

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

West 8th Avenue
Eugene, Oregon 97401



CONTACT

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(541) 345-4860

Licensed in the State of Oregon



Downtown Live | Work Space

269 | 275 West 8th Avenue

- Open concept with high ceilings
- Commercial and Residential space, perfect for small businesses
- Each unit has two dedicated parking spaces in attached parking garage
- Zoned C-2, Community Commercial
- Two available units at 866 SF | 927 SF, respectively
- Live | Work units cannot be used solely for residential purposes

Live | Work Units 269 | 275

Unit 269

- Approximately 866 SF Live | Work Unit
- \$1,390 per month, modified gross



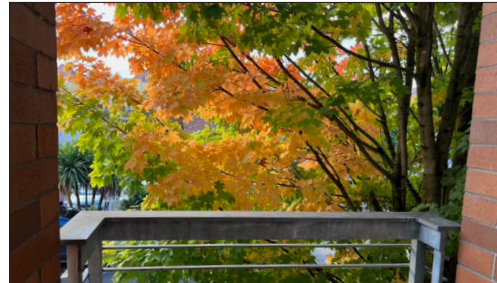
Unit 275

- Approximately 927 SF Live | Work Unit
- \$1,485 per month, modified gross



Live/Work Features

- Ground floor, open concept work area
- Full kitchen
- Loft Area
- Bathroom with shower
- Washer/Dryer



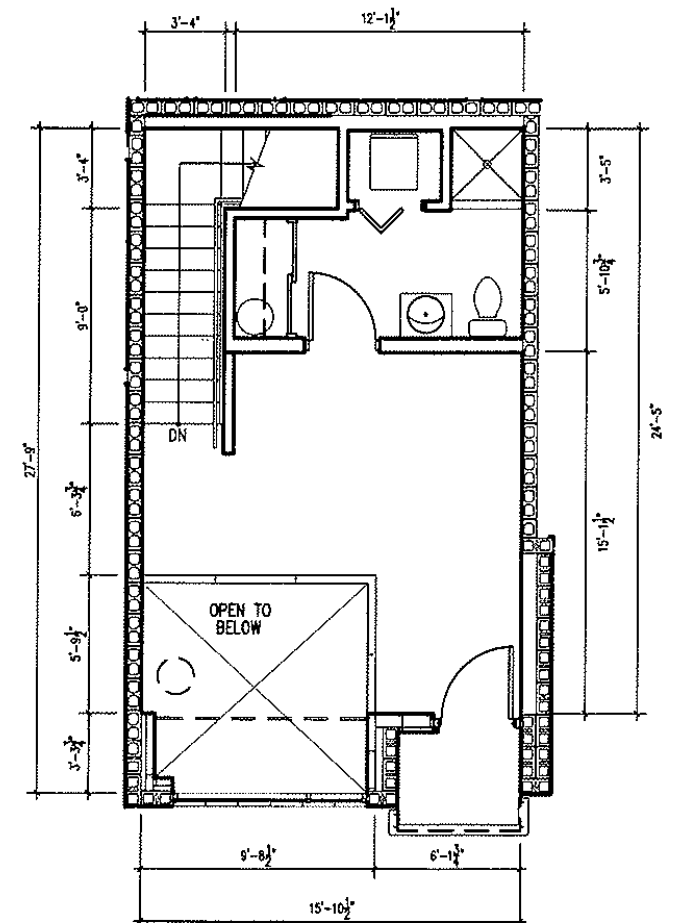
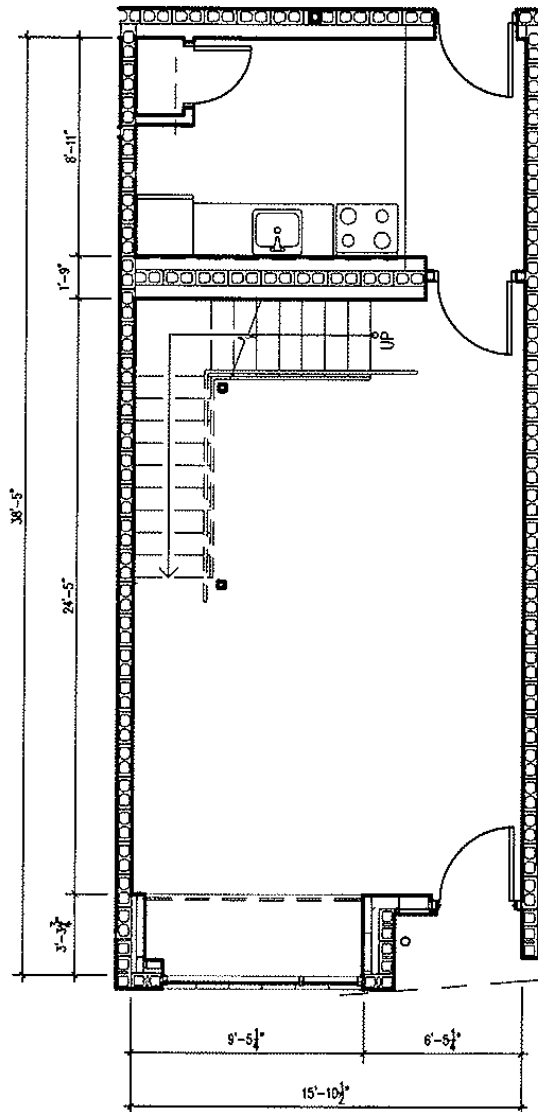
Floor Plan Unit 269

