

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

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*eebcre.com*

## FOR LEASE

1090 Gateway Loop  
Springfield, Oregon



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Licensed in the State of Oregon



## Gateway Area Office Space

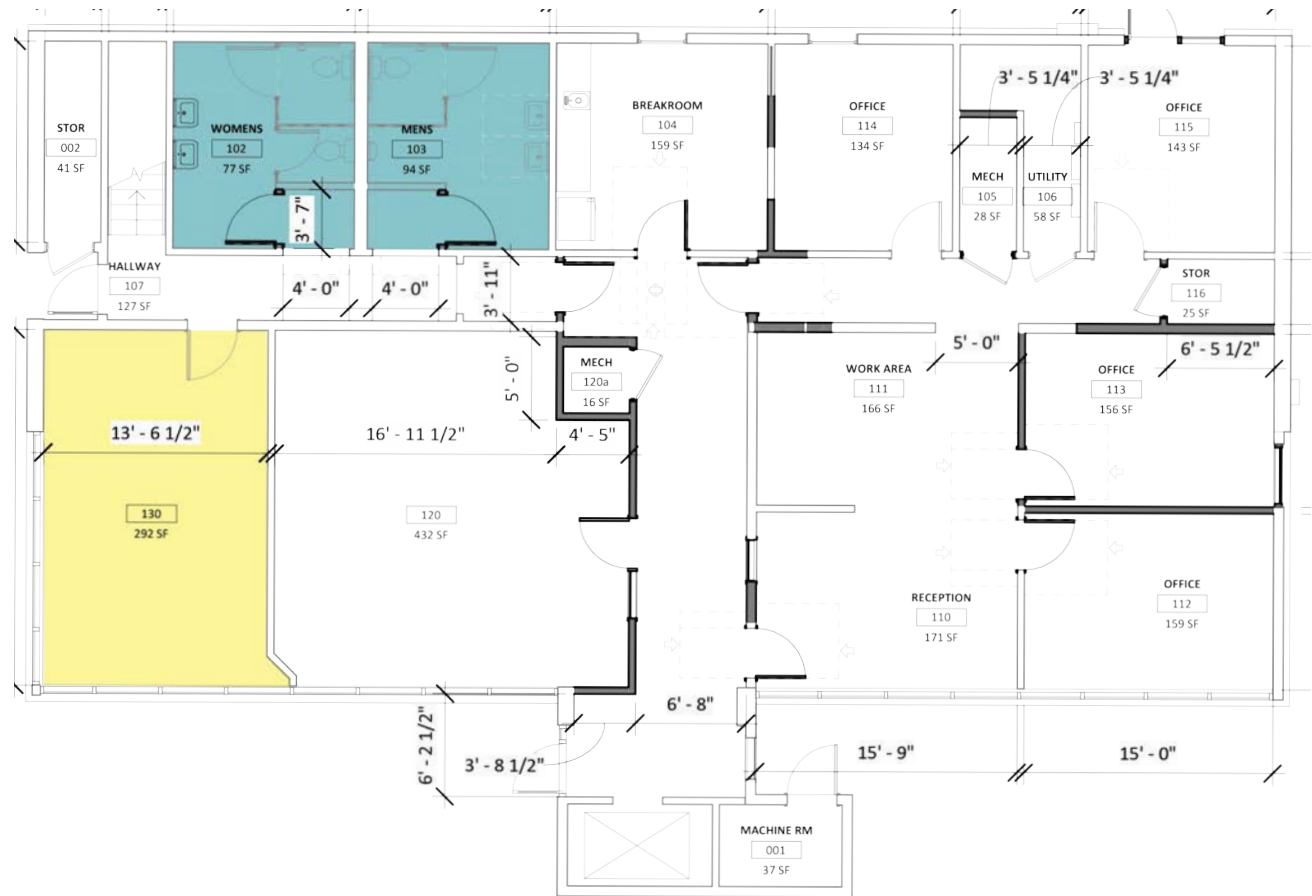
### 1090 GATEWAY LOOP

- 2 Spaces Available
  - First Floor: Approximately 292 square feet
  - Second Floor: Approximately 3,678 square feet
- Elevator, ADA Accessible Building
- Excellent On-site parking

