

FOR LEASE

SPACE LOCATION

**PATTERSON SOCIAL - 630 E 13th AVE - EUGENE, OREGON**

## Retail/Office Space Near UO Campus

### Open Ground Floor Space with Upstairs Offices

- Approx. 2,134 SF on ground floor & 978 SF on mezzanine (at no charge)
- High traffic location inside student housing building
- Open ground floor space with upstairs offices

*Lease Rate:* \$3,201 per month (1.50/SF), NNN



Licensed in the State of Oregon

The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

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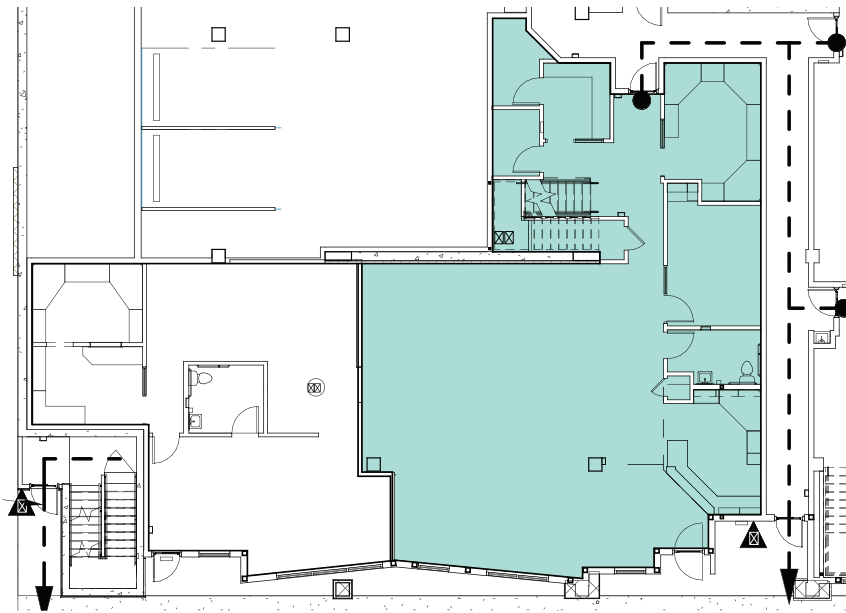
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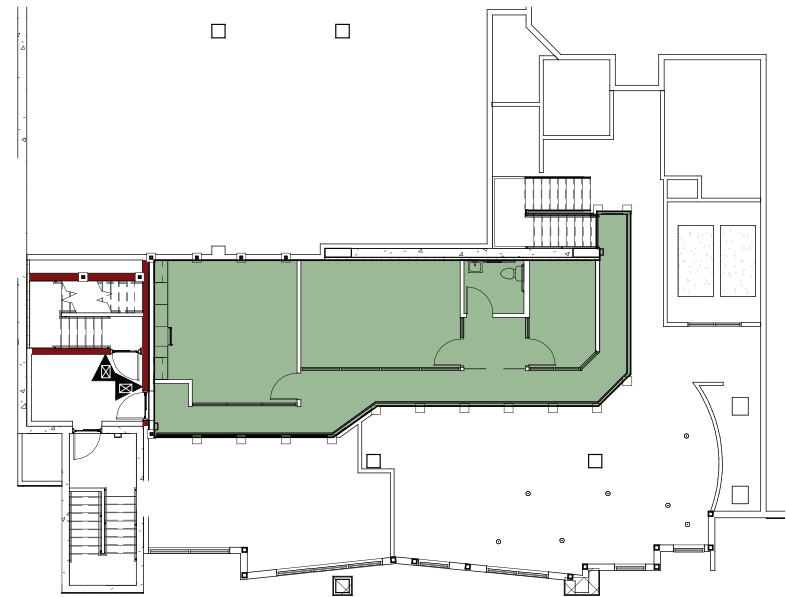
**TIM CAMPBELL**

