

THE MILLRACE

PROFESSIONAL BUILDING

1776 MILLRACE DRIVE FOR LEASE

EUGENE, OREGON 97403



Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTENTS

- 3 ... Property Overview
- 4 ... Interior Photos
- 5 ... Floor Plan - 1st
- 6 ... Floor Plan - 2nd
- 7 ... Floor Plan - 3rd
- 8 ... Floor Plan - 4th
- 9 ... Aerial Map

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Property Overview

The Millrace Professional Building is an 80,000+ square foot Class A office building located minutes away from Eugene's University District. This beautiful and modern property is in a highly desirable location within minutes of both the prestigious University of Oregon and Downtown Eugene.

Features and Amenities

- Easy access to the University of Oregon, I-5, and Downtown Eugene
- 170 seat conference room on second floor
- Multiple kitchens, conference rooms, private offices, and 4th floor lounge
- Gym space with public lockers on the ground floor
- Served with two elevators
- 200 total parking spaces; ratio 2.5/1000

Available Space

- 1,811 - 36,123 square feet

Rent

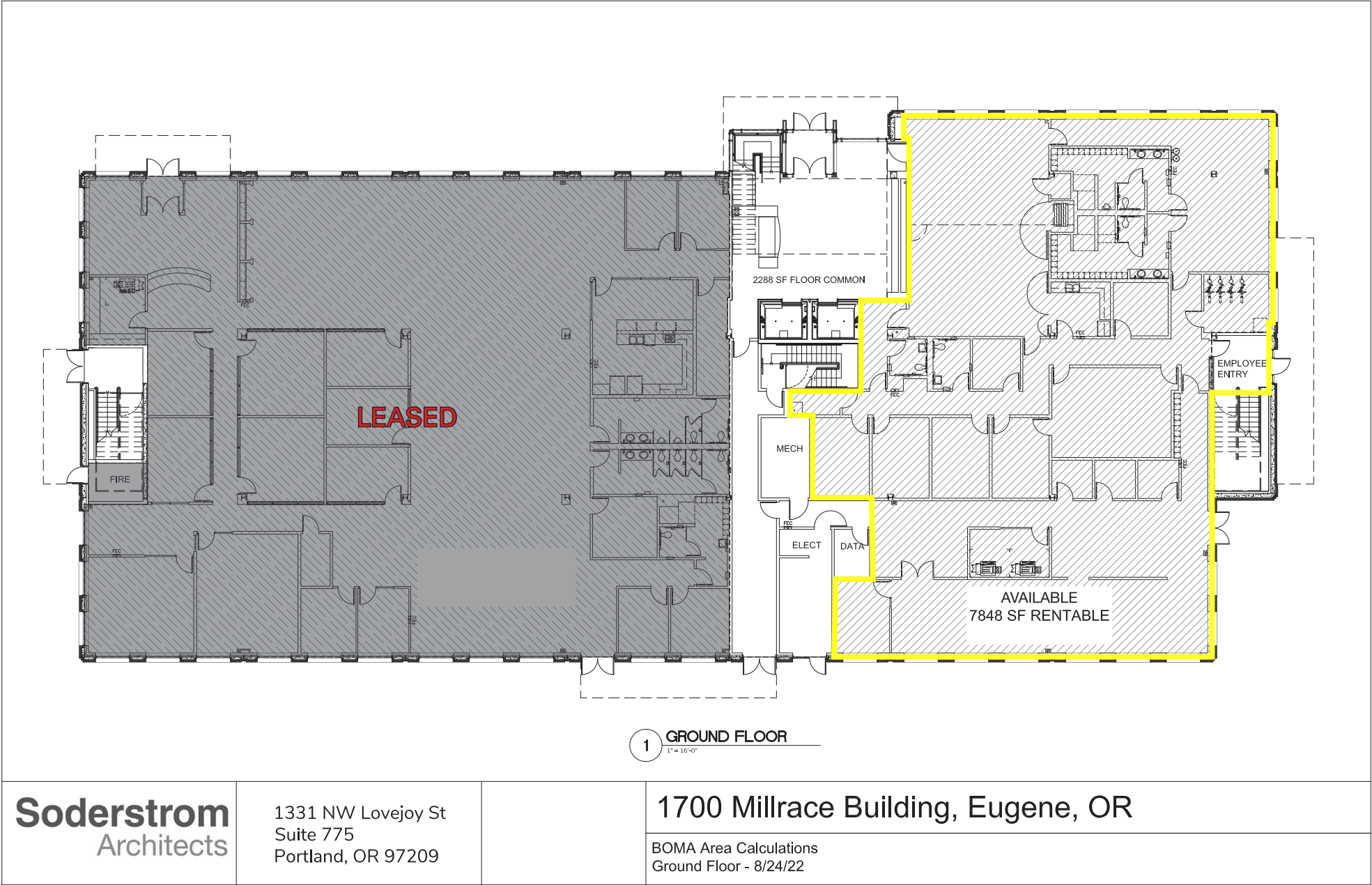
- \$21.00 per square foot Base Rent
- \$7.00 per square foot approx. Triple Nets
 - ❖ Common area maintenance
 - ❖ Real property taxes
 - ❖ Utilities

