

Evans Elder & Brown Inc.

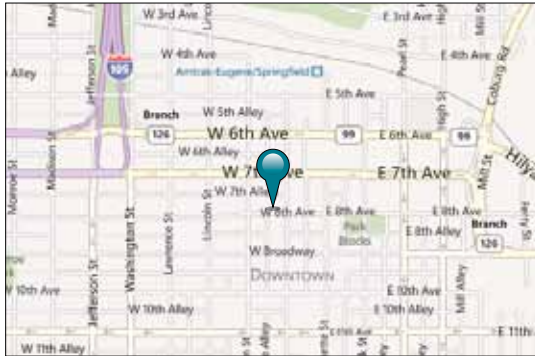
COMMERCIAL REAL ESTATE

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FOR LEASE

115 W. 8th Ave.
Eugene, Oregon



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Licensed in the State of Oregon



Nice, Affordable Downtown Office Space

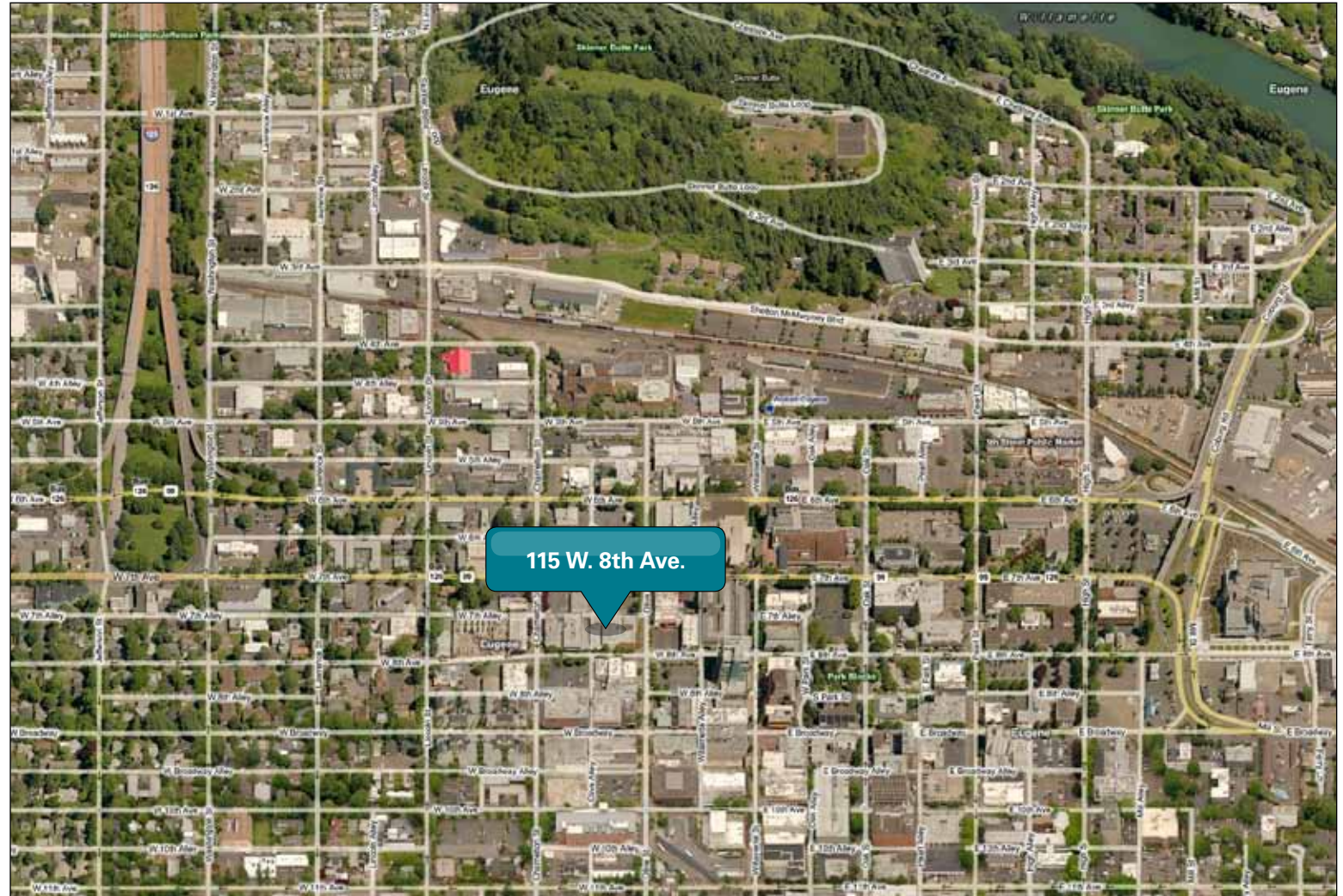
AVAILABLE OFFICE SPACE INCLUDES:

