

FOR LEASE



1500, 1580 & 1600 Valley River Drive | Eugene, OR

VALLEY RIVER OFFICE PARK

Premier Office Campus Adjacent to Valley River Center

1,200 – 3,500+ SF AVAILABLE

TIM CAMPBELL
timc@campbellre.com
(541) 484-2214

Licensed in the State of Oregon



BILL NEWLAND
bill@campbellre.com
(541) 484-2214

Licensed in the State of Oregon

VALLEY RIVER OFFICE PARK

OVERVIEW

Located in Eugene's highly desirable Valley River corridor, this multi-building office campus offers a professional setting with immediate access to Valley River Center, Beltline Highway, and surrounding retail amenities. Tenants benefit from flexible suite configurations, abundant on-site parking, and a park-like environment adjacent to the Willamette River and trail system.

PROPERTY HIGHLIGHTS

- Premier office campus in a park-like setting
- Adjacent to Valley River Center amenities
- Suites available from 1,200 - 3,500+ SF
- Abundant on-site parking
- Easy access to Beltline, Delta Hwy & Downtown Eugene



AVAILABLE SUITES

Flexible Office Suites | Valley River Office Park

1500 VALLEY RIVER DR

Suite 200	3,534 SF
Suite 240	1,208 SF
Suite 370	2,793 SF

1580 VALLEY RIVER DR (Suites with river views)

Suite 100	2,490 RSF
Suite 260	2,811 RSF

1600 VALLEY RIVER DR

Suite 130	3,255 SF
Suite 265	2,452 SF

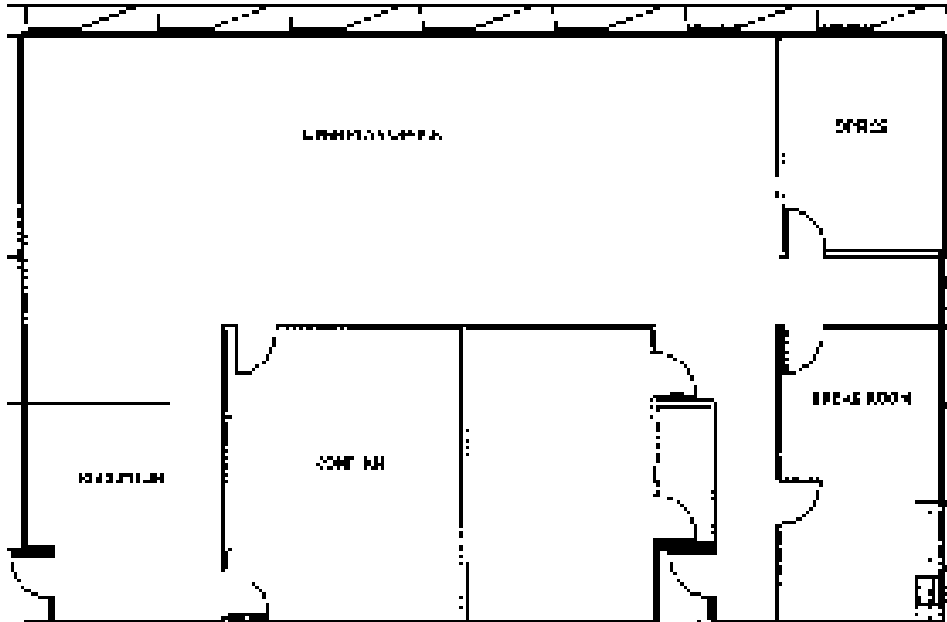
\$1.85/SF FULL SERVICE



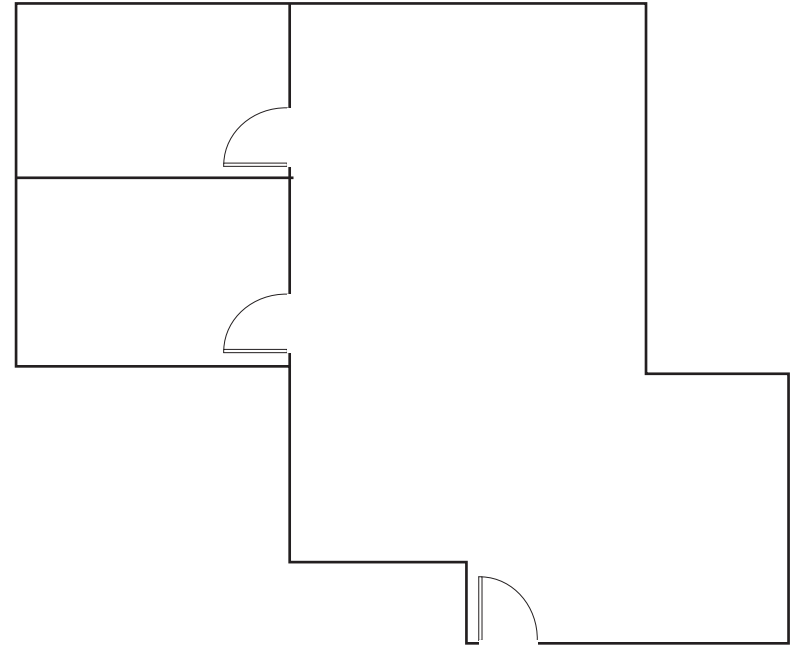
Valley River Office Park + Valley River Center

1500 VALLEY RIVER DRIVE

SUITE 200 - 3,534 RSF



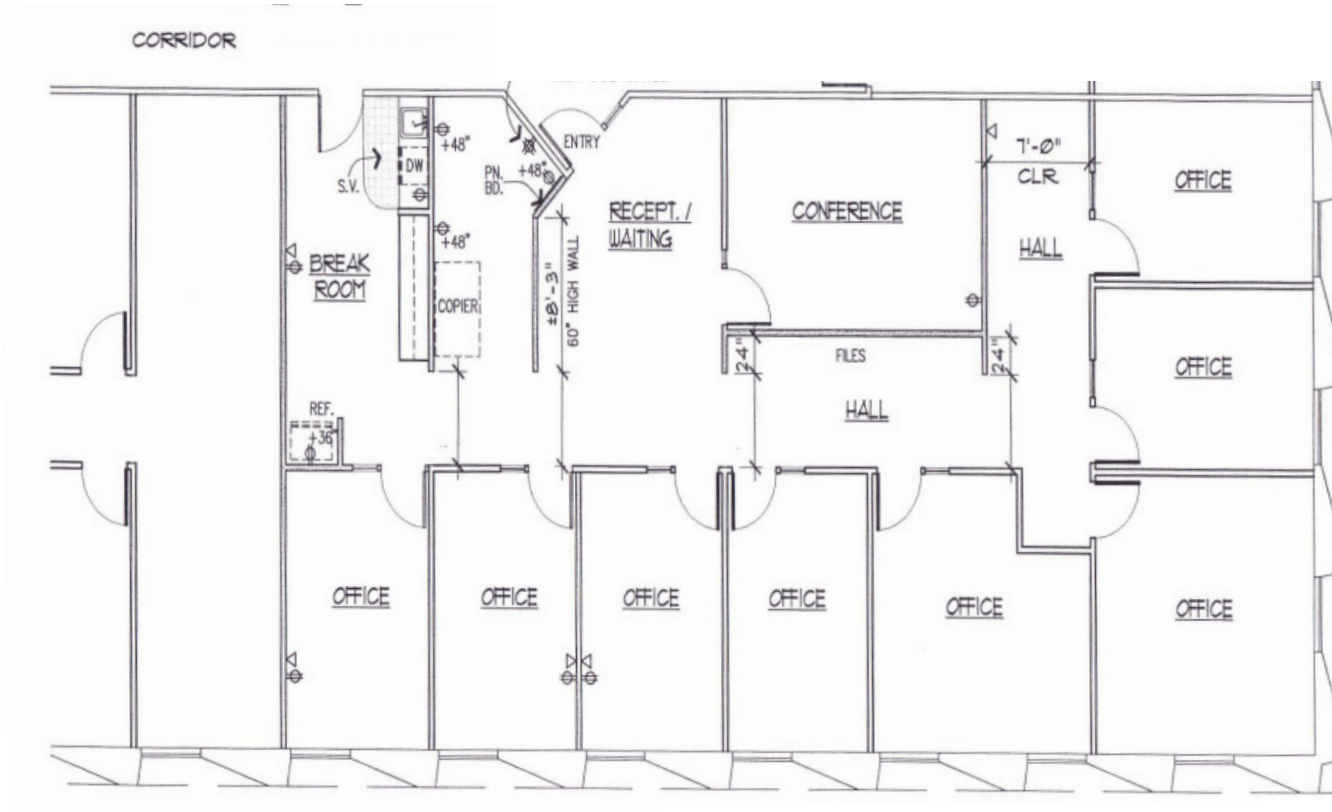
SUITE 240 - 1,208 RSF



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.

