

FOR LEASE

Small Office Suites

8th & Olive Building
115 W 8th Avenue
Eugene OR 97401

2ND FLOOR EXECUTIVE OFFICE SUITES

- Building is served with EUGNet high speed fiber
- Elevatored, ADA compliant building
- All leases are fully serviced including utilities and janitorial services
- Convenient Downtown location close to parking, public transit service and many public and private agencies

Evans Elder Brown & Seubert
COMMERCIAL REAL ESTATE

CONTACT

Stephanie Seubert
Stephanie@eebcre.com

541.345.4860

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.

Overview

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101 East Broadway
Suite #101
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Welcome to the 8th & Olive Building

Rooted in the American dream, the 8th & Olive Building stands as a proud, community-centered monument to Eugene's downtown heritage. Originally established as the home of the Rubenstein Furniture Company, this prominent downtown corner has welcomed visitors for generations.

When 8th & Olive LLC acquired and carefully converted the property into office space during the 1990s, they chose to preserve the unique architectural character that connects the building to its past.

Today, visitors and tenants can still admire the historic arched-top windows that frame the east-facing wall and fill the building with morning light.

Most special of all is a hidden piece of local history, preserved within one of the suites: the original 12 inch high "RUBENSTEIN" storefront lettering, retained on what was once an exterior brick wall.



The 8th & Olive LLC was formed in 1994 and subsequently undertook a comprehensive top-to-bottom renovation of the property, transforming the 81,088 SF building into a modern office space while preserving many of the historical features.

Over the years, 8th & Olive LLC has invested in renovations and improvements to support the evolving needs of its tenants and to enhance the building's common areas. These ongoing investments have contributed to the building's appeal and helped strengthen the downtown business environment.

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2nd Floor Suites Plan

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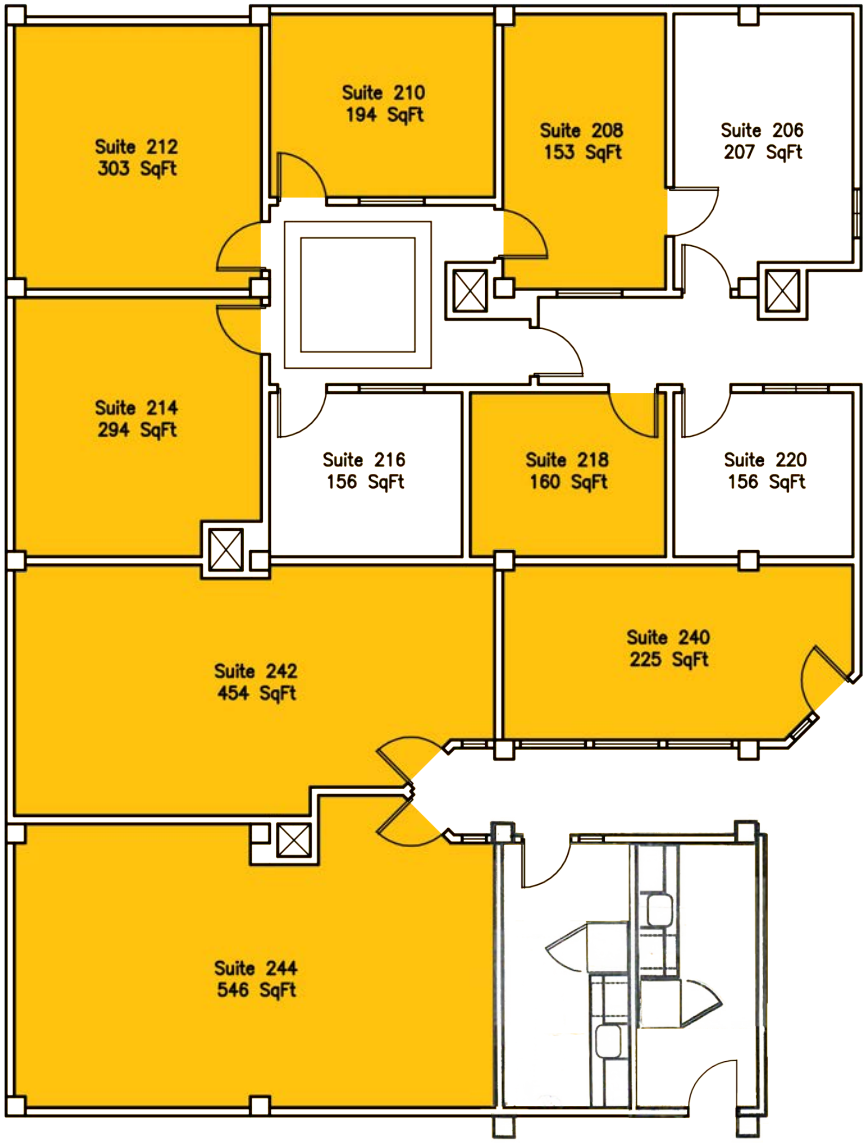
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CURRENTLY AVAILABLE

Executive Suites

SUITE NUMBER	RENTABLE SQ. FT.	MONTHLY RENT
208	153 RSF	$245.00
210	194 RSF	$310.00
212	303 RSF	$485.00
214	294 RSF	$470.50
218	160 RSF	$256.00
240	225 RSF	$360.00
242	454 RSF	$726.50
244	546 RSF	$874.00



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Location

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