- Suite 120 2,167 rsf 60¢/rsf
- Suite 200 2,763 rsf \$1.30/rsf
- Suite 290 2,739 rsf \$1.25/rsf
- Suite 300 7,048 rsf \$1.25/rsf
- Suite 320 3,256 rsf \$1.00/rsf
- Suite 390 1,372 rsf \$1.30/rsf

AVAILABLE BASEMENT STORAGE INCLUDES:

- B100 North 4,671 rsf 40¢/rsf
- B200 12,166 rsf 40¢/rsf
- ELEVATED, ADA COMPLIANT BUILDING
- ALL LEASES ARE FULLY SERVICED

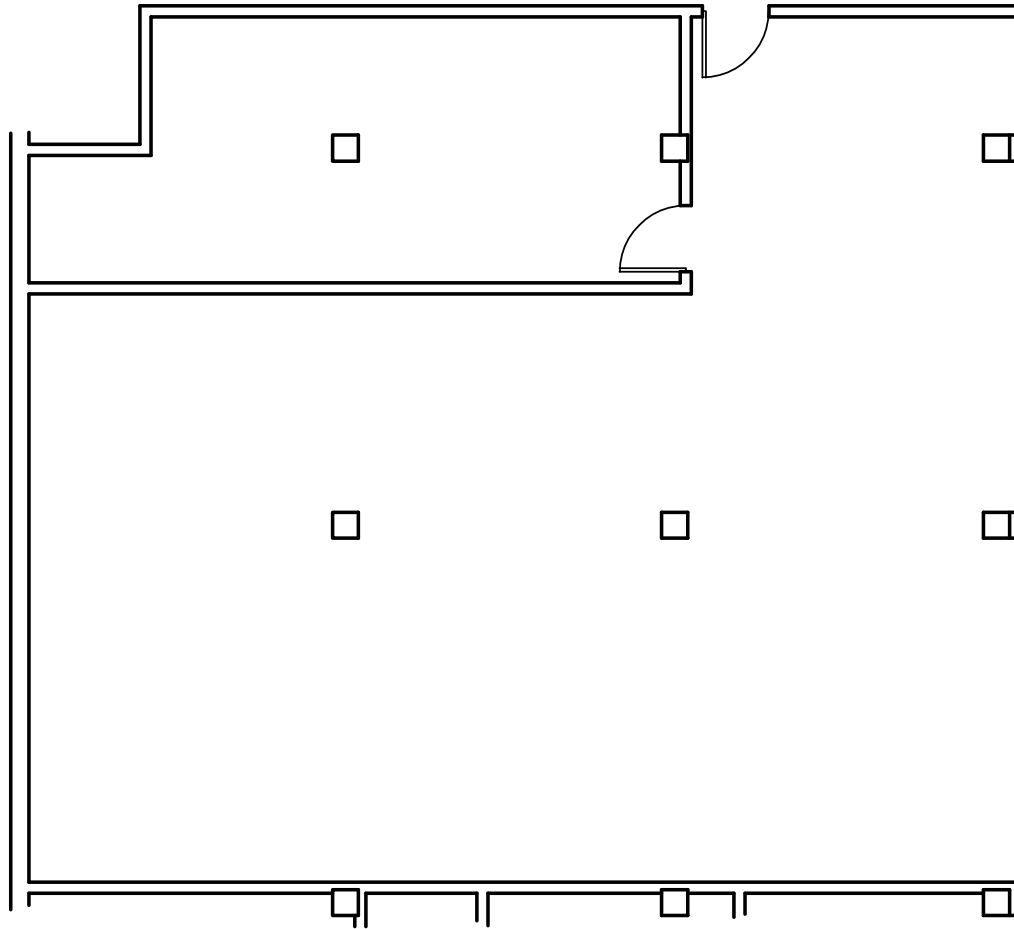
Aerial



Suite 120 Floor Plan

Ground Floor Suite 120

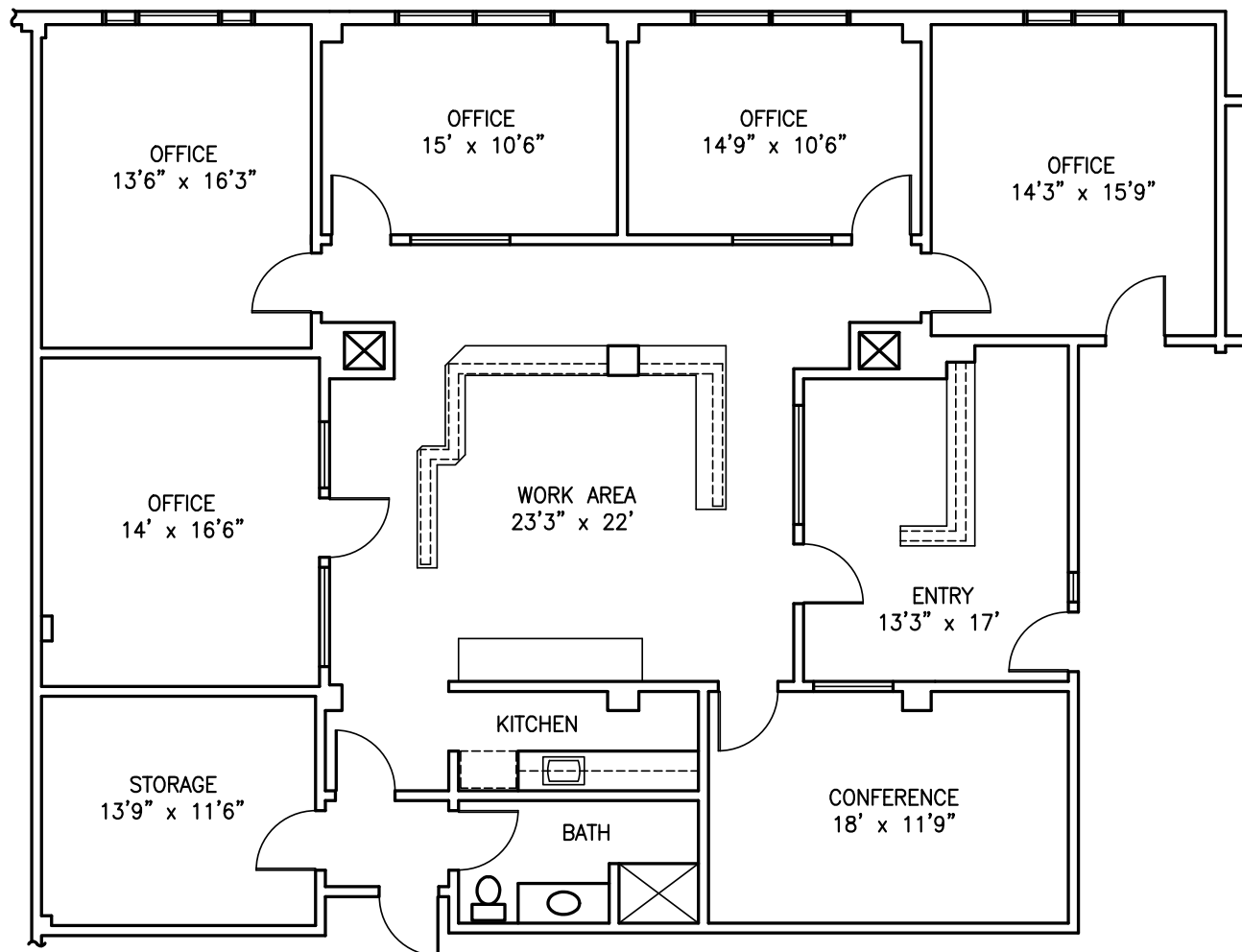
- 2,167 rsf
- 60¢/rsf
- Completely open space with large storage room. No windows, but inexpensive rent!