LIW Unit 269

269 1st Floor | 586 SF

Typical 2nd Floor | 280 SF

866 SF Total | \$1,390/Month, MG



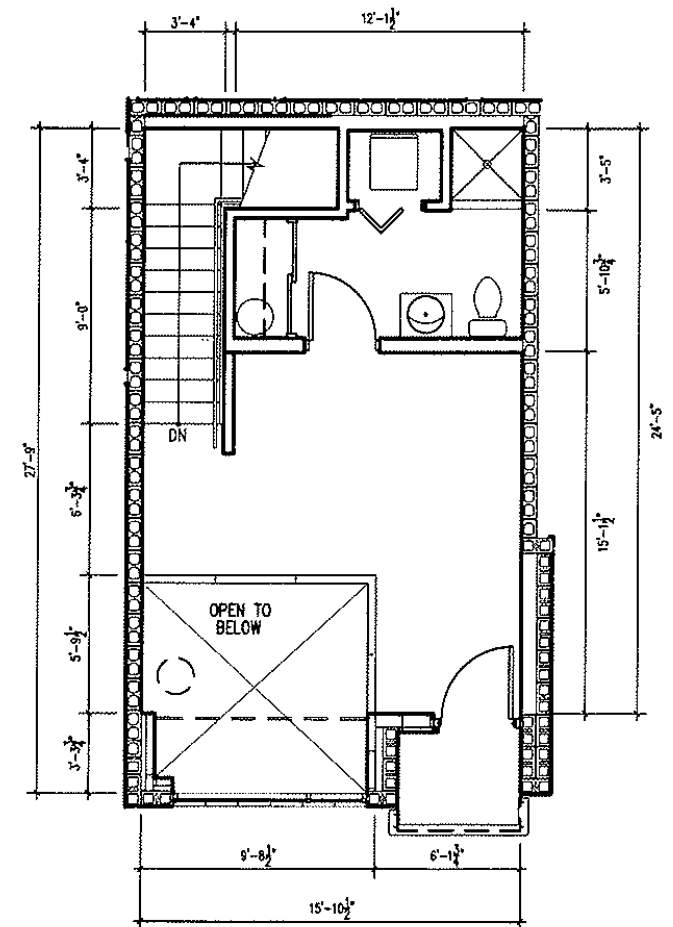
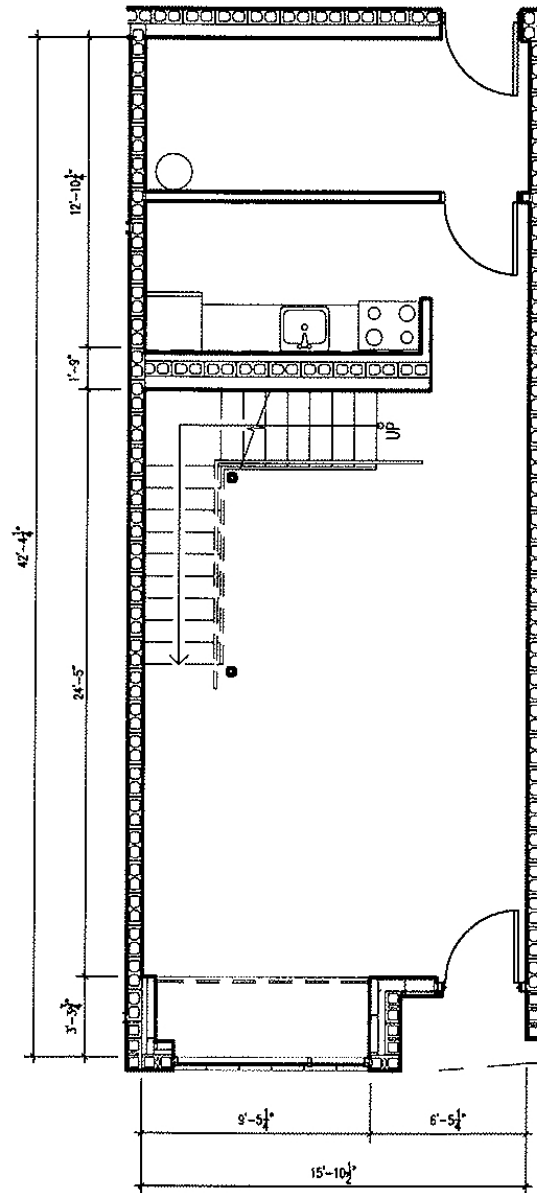
Floor Plan Unit 275

L/W Unit 275

275 1st Floor | 647 SF

Typical 2nd Floor | 280 SF

927 SF Total | \$1,485/Month, MG



Live | Work Units for Lease

269 | 275 W 8th Ave.
Eugene OR 97402

For more property or leasing
information, please contact:

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