Interior Photos



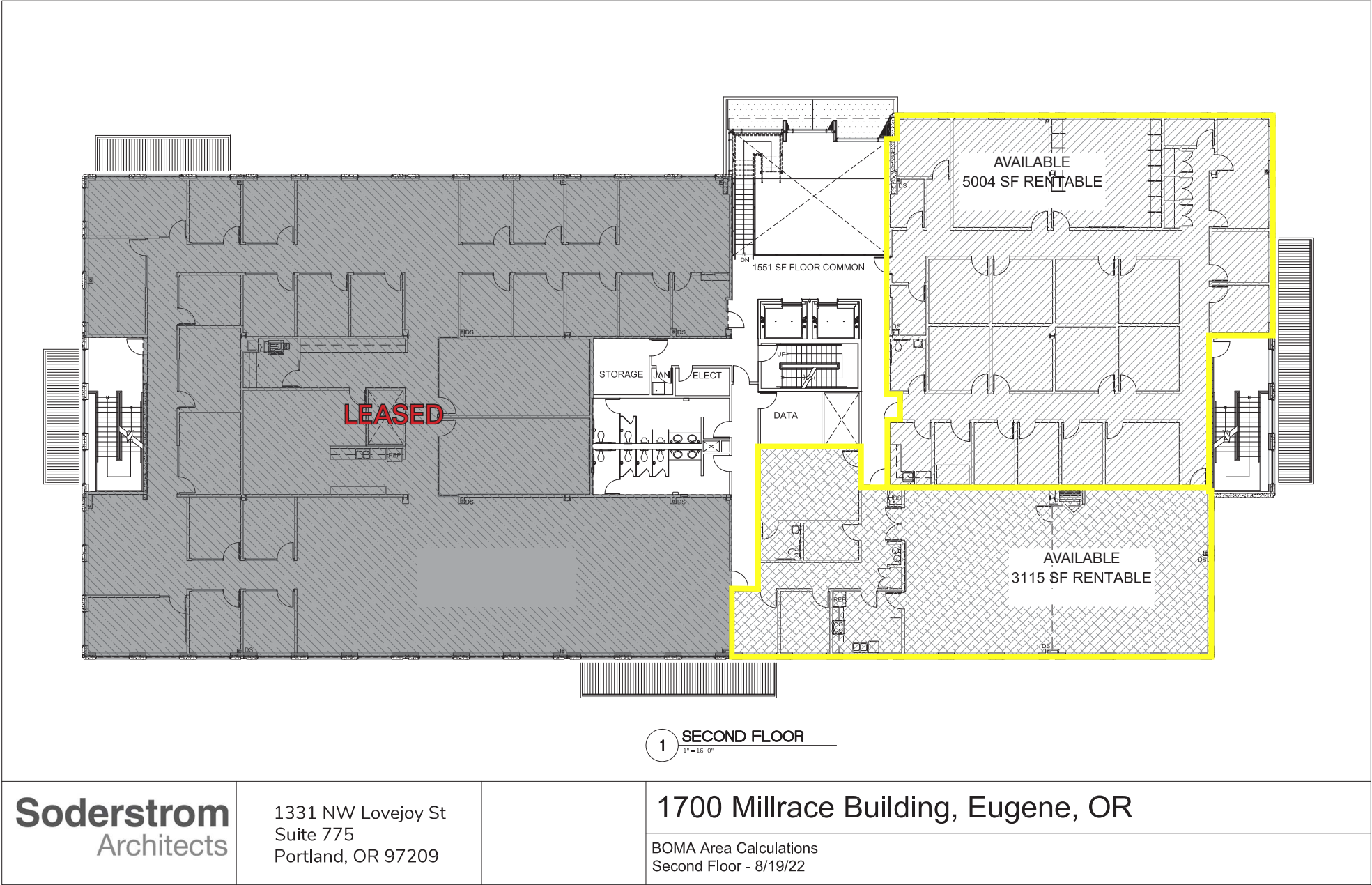
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Floor Plan - First Floor