Suite 200 Floor Plan

Suite 200

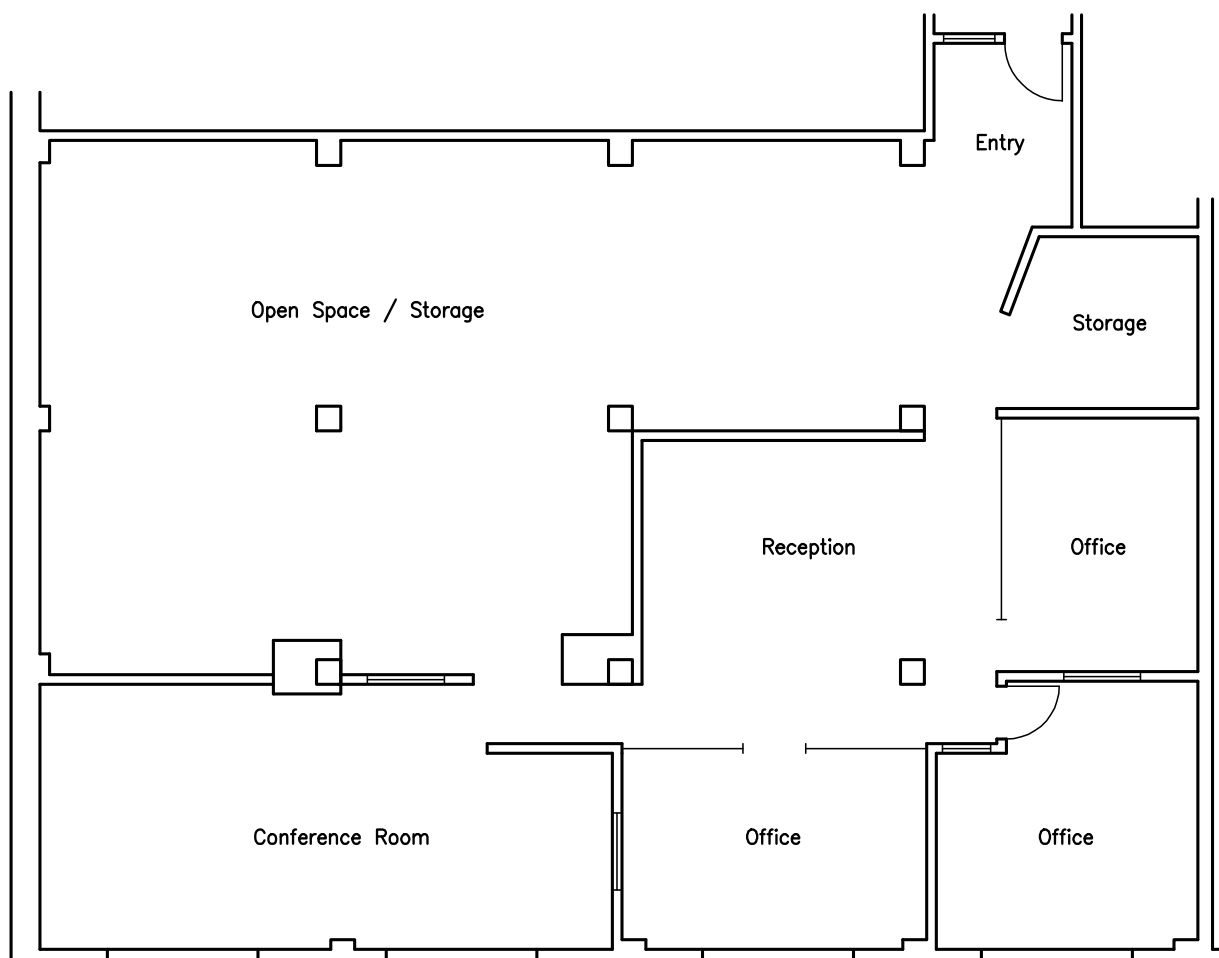
- 2,763 rsf
- \$1.30/rsf
- 5 offices, Conference room, storage area, private rest room with shower, kitchenette, reception area and small work space.
- Offices have large North-facing windows which provide abundant natural light
- Front and rear entry/exit



