



FOR LEASE

Woolworth Office Space

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

Jeff Elder

jeff@eebcre.com

Ashley Hope Elder

ashley@eebcre.com

(541) 345-4860

Licensed in the State of Oregon.

2ND FL OFFICE SPACE

- 1,187 - 10,482 sf (full floor) & all sizes in between
- Landlord will configure according to tenants needs
- Lease includes membership to Downtown Athletic Club
- \$1.45 per sq. ft., triple net

The Woolworth Building
940 Willamette Street
Eugene, Oregon 97401

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The Woolworth Building

WILL DEMISE TO ANY SIZE & CONFIGURATION

- Large and beautifully appointed entry lobby
- Special elevator lobby design on each floor
- Fiber Optic Cable
- 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

BUILDING OWNERSHIP

Potential building ownership opportunity for large tenant

DAC MEMBERSHIP

Building is across the street from the Downtown Athletic Clubs and lease includes membership to the Downtown Athletic Club during the lease term



TRIPLE NETS

\$0.73 per square foot

- Property taxes
- Insurance
- Janitorial
- Common area maintenance
- Utilities

Photographs

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Option 1:

3 LARGE TENANT SPACES



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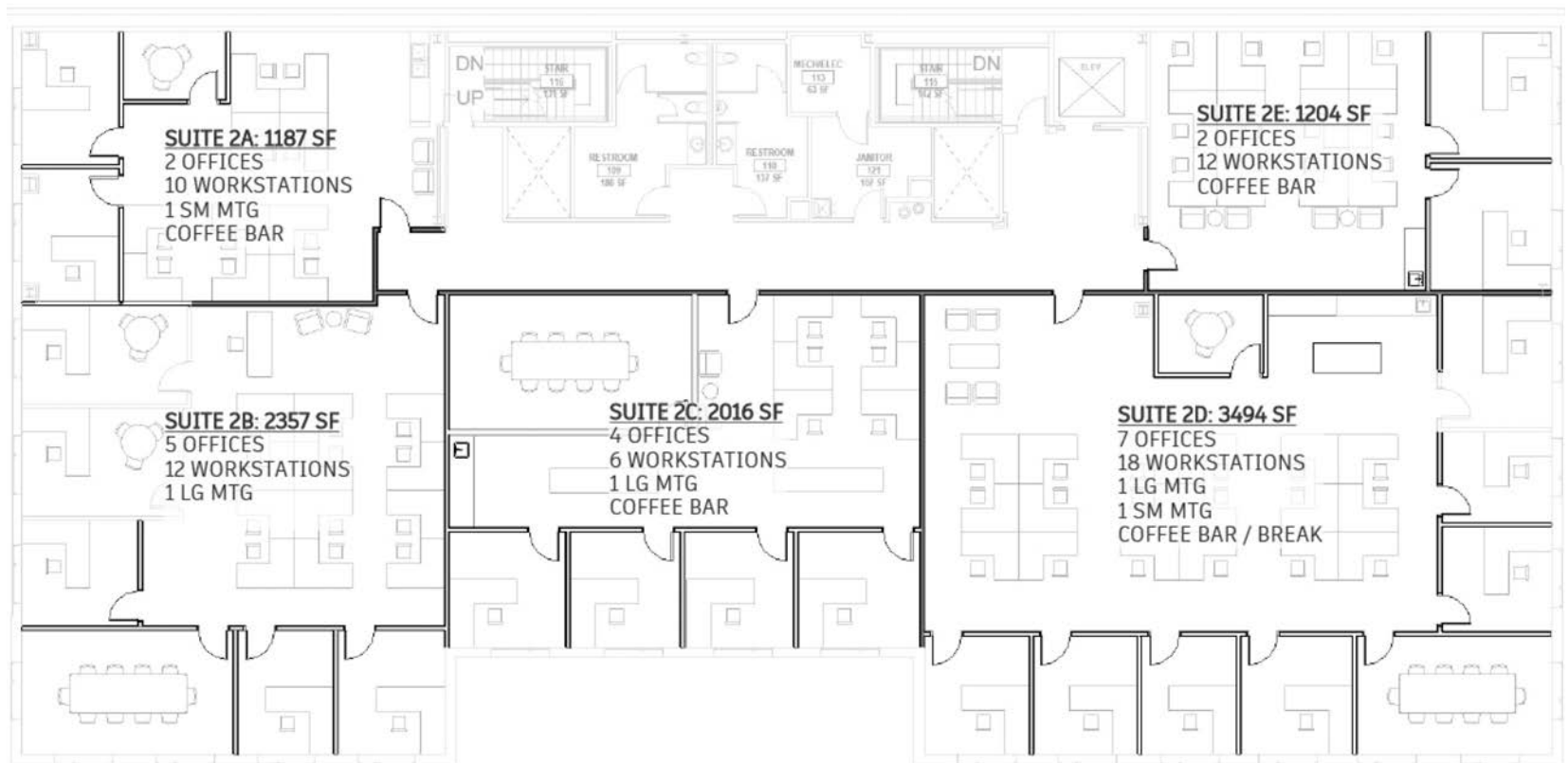
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Option 2:

