



For Sale

Professional Office Building  
1899 Willamette Street, Eugene, OR 97401

\$5,400,000

Evans  
Elder  
Brown &  
Seubert

COMMERCIAL REAL ESTATE

Downtown Eugene

University of Oregon

Midtown Eugene

1899 Willamette St

# Midtown Office Building

## ADDRESS

1899 Willamette Street  
Eugene, Oregon 97401

Midtown Eugene epitomizes a dynamic and diverse community within the heart of the city. This neighborhood boasts a unique blend of residential and commercial spaces, fostering a welcoming atmosphere. Conveniently situated between downtown Eugene and South Eugene, 1899 Willamette Street offers easy access to the city's amenities. The close proximity to the University of Oregon further enhances the appeal of this prime commercial real estate opportunity, placing businesses at the focal point of a flourishing and developing community.

## DETAILS

- Approximately 27,024 square feet of high quality office space
  - Ground Floor: 5,482 square feet
  - Second Floor: 7,384 square feet
  - Third Floor: 7,230 square feet
  - Garden Level: 6,928 square feet
- Zoned C-2 (Community Commercial)
- Forty (40) Parking spaces

**Sale Price \$5,400,000**





## FEATURES AND HIGHLIGHTS

- Approximately 27,024 square feet of high quality office space
- Large Windows throughout
- Flexible Work Areas
- Fully Elevatored
- Fully Sprinkled
- Multiple Restrooms on Each Floor
- Situated on three (3) taxlots

## Building Description

Constructed in 1985, 1899 Willamette Street stands at four-stories encompassing approximately 27,024 square feet. Equipped with an elevator, the building is fully sprinkled and thoughtfully designed with multiple offices, open work areas, and restrooms on each floor.

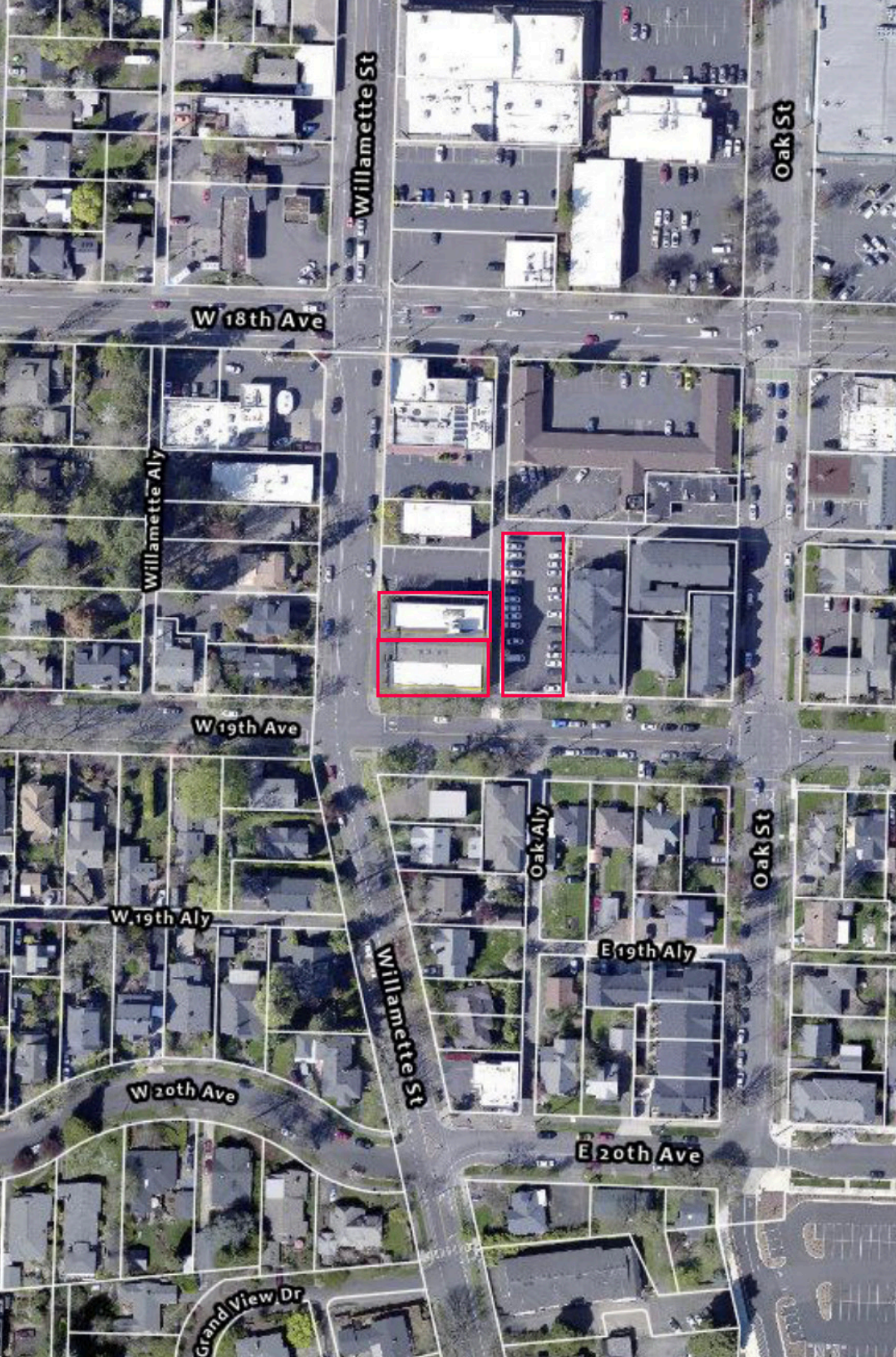
The ground floor features two points of entry meeting in the middle of the building, meeting at a large reception area. There are fourteen (14) private offices on this level in addition to two (2) larger conference rooms. There are also three (3) private restrooms among other storage areas.