Suite 290 Floor Plan

Suite 290

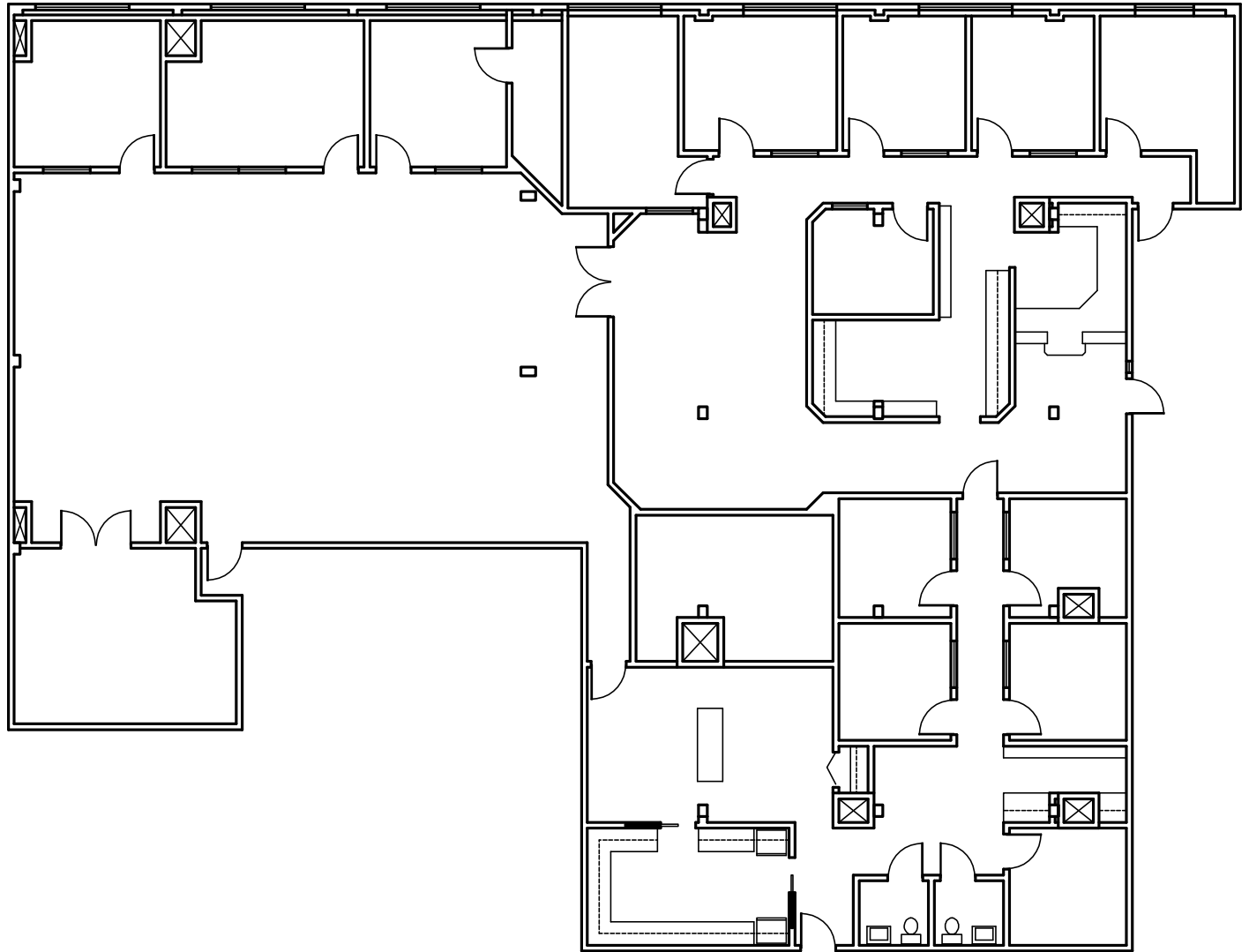
- 2,739 rsf
- \$1.25/rsf
- Unique open space includes one private office, 2 semi-private offices, large conference room, large open area and small storage space
- Hardwood floors and carpet throughout, large south-facing windows and open truss ceilings with unique lighting included in this unique loft-style space



