

LEASE | WAREHOUSE & OFFICE

Whiteaker Neighborhood
360 W. 1st Avenue - Eugene, OR

AVAILABLE SPACE:

3,312 SQUARE FEET OF WAREHOUSE
& OFFICE/CREATIVE SPACE

LEASE RATE:

\$0.85/SF, NNN
TENANT PAYS UTILITIES AND GARBAGE

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PROPERTY HIGHLIGHTS:

- 1,400 SF WAREHOUSE
 - HIGH CEILINGS
 - DRIVE THRU GRADE DOORS
- 1,912 SF OFFICE/CREATIVE SPACE
 - RECEPTION
 - BREAK ROOM
 - SPIRAL STAIR CASE
- STORAGE BUILDING IN BACK
- ON-SITE PARKING
- ZONE WSA (WHITEAKER SPECIAL AREA)

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360 W. 1st AVENUE - EUGENE, OR

The building is located at the corner of West 1st Avenue and Lawrence Street at the base of Skinner's Butte. This building is blocks from the Owen Rose Garden, Maurie Jacobs Park and the bike path that connects Valley River Center. The property is located in close proximity to the Jefferson Washington Skate Park, local breweries, restaurants, as well as REI, Bounce, Crux Rock Gym and Venue 252.

The West 1st Avenue building was built in 1966. It is concrete block construction on a concrete slab. The building has two suites and two 12'x12' grade doors. There is parking and an additional storage shed in the rear of the building.



