

**Evans
Elderr
Brown &
Seubert**

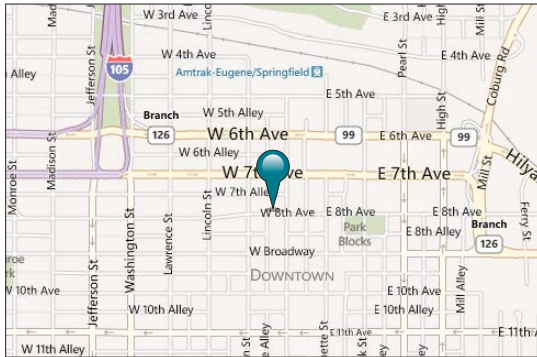
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

115 W. 8th Avenue
Eugene, Oregon



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Licensed in the State of Oregon



Quality Downtown Office Space

Available Suites Include:

Suite 290	2,739 rsf	<i>Can divide as shown on attached plan</i>
Suite 320	3,256 rsf	
Suite 360	1,632 rsf	
Suite 370	1,884 rsf	

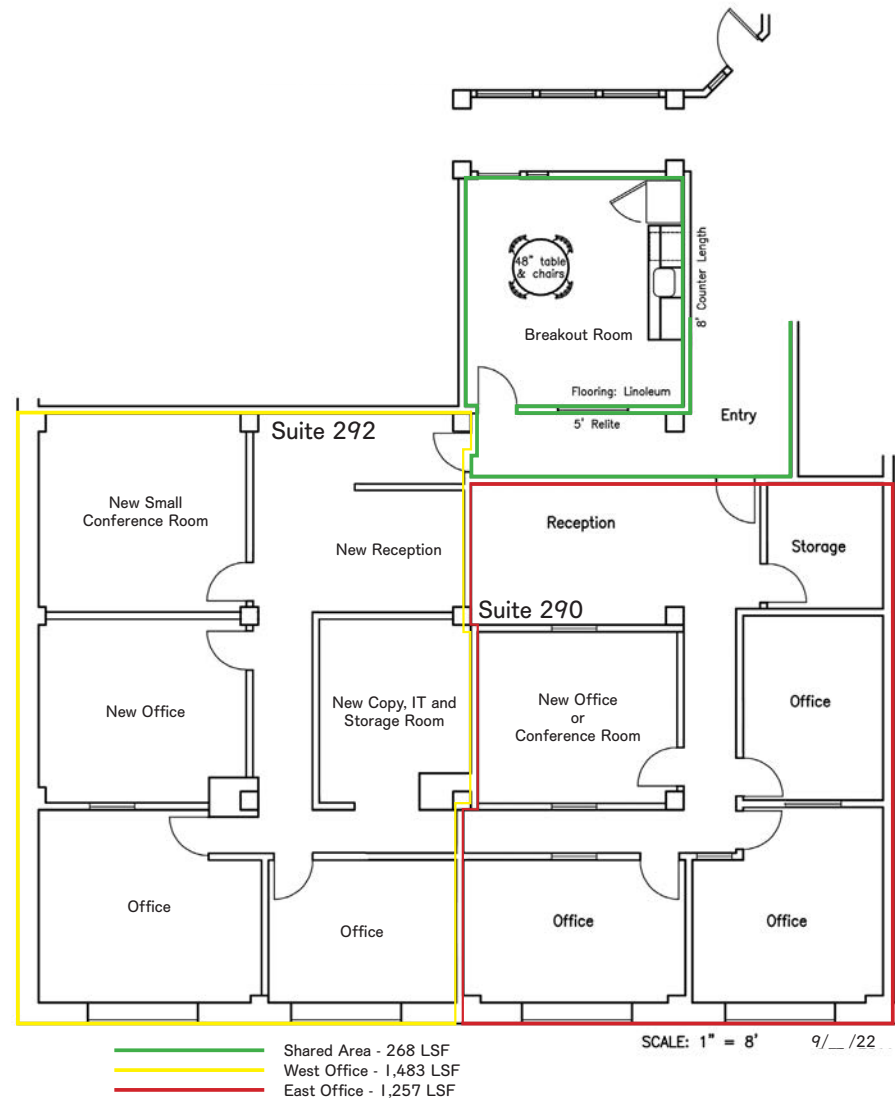
- Building is served with the EUGNet high speed fiber
- Elevatored, ADA compliant building
- All leases are fully serviced including utilities and janitorial services
- Convenient Downtown location close to parking, public transit service and many public and private agencies
- \$1.35 per rentable square foot, per month, fully serviced

The information in this package was gathered from sources deemed reliable, however Evans Elderr 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.

Suite 290/292

Suite 290/292

- 2,739 total rsf, can divide as shown on attached plan into 1,483 rsf and 1,257 rsf
- Modern “tech” space includes open ceiling, natural exposed wood posts and a combination of hardwood floors and carpet. Space currently includes one private office with other walled off areas which could be closed off with doors. Additional offices could be added as shown on the attached plan
- Shared kitchenette/break room could be added with build out
- South facing windows provide good natural light
- Access to common area restrooms
- \$1.35 per rentable square foot, per month, fully serviced

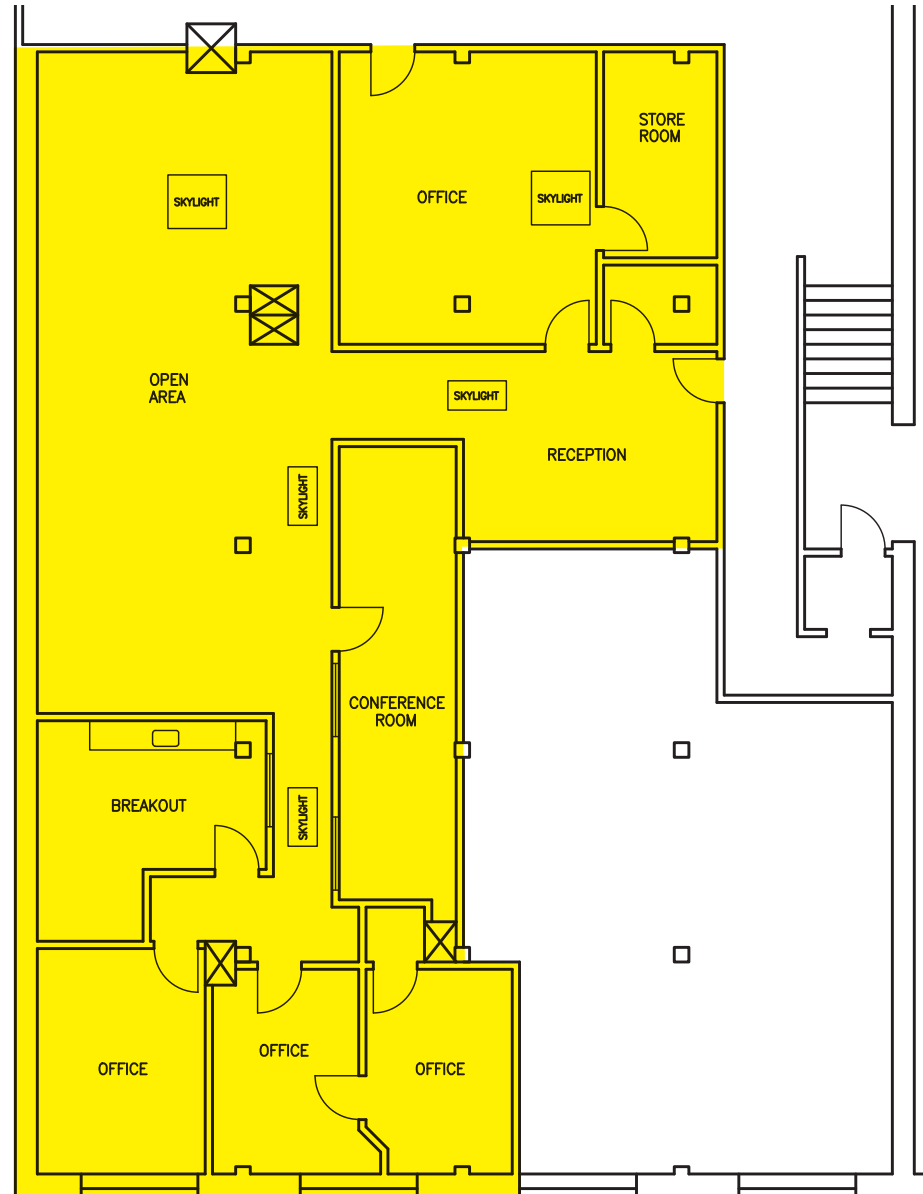


Suite 320



Suite 320

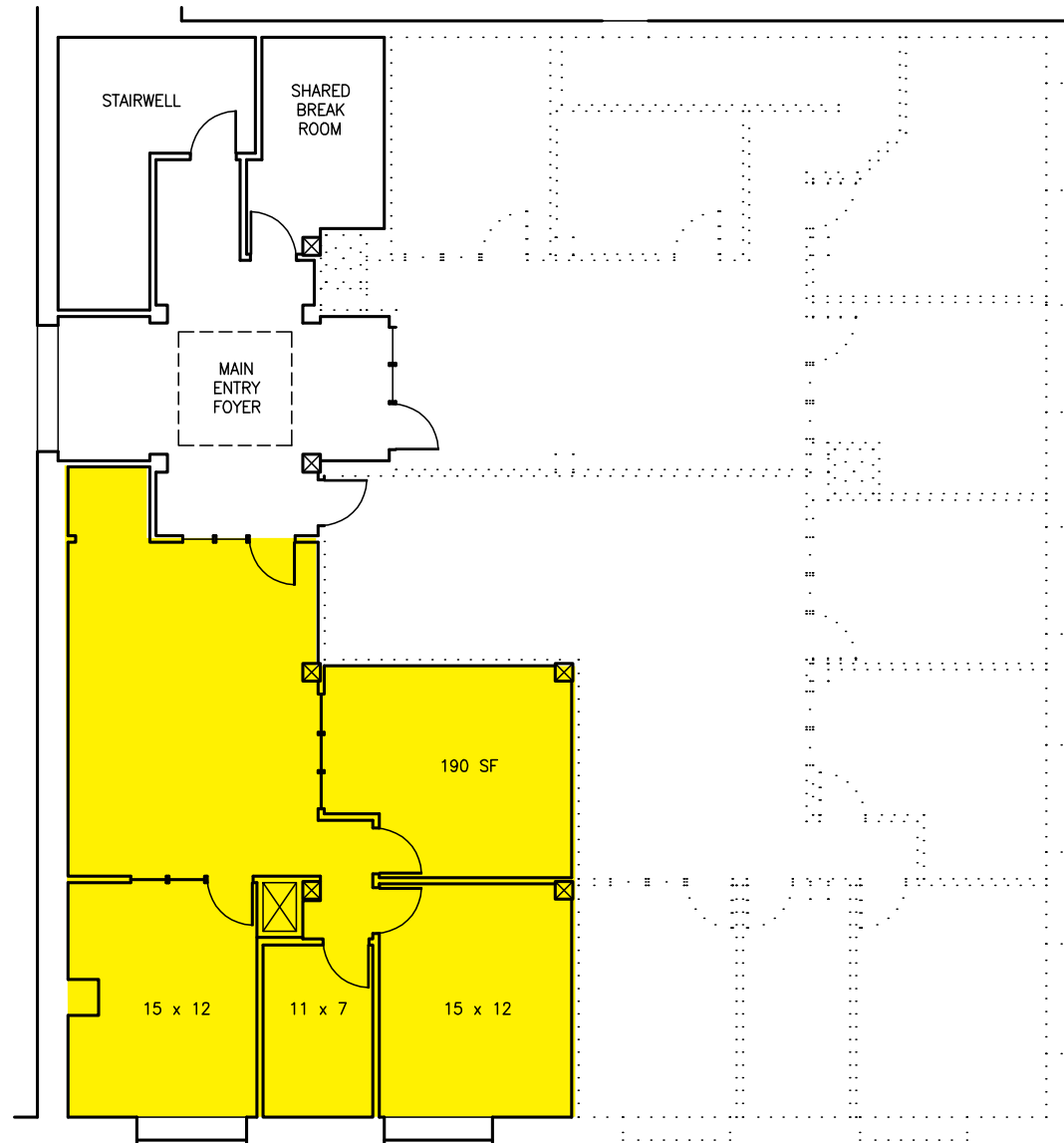
- 3,256 rsf
- Space consists of reception area, large open work spaces, 4 offices and a break room
- Large skylights throughout provide good natural light
- Access to common area restrooms
- \$1.35 per rentable square foot, per month, fully serviced



Suite 360

Suite 360

- Approximately 1,362 rsf
- Space consists of reception area/open work space, 3 large offices and a storage/IT room
- Access to common area restrooms and break room with sink
- \$1.35 per rentable square foot, per month, fully serviced



Suite 370

Suite 370

- Approximately 1,884 rsf
- Space consists of reception area/open work space, 4 large offices and a storage/IT room
- Access to common area restrooms and break room with sink
- \$1.35 per rentable square foot, per month, fully serviced

