

**Evans
Elder
Brown &
Seubert**

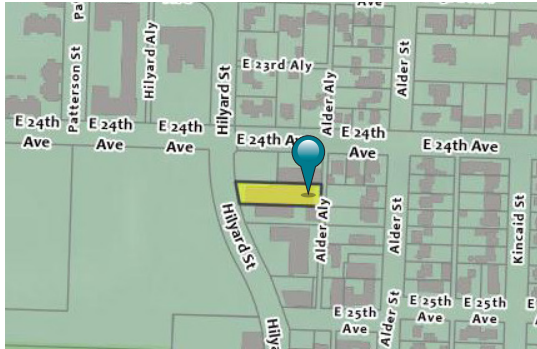
COMMERCIAL REAL ESTATE

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

eebcre.com

FOR LEASE

2435 Hilyard Street
Eugene, Oregon 97405



Available Retail Space Accessible via Alder Alley

CONTACT

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(541) 345-4860

Licensed in the State of Oregon



Retail | Open Space Alley Frontage

- 1,700 square feet ground floor
- Plus two (2) offices on the second floor
- Alley frontage
- Common restrooms
- Private restroom and storefront can be installed with rent adjustment
- \$1,700 per month, modified gross

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.

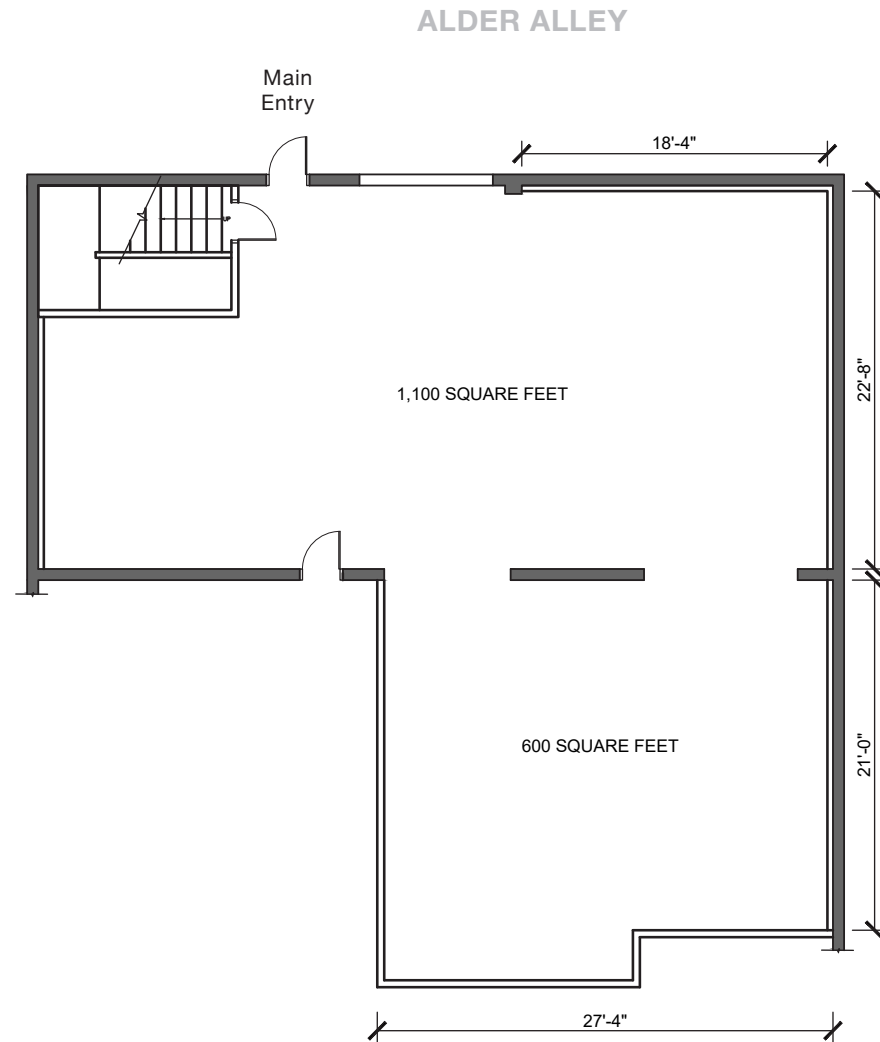
1st Floor Plan

Retail | Studio Space

- 1,700 square feet ground floor (shown)
- Two (2) additional offices on the second floor

Landlord Additions with Rent Adjustment

- Private restroom
- Connection to grease interceptor
- Storefront



Interior Photos



Landlord will:

- Paint the interior per tenant's needs
- Finish/install flooring per tenant's needs

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For more property or leasing
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