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## SPACE FLOOR PLANS



**2,134 SF  
GROUND FLOOR**



**978 SF MEZZANINE (at no charge)**

## GROUND FLOOR OPEN SPACE PHOTOS



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## PROPERTY OFFICE PHOTOS

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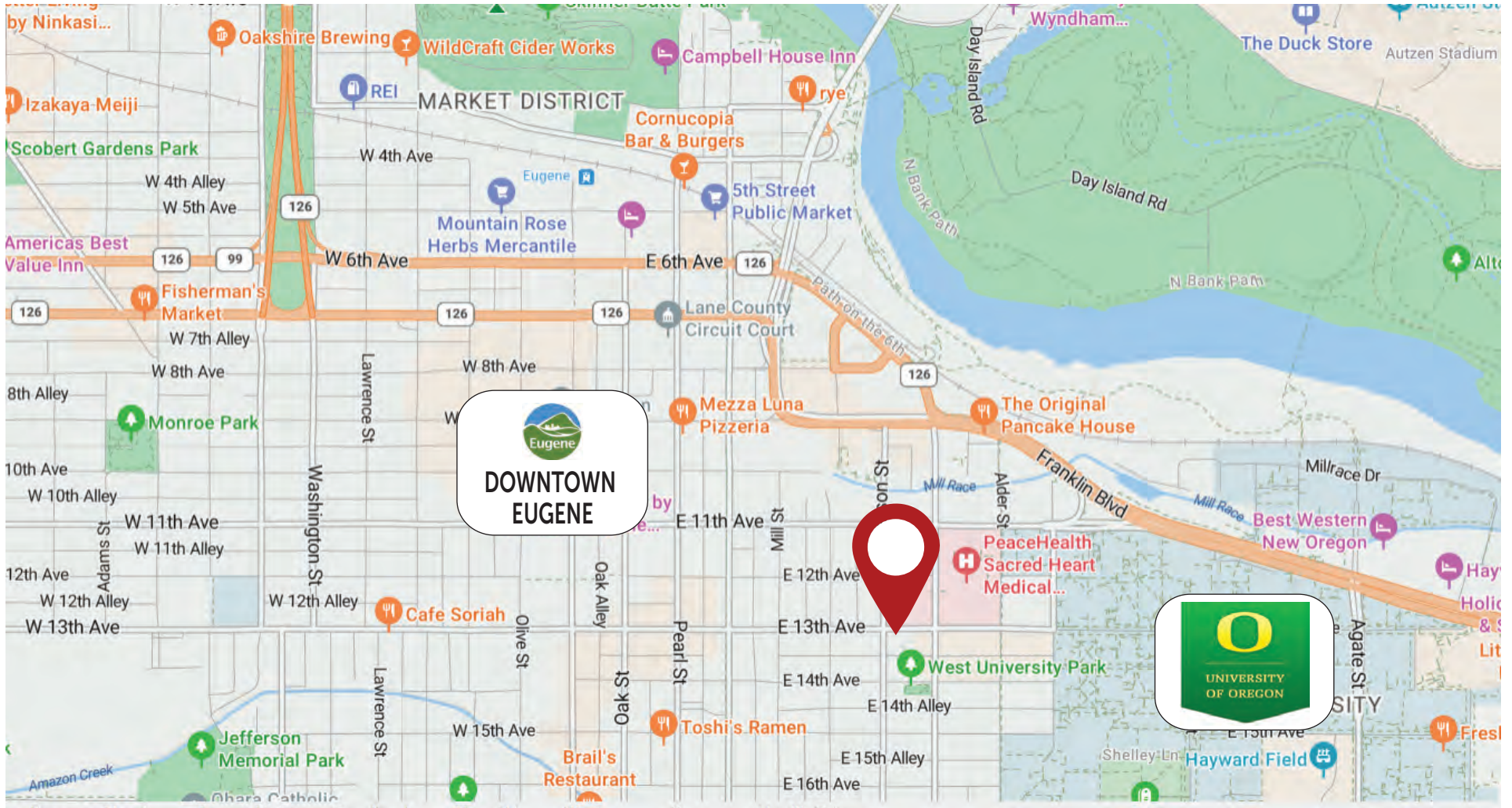
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# STUDENT HOUSING MAP



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## PROPERTY LOCATION MAP



**WALKER'S SCORE: 92**  
**Walker's Paradise -**  
Many nearby amenities



**TRANSIT SCORE: 63**  
**Good Transit -** Many nearby  
public transportation options



**BIKER'S SCORE: 99**  
**Biker's Paradise -**  
Flat terrain, excellent bike lanes

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