Suite 300 Floor Plan

Suite 300

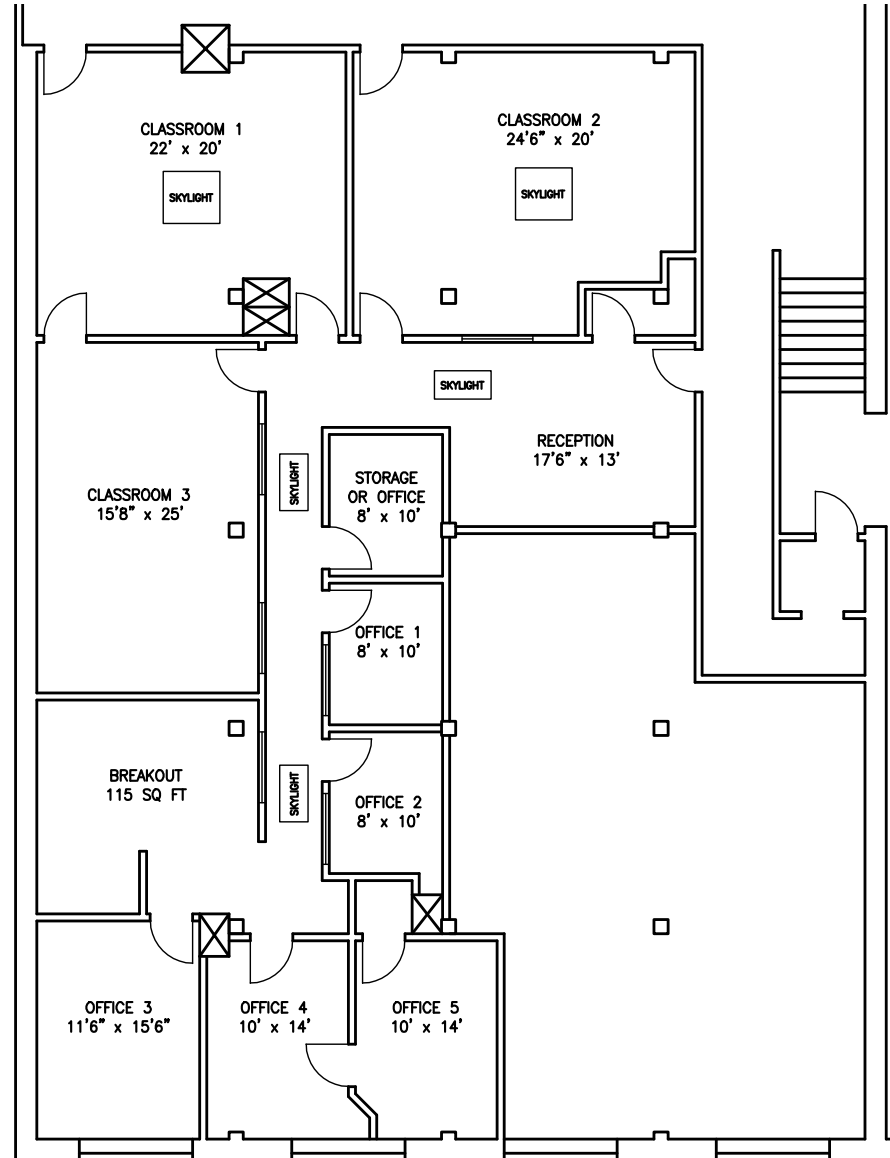
- 7,048 rsf
- \$1.25/rsf
- 13 offices
- 2 private rest rooms
- Kitchenette
- Conference room
- Storage areas
- Reception area
- Work area
- Large Server Room
- Large open area for work stations
- Large north-facing windows provide abundant natural light.