1500 VALLEY RIVER DRIVE

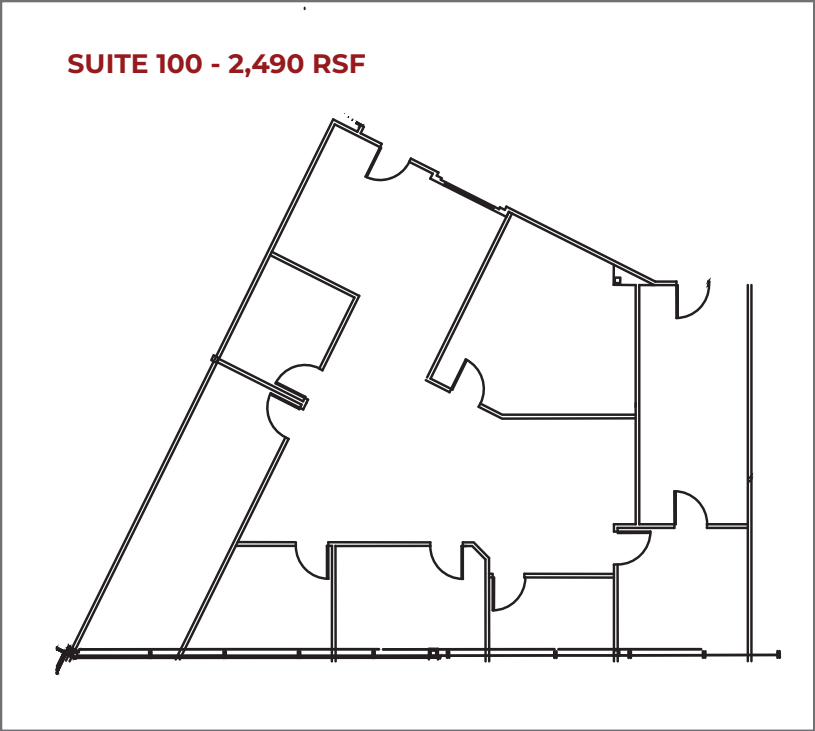
SUITE 370 – 2,793 RSF



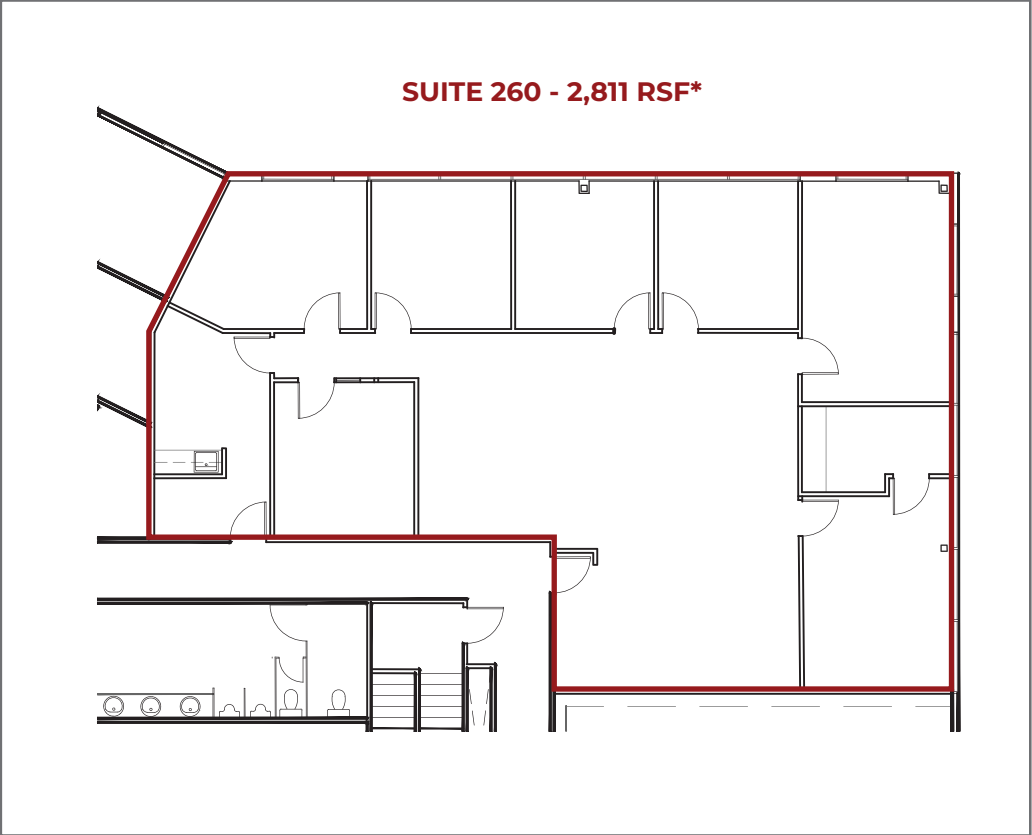
The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