The second floor holds seven (7) private offices, including one executive office, and two large, open work areas, four (4) small balconies, two (2) private restrooms, a plumbed kitchenette, and a large storage area. This floor is flooded with natural light on all sides of the building.

The third floor features four (4) private offices in addition to two (2) large open work areas with high vaulted ceilings. Similarly to the second floor, there are two (2) private restrooms, a plumbed kitchenette, large storage rooms, and abundant natural light.

The basement (garden level) offers a versatile space featuring two restrooms with full showers, a spacious break room, private offices and a sizable open meeting room that allows for flexible partitioning. There is also access to the outdoor courtyard as well as mechanical, data, and phone rooms. Abundant natural light is present throughout the building with large windows on each floor and light wells extending to the lower basement level.

The property has approximately forty (40) on-site parking spaces, including two designated ADA spaces as well as on-street parking. This well-appointed and adaptable space is poised to meet the diverse needs of a range of businesses.



# Site Description

This property consists of three (3) map & tax lots # listed below:

Map & Tax Lot #: 18-03-06-11-03800, 03900, 04000

## LOT SIZE

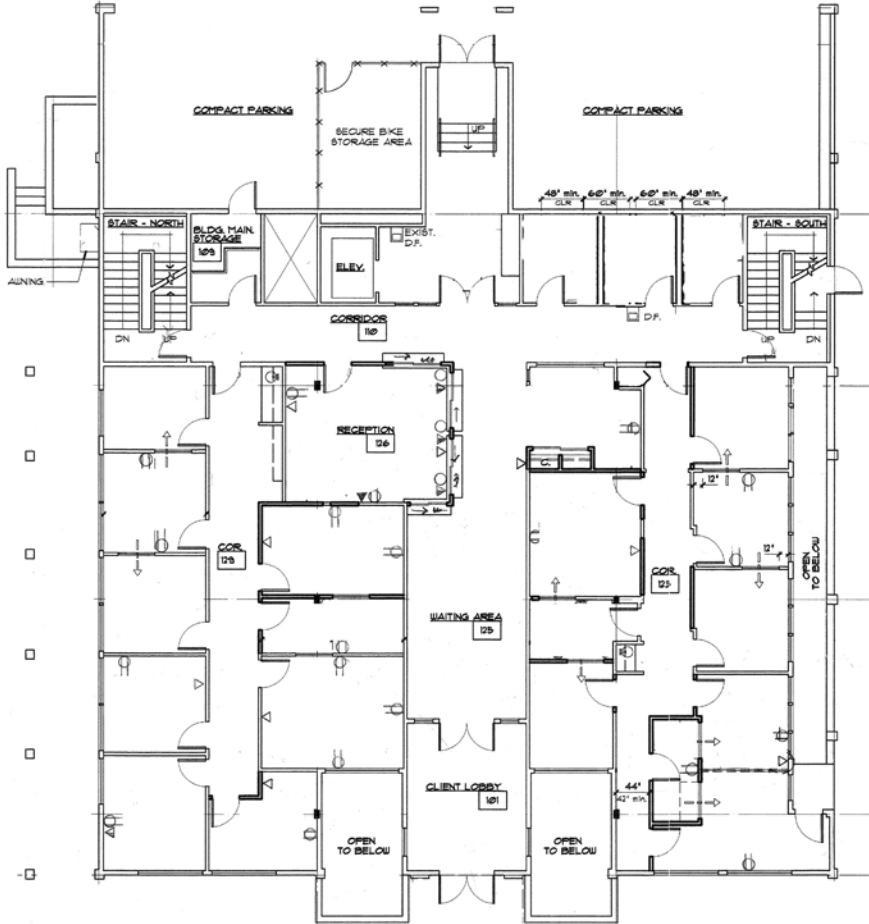
0.44 acres (19,167 square feet) contained in three tax lots