Suite 320 Floor Plan

Suite 320

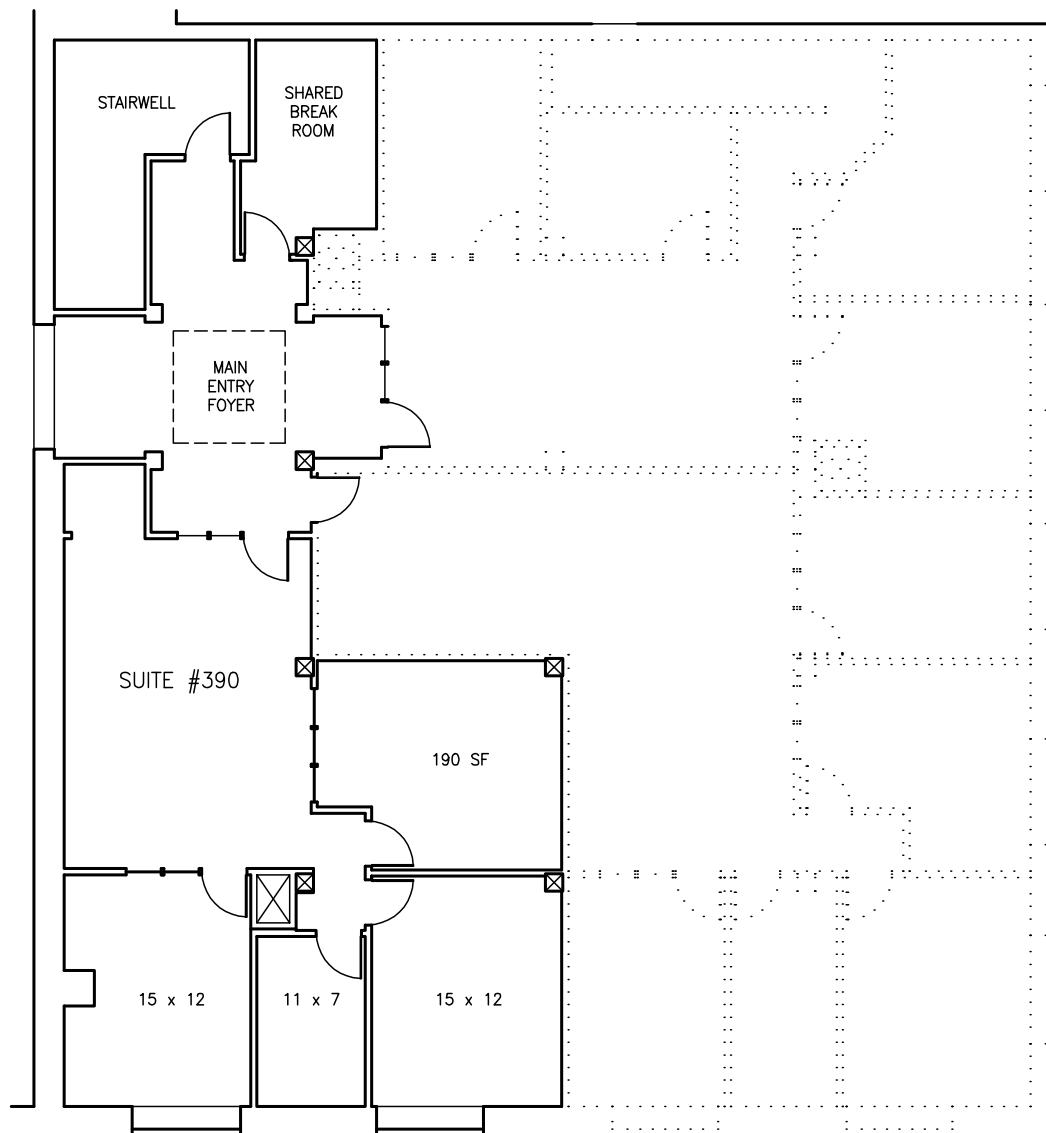
- 3,256 rsf
- \$1.00/rsf
- 6 small offices, 3 large class room sized spaces, reception and small break out area.
- Large skylights throughout space provide good natural light.



Suite 390 Floor Plan

Suite 390

- 1,372 rsf
- \$1.30/rsf
- Space consists of 3 large offices, open reception area and small storage room.
- Shared use of small common area kitchen.



Suite B100 North Floor & B200 Plan

B100 North

- 4,671 rsf
- 40¢/rsf
- Space consists of open area with racking

B200

- 12,166 rsf
- 40¢/rsf
- Space consists of large open area
- Loading dock above Northwest corner provides an area where a chute could be installed with a conveyor to transfer items between the basement and 1st floor - this improvement would require a long term lease

