

FOR LEASE



939 WILLAGELLSPIE RD | EUGENE, OR

PRIME CENTRAL EUGENE OFFICE LOCATION

STAND-ALONE OFFICE BUILDING

3,740 SF | Reception • Private Offices • Conference Room • Parking

\$2.17/SF FULL SERVICE



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PROPERTY OVERVIEW & FEATURES

BUILDING FEATURES

- 3,740 SF two-story office building
- Functional, well-designed layout
- 8 private offices
- Dedicated conference room
- Reception area with built-in desk and waiting space
- Kitchenette and employee breakroom
- Two ADA-compliant restrooms
- 11 on-site parking spaces, including ADA
- General Office (GO) zoning

This well-maintained two-story office building features a functional, professional layout centered around a welcoming reception area, private offices, and collaborative workspace, enhanced by thoughtfully designed interiors including curved architectural elements, warm wood finishes, and abundant natural light.

Centrally located in Eugene, the property offers convenient access to Valley River Center, Oakway Center, Eugene Country Club, and downtown, with excellent connectivity to I-105 and surrounding arterial corridors.



WELL-DESIGNED & FUNCTIONAL OFFICE INTERIORS



RECEPTION AREA AND CUSTOM WOOD WORK



CONFERENCE ROOM



PRIVATE OFFICES WITH GLASS PARTITION WALLS



PRIVATE OFFICE



FULLY EQUIPPED KITCHENETTE

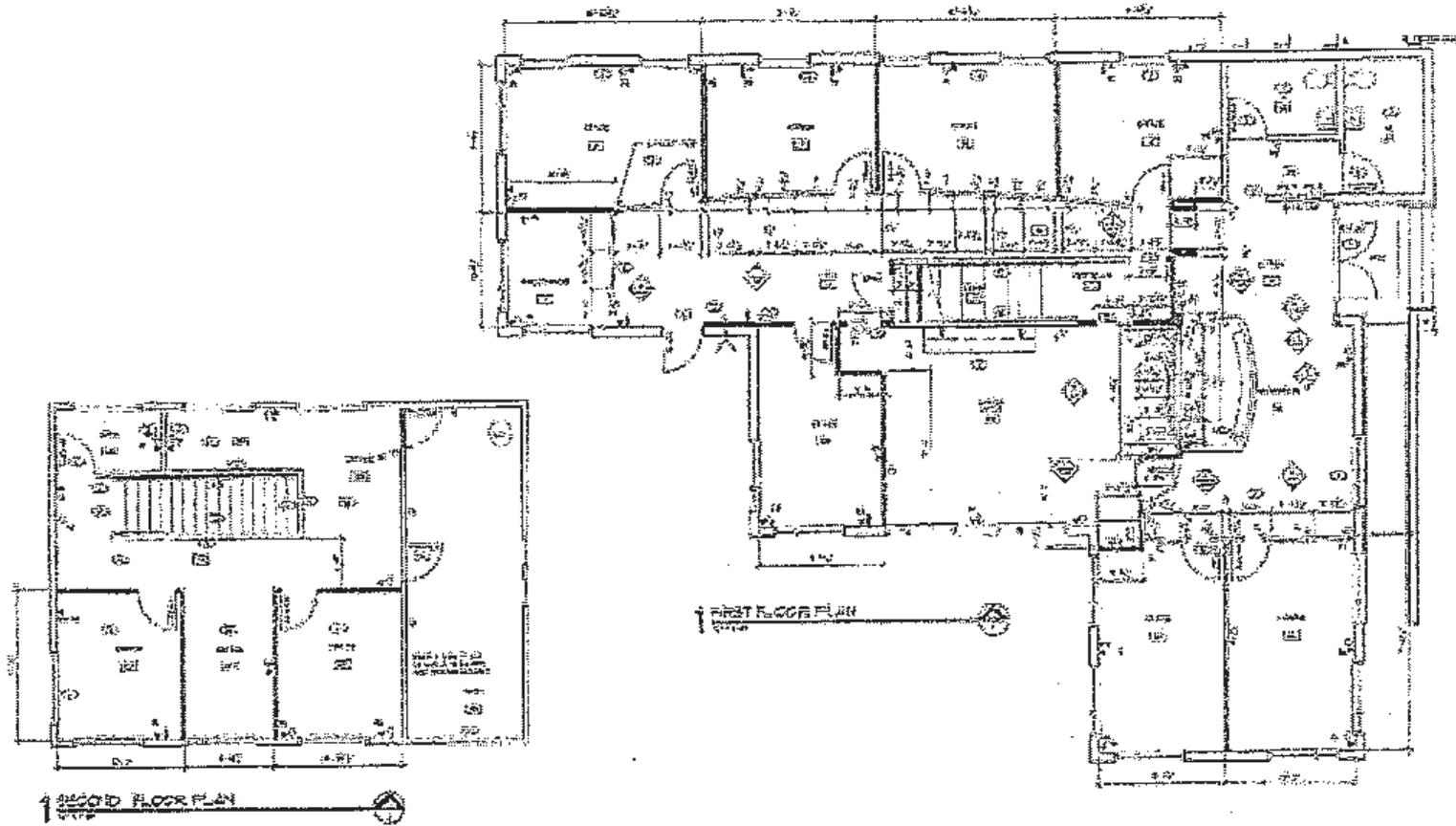


ADA-COMPLIANT RESTROOM

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BUILDING FLOORPLAN



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BUILDING EXTERIOR



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PROPERTY AERIAL



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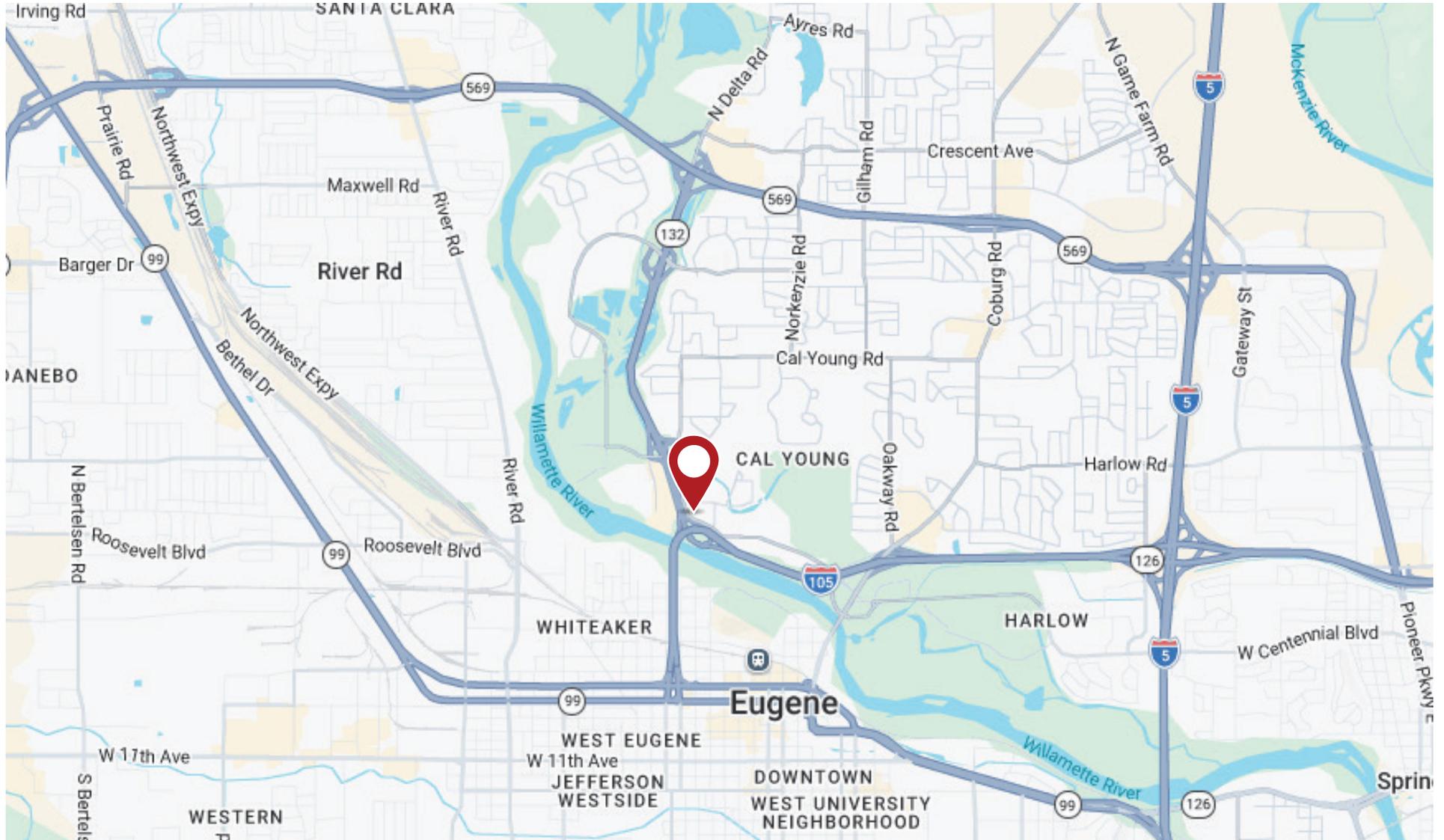
CENTRAL EUGENE LOCATION

Immediate access to Valley River Center, Oakway Center, Downtown Eugene, and major transportation corridors.



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PROPERTY LOCATION MAP



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