## PROPERTY TAXES

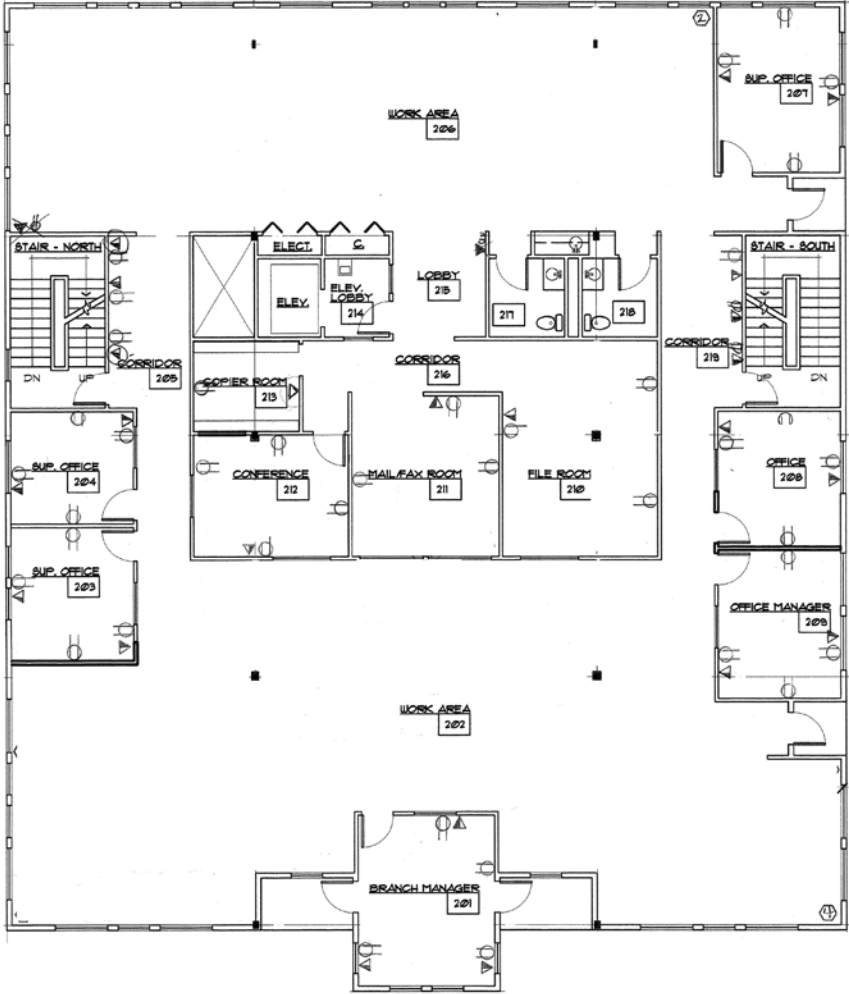
2023 Real Property Taxes: \$25,029.68, \$30,798.52, \$2,633.31 following the respective tax lots above.