*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.*

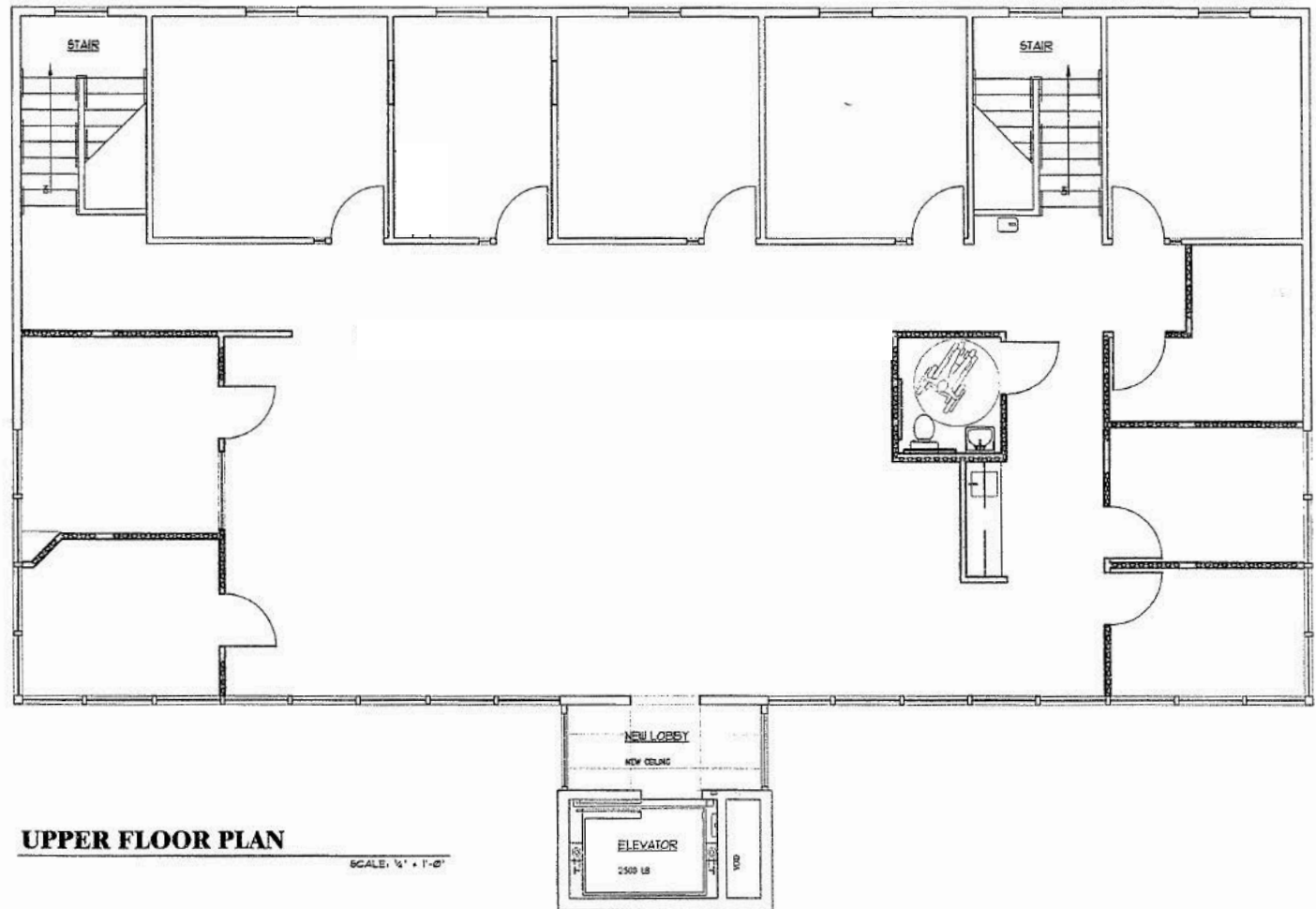
# First Floor Plan

- Approximately 292 square feet
- Open office space
- Shared common area restrooms
- Abundant natural light
- Updated finishes
- \$600.00 per month (tenant pays for their own janitorial)



## Second Floor Plan

- Approximately 3,678 square feet
- ADA accessible with elevator access
- Nine (9) private offices
- Open work area
- Server room
- Kitchenette area
- One (1) private ADA restroom with access to common area restrooms on the ground floor
- Abundant natural light
- Updated finishes
- \$1.47 per square foot, per month plus CAMs of approximately 28¢ per square foot, per month (tenant pays for their own janitorial)





# Location