5 TENANT SPACES



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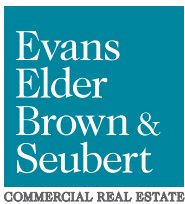
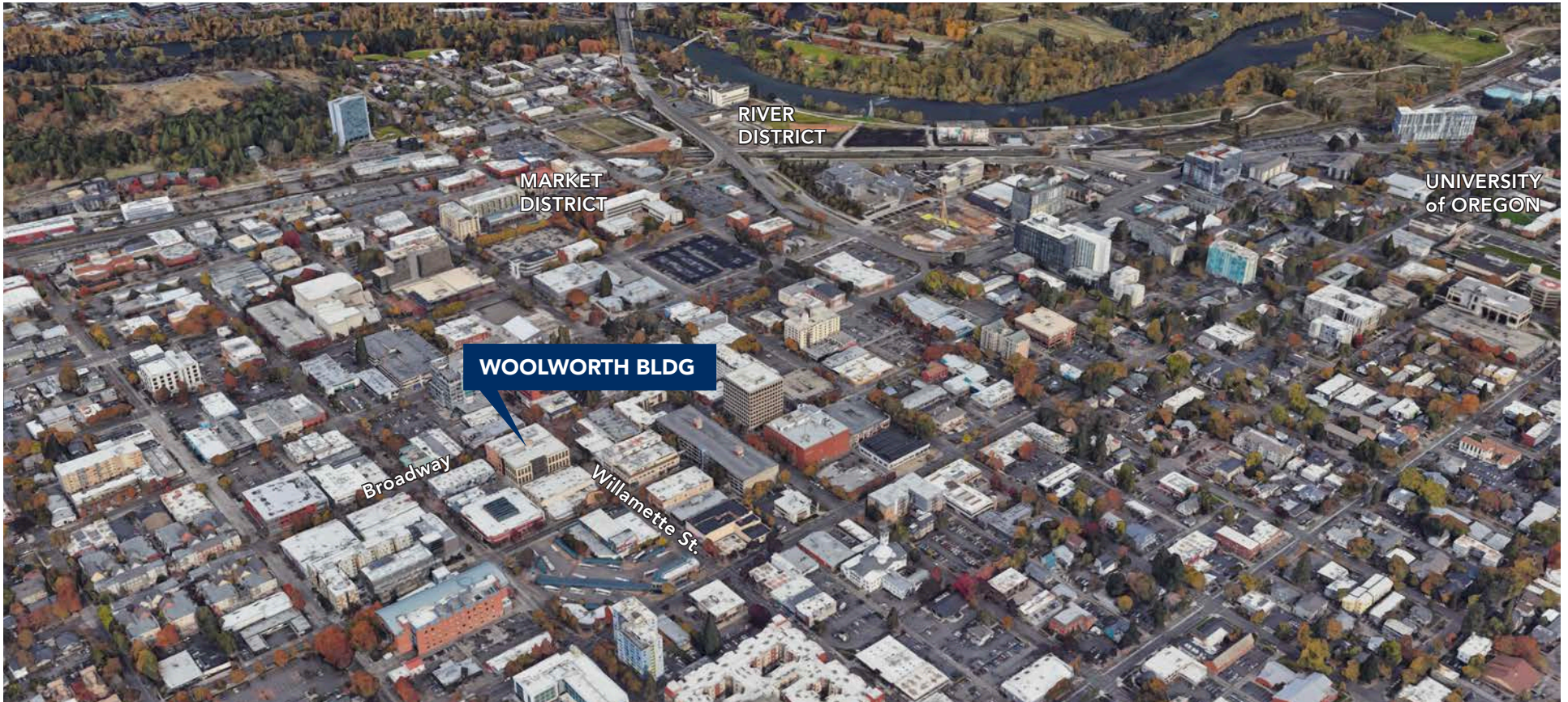
Option 3:

4 TENANT SPACES - 2 SMALL & 2 LARGE



Location

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