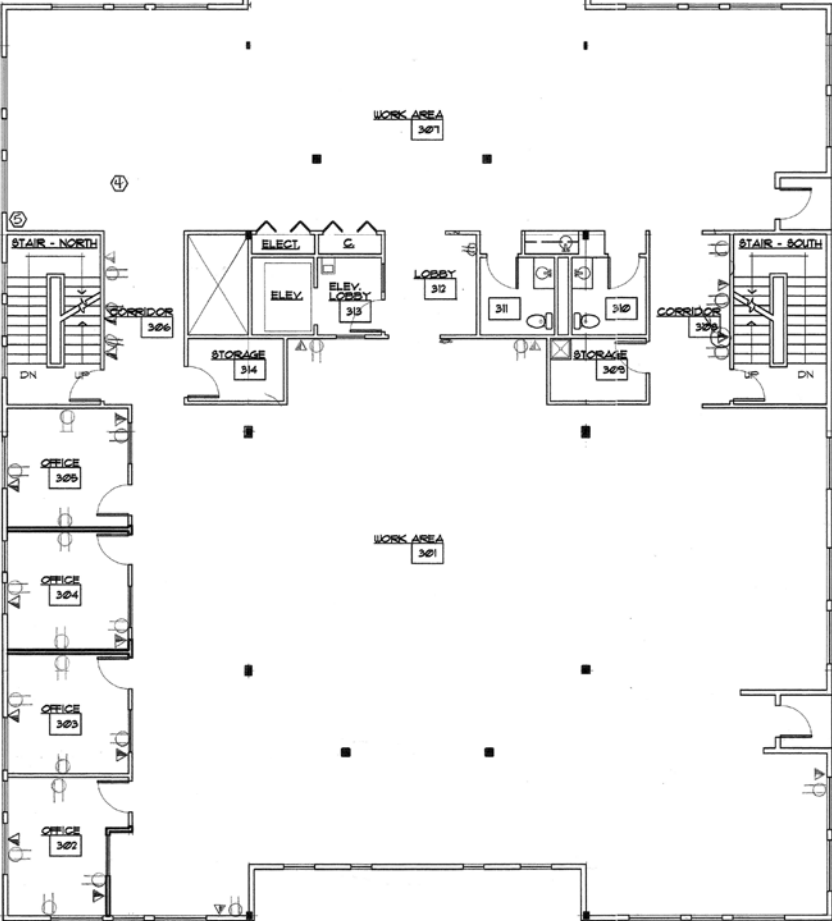
# Ground Floor



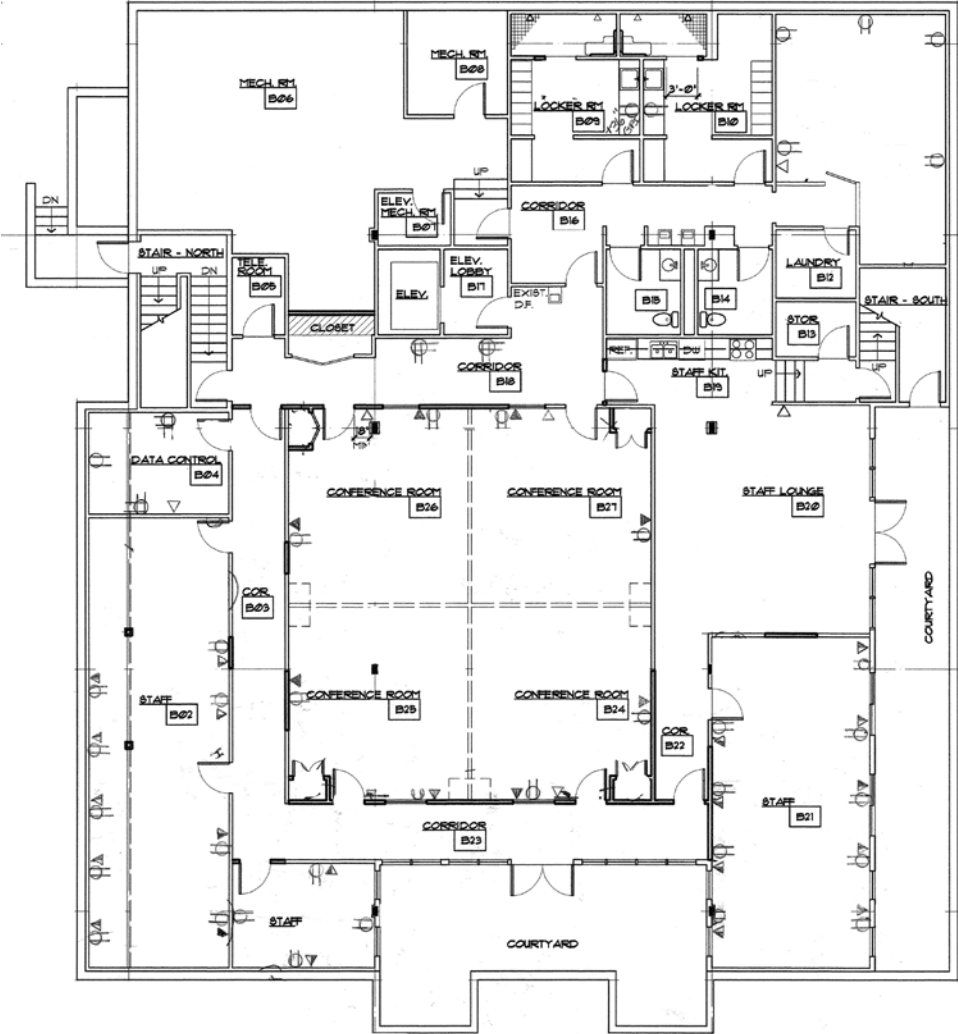
# Second Floor



# Third Floor



# Garden Level



# Interior Photographs



*Ground Floor Conference Room*



*Second Floor Open Area*



*Second Floor Open Area and Offices*



*Third Floor Open Area*



*Third Floor Open Area*



*Garden Level Partitioned Work Area*



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Eugene, Oregon, 97401

## CONTACT

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