

FREE RENT FOR THE REST OF 2022!



30 EAST BROADWAY - EUGENE, OREGON 97401

FOR LEASE | DOWNTOWN OFFICE SPACE

- 595 - 6,455 SQUARE FOOT OFFICES AVAILABLE - PERFECT FOR SMALL BUSINESSES AND STARTUPS
- WHOLE 2ND FLOOR AVAILABLE - 12,243 SQUARE FEET
- DOWNTOWN EUGENE BUILDING IS ON EUGNET FIBER
- CALL TODAY ABOUT FREE RENT! (FREE OFFER AVAILABLE FOR 3 YEAR MINIMUM TERM)

Lease Rate: \$1.45/SF, FULLY SERVICED *Purchase Price:* \$3,845,000

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2ND FLOOR AVAILABLE SPACES



WHOLE FLOOR AVAILABLE - 12,243 SF

(B) 6,455 SQUARE FEET - \$1.45/SF PER MONTH

(C) 1,242 SQUARE FEET - \$1.10/SF PER MONTH

(D) 755 SQUARE FEET - \$1.10/SF PER MONTH

(E) 951 SQUARE FEET - \$1.45/SF PER MONTH

(F) 595 SQUARE FEET - \$1.45/SF PER MONTH

(G) 601 SQUARE FEET - \$1.45/SF PER MONTH

(H) 851 SQUARE FEET - \$1.45/SF PER MONTH

SUITE B - 6,455 SF



SUITE C - 1,242 SF



SUITE D - 755 SF



SUITE F - 595 SF



SUITE G - 601 SF



SUITE H - 851 SF



30 EAST BROADWAY

BUILDING 30 East Broadway is a two story multi-tenant office building with retail and office on the ground level. The building was built in 1972 and has been remodeled substantially over time. The interior is light and bright throughout with white washed wood ceilings and skylights. The building is elevator served, is fire sprinklered, and has an HVAC system.

EUGNet (Fiