

**Evans
Elder
Brown &
Seubert**

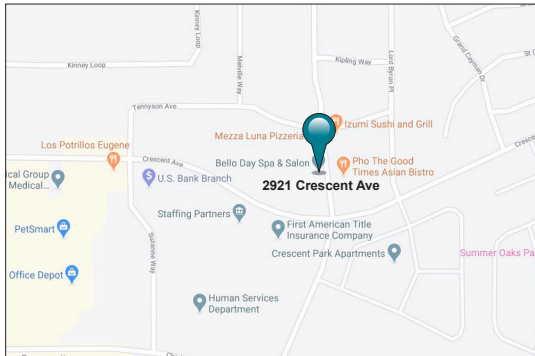
COMMERCIAL REAL ESTATE

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FOR LEASE

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Licensed in the State of Oregon



The Schimmer Building

- Approximately 3,582 sf of second floor, gray shell space (divisible)
- Located at the intersection of Crescent Avenue and Shadowview at the main entrance to Crescent Village
- High-end neighborhoods surround the property as well as new apartments
- New building completed in 2019 includes high-end architectural finishes
- Tenant Improvement allowance negotiable
- ~~\$32.04~~ \$30.00/SF/Year, NNN **REDUCED RENTAL RATE!**

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.

Property Overview

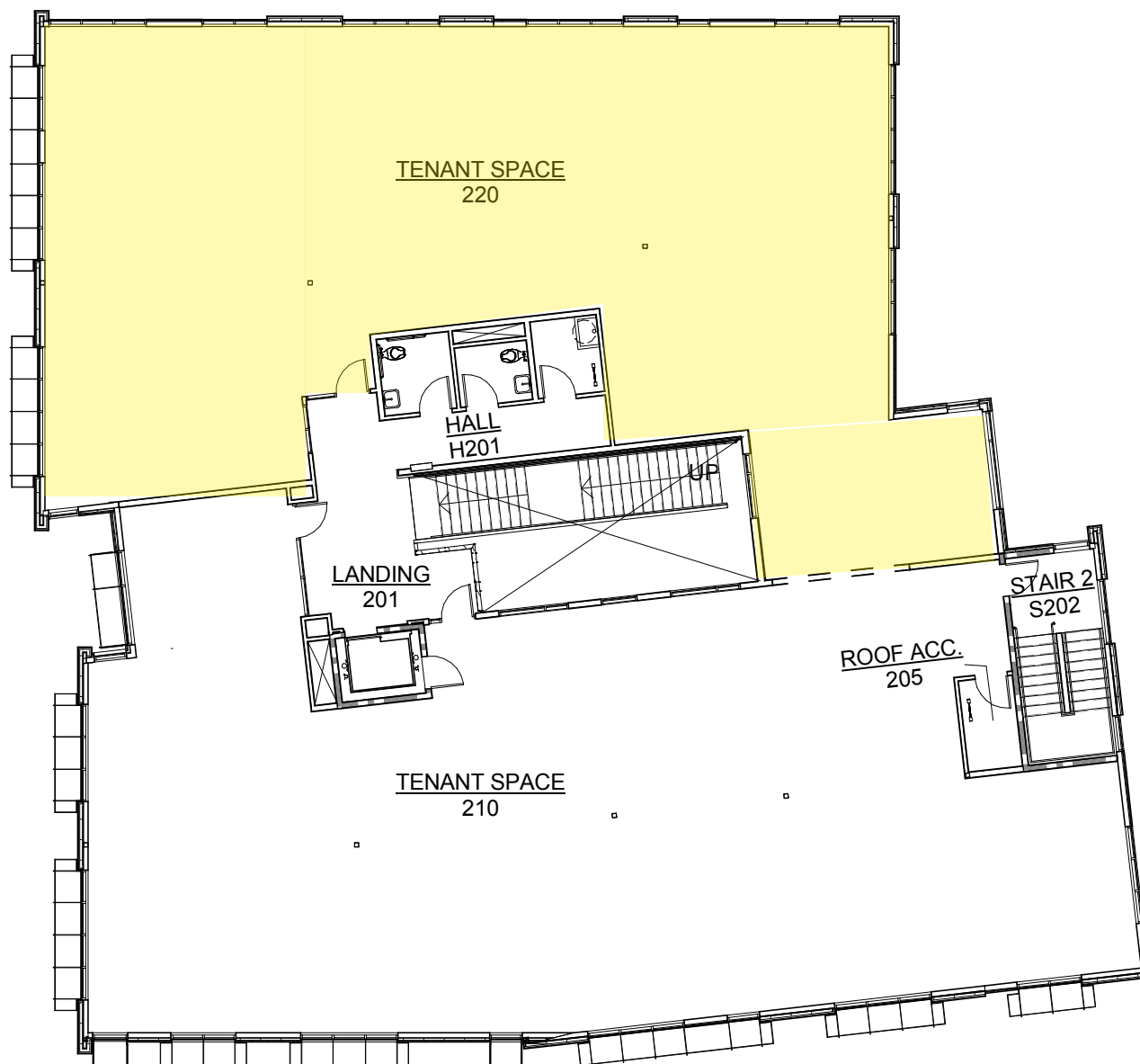


The Schimmer Building

A beautiful new building designed by TBG Architecture in a high-traffic, high-visibility location. With easy access from both Coburg Road and Game Farm Road, the Schimmer Building is the cornerstone of Crescent Village. This area of town is experiencing rapid growth and represents the highest per capita income in all of Eugene/Springfield.

There are common area restrooms on each floor. The large windows on the second floor provide beautiful views and ample natural light. High ceilings throughout all leasable spaces provide a light, airy feel. Current occupants include a gift and art store, dental office, pediatric dental office and a real estate brokerage firm.

Floor Plan - Suite 220



Interior Photos



Aerial Map