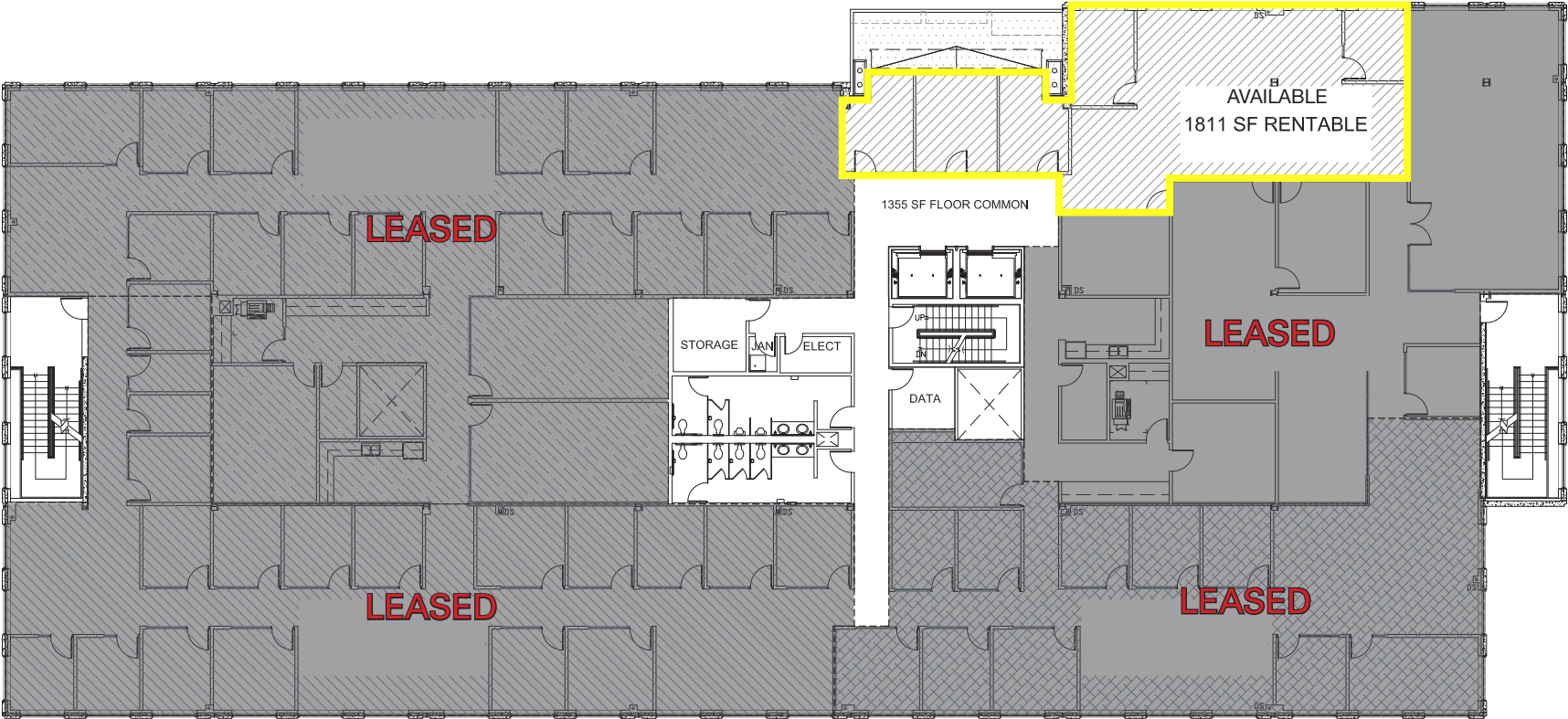
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Floor Plan - Second Floor