1580 VALLEY RIVER DRIVE

SUITE 100 - 2,490 RSF



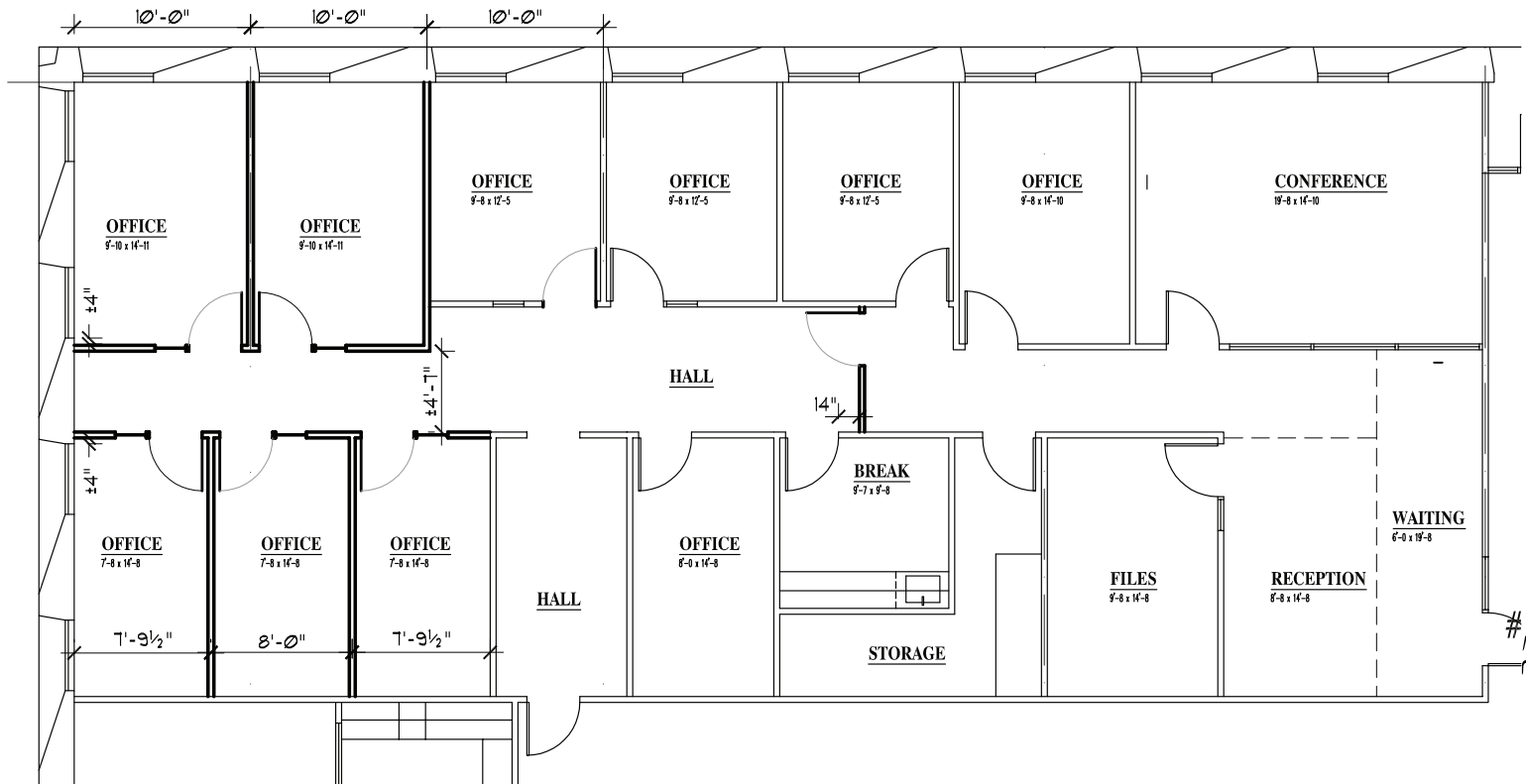
SUITE 260 - 2,811 RSF*



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.

