

**Evans
Elder
Brown &
Seubert**

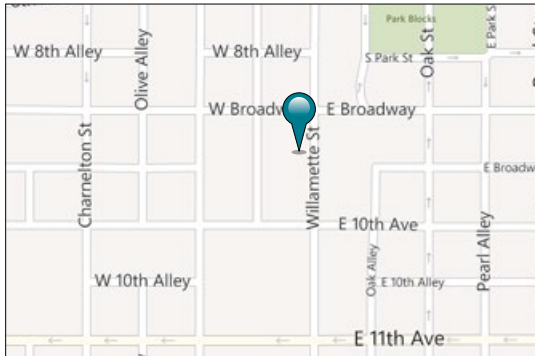
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

The Woolworth Building
940 Willamette Street-2nd Floor
Eugene, Oregon



CONTACT

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Licensed in the State of Oregon



The Woolworth Building

Will Demise to any Size and Configuration

- 1,187 - 10,482 square feet (full floor) and sizes in between
- Landlord will configure according to tenants needs. Various options on pages 4, 5 & 6
- Fiber Optic Cable
- Secure on-site parking
- Lease includes employee membership to Downtown Athletic Club
- Potential owner opportunity for large tenant
- \$1.45 per square foot, triple net

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.

Photographs



Overview



The Woolworth Building

- Large beautifully appointed entry lobby
- Special elevator lobby design on each floor
- Operable windows
- Porcelain tile and stone restroom finishes
- On-site parking available to tenants
- Secure mail and delivery room
- Building security
- Original lobby artwork
- Shower room
- Across the street from the Downtown Athletic Club

Building Ownership

- Potential building ownership opportunity for large tenant

Downtown Athletic Club Membership

- Lease includes employee membership to the Downtown Athletic Club during the lease term

Triple Nets

- \$0.73 per square foot
 - Property taxes
 - Insurance
 - Common area maintenance
 - Utilities
 - Janitorial

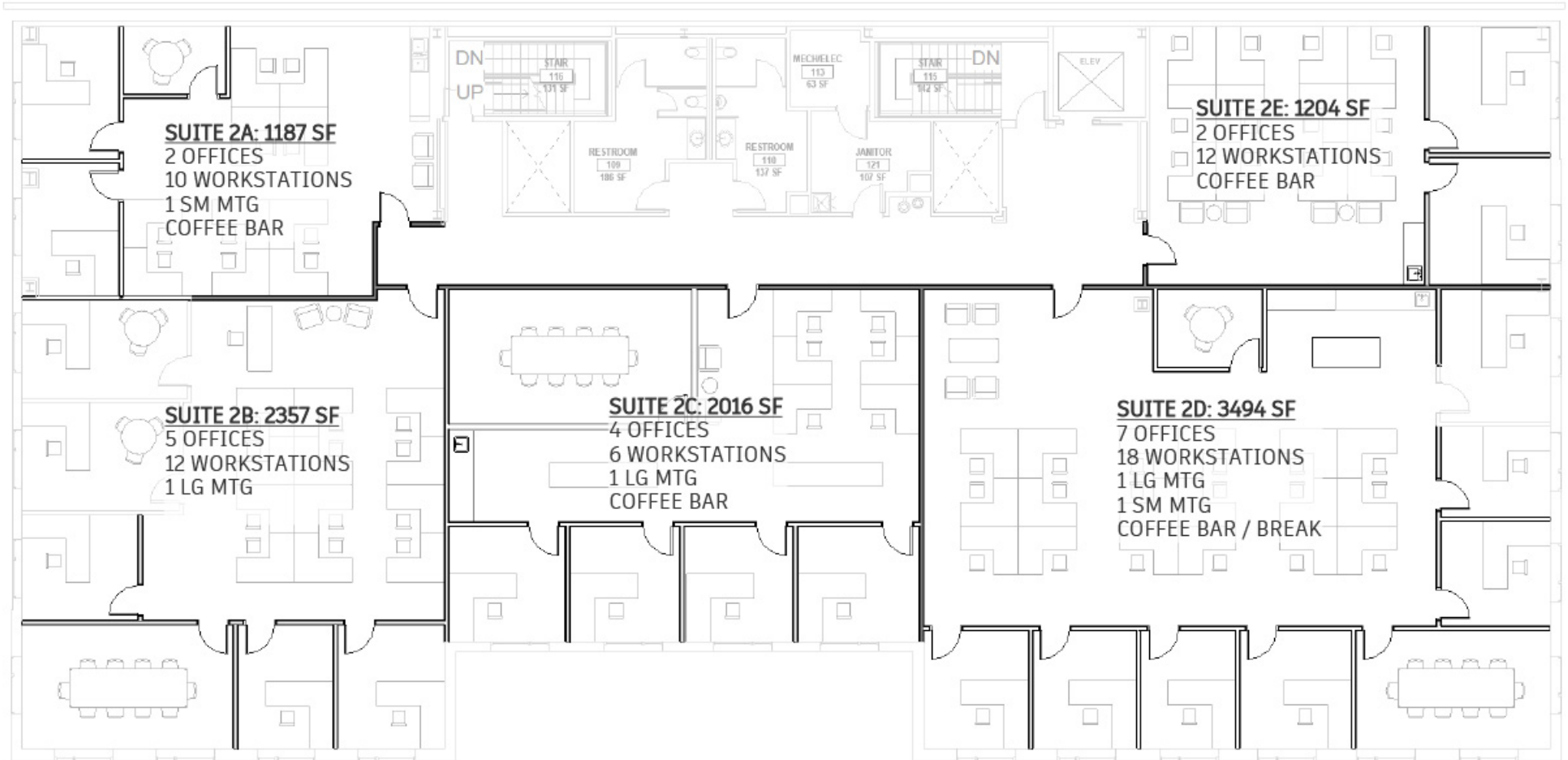
Various Office Sizes Available

OPTION 1: 3 LARGE TENANT SPACES



Various Office Sizes Available

OPTION 2: 5 TENANT SPACES



Various Office Sizes Available

OPTION 3: 4 TENANT SPACES (2 SMALL / 2 LARGE)



Location

Location Details

- Conveniently located in the central business district
- Has close proximity to city and county facilities, restaurants, and retail
- Within one block from efficient public transit
- Across the street from the Downtown Athletic Club

