

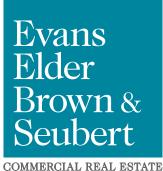
### FOR SUBLEASE | RATE REDUCED

# Warehouse with Office

521 Market Street Eugene OR 97402

#### DETAILS

- 3,330 square feet
- Office (two story)
- Two 12 x 14 loading doors
- Two restrooms
- Zoned light industrial (I-2)
- \$0.85 per square foot per month, triple net



### CONTACT

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Ashley Hope Elder ashley@eebcre.com

### (541) 345-4860

Licensed in the State of Oregon.

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.

## Photographs

### 521 Market Street, Eugene Oregon 97402

Evans Elder Brown & Seubert COMMERCIAL REAL ESTATE

#### CONTACT

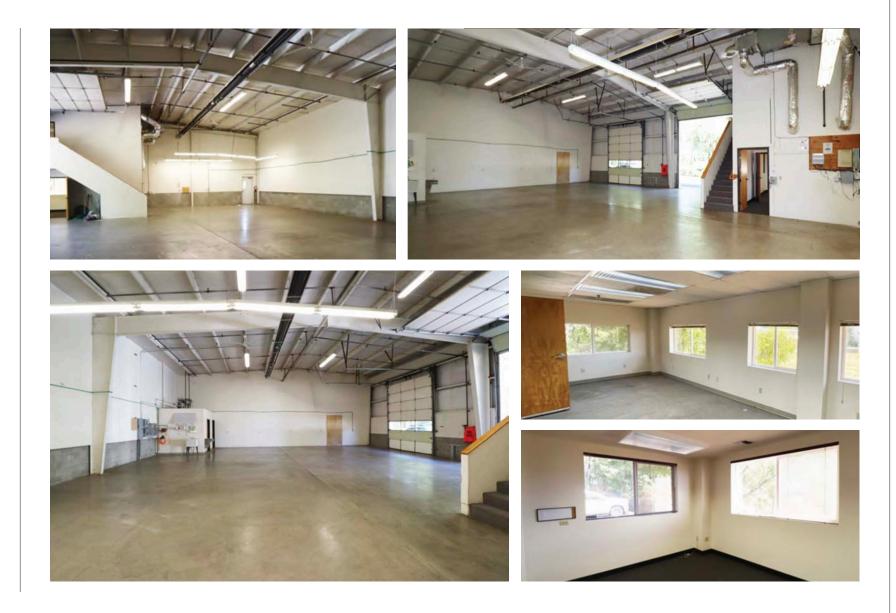
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### Description

### 521 Market Street, Eugene Oregon 97402

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### AMENITIES

- Fire sprinkling
- Solar panels (offset electric cost)
- Air lines and shared use of compressor
- Washer/dryer hook-up

### SUBLEASE

Sublease to April 30, 2026

### **TRIPLE NETS**

Currently \$333 per month

- Property taxes
- Building insurance



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### Location



### CONTACT

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