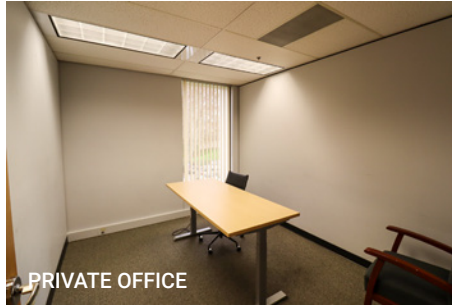
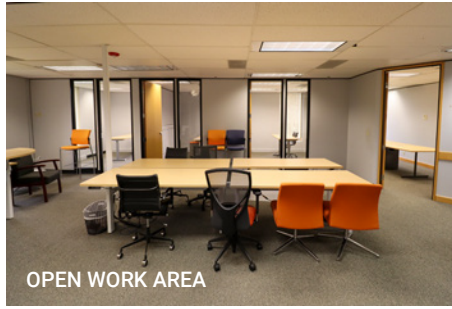
1600 VALLEY RIVER DRIVE

SUITE 130 - 3,255 RSF

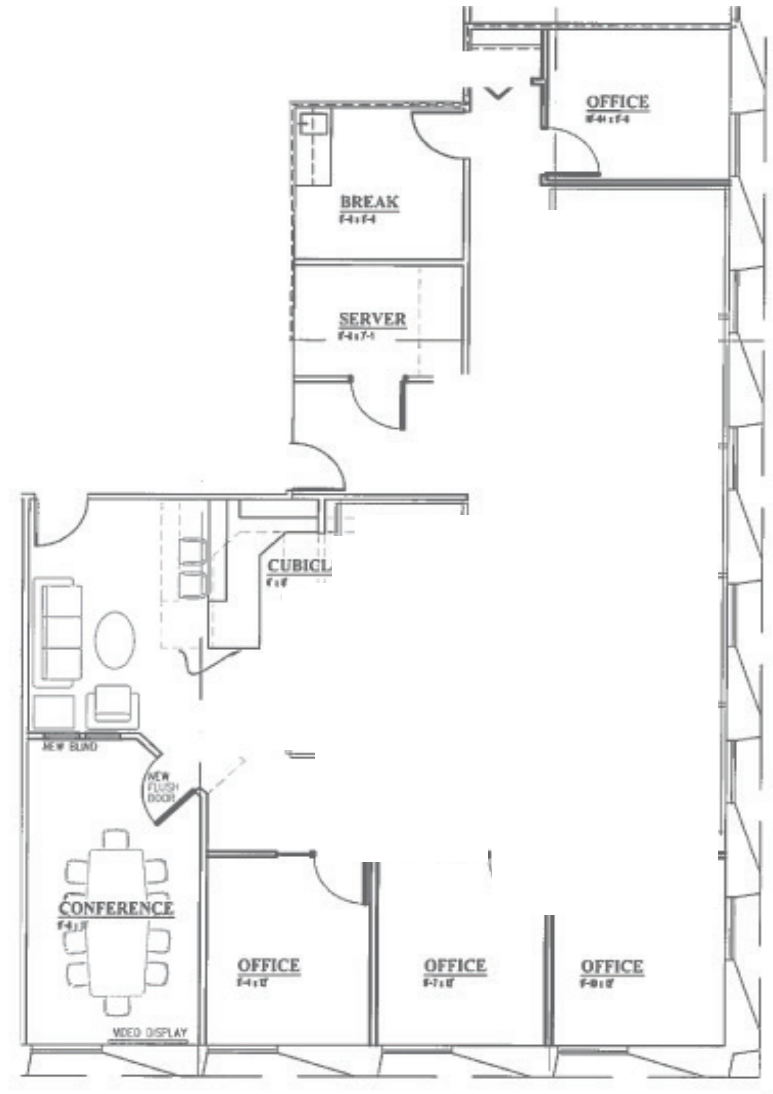


The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

1600 VALLEY RIVER DRIVE



SUITE 265 - 2,452 RSF



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.

AMENITIES & LOCATION

- Adjacent to Valley River Center
- Minutes to Beltline & Delta Hwy
- Walkable access to riverfront trails



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.