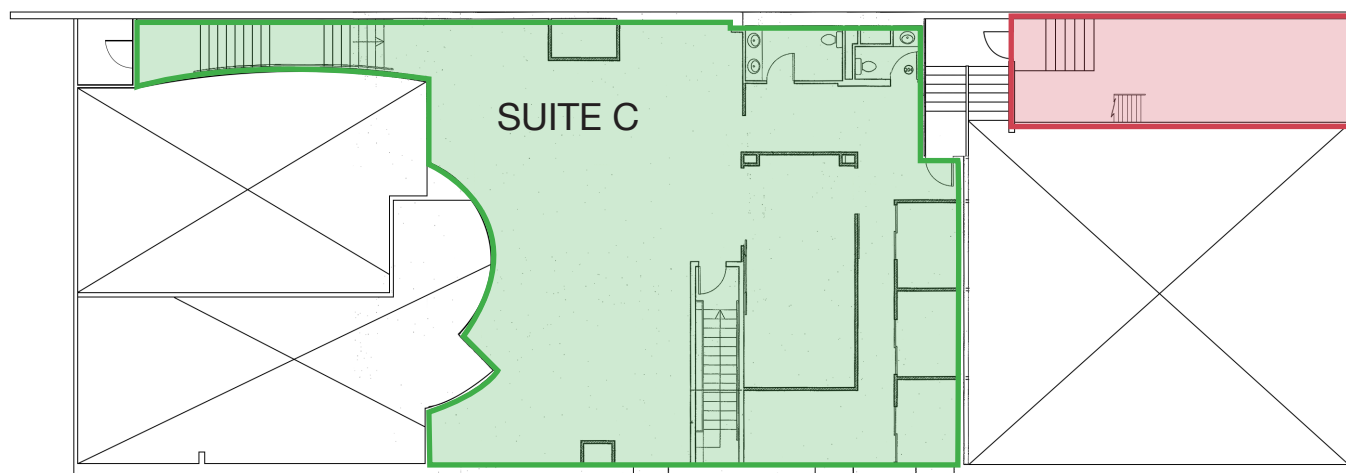
- Approximately 5,950 square feet which includes approximately 450 square feet of mezzanine space
- Space includes a mixture of private offices, semi-private offices, collaborative workspace and conference rooms as well as three restrooms, kitchen and reception area
- \$6,200/Month, modified gross

SUITE C

- Approximately 2,800 square feet of second floor walk-up office space
- Space consists of large open work area with private conference room, three small offices and two restrooms
- Exposed ceiling and duct work provides creative/industrial feel
- \$2,800/Month, modified gross



MAIN FLOOR PLAN

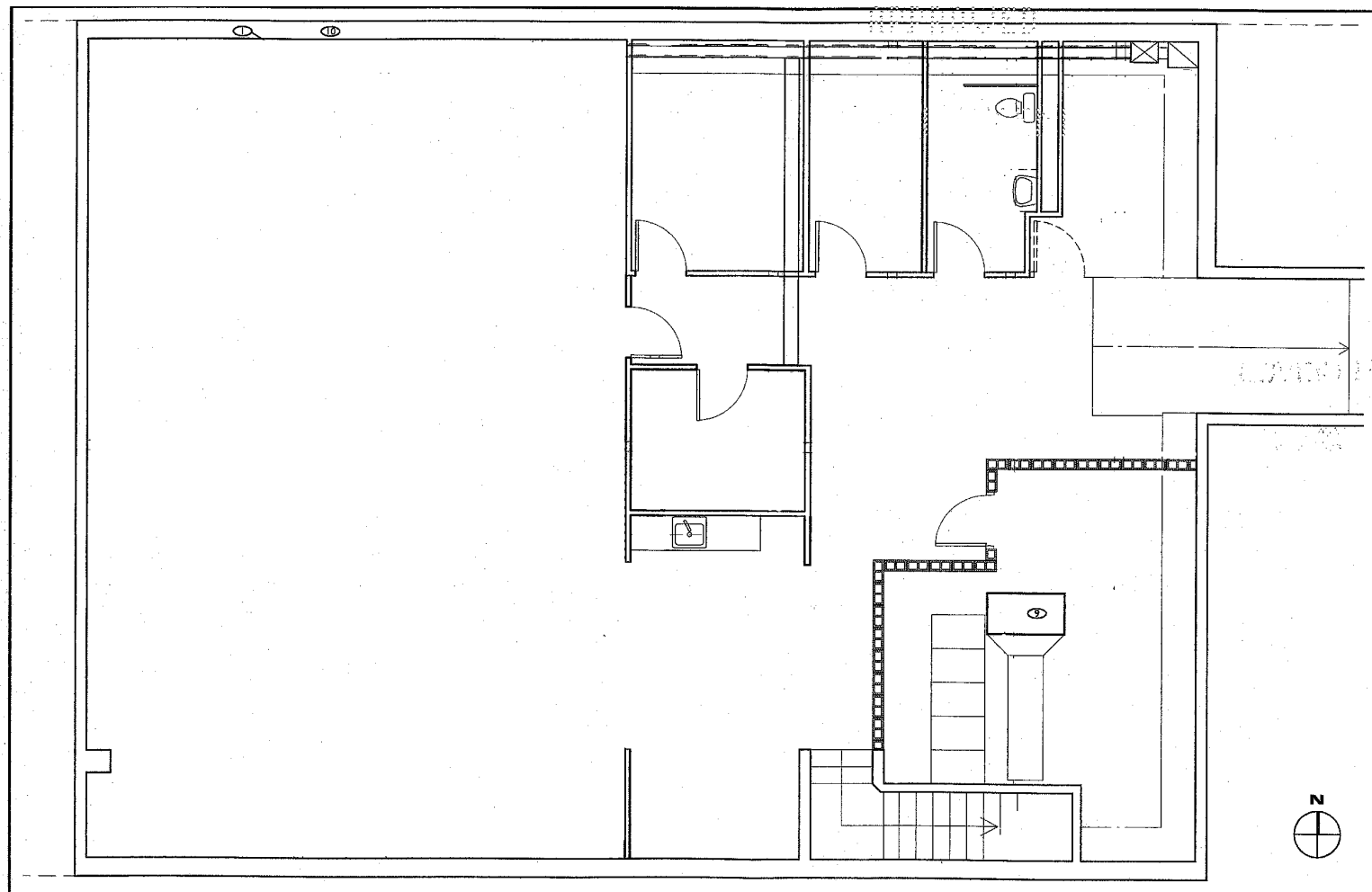


MEZZANINE PLAN

Floor Plan - Basement

BASEMENT

- Approximately 4,037 square feet
- Kitchenette
- One ADA restroom
- Small office
- Large open work/storage area
- High-tech sever room includes:
 - ❖ Fiber provided by Comcast Cable, Century Link and EugNet Fiber.
 - ❖ Fire suppression - FM 200 dry agent fire suppression system
- Dedicated 100 amp subpanel
- \$3,635/Month, modified gross



Interior Photos