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Floor Plan - Third Floor

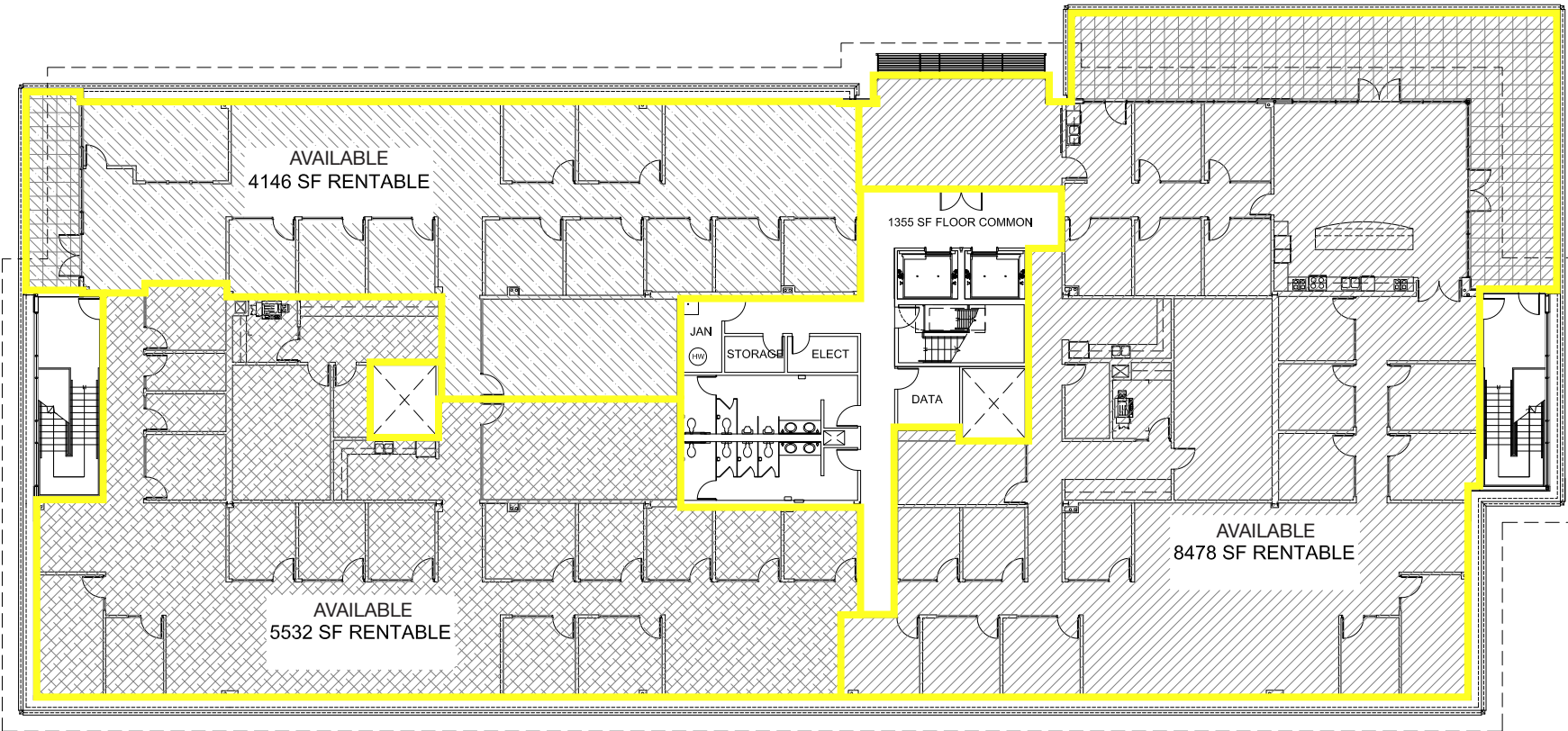


1 THIRD FLOOR
1" = 10'-0"

Soderstrom Architects	1331 NW Lovejoy St Suite 775 Portland, OR 97209	1700 Millrace Building, Eugene, OR BOMA Area Calculations - Option for 5th Tenant Third Floor 8/29/22
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Floor Plan - Fourth Floor



1 FOURTH FLOOR
1" = 10'-0"

Soderstrom Architects	1331 NW Lovejoy St Suite775 Portland, OR 97209	1700 Millrace Building, Eugene, OR BOMA Area Calculations Fourth Floor 8/19/22
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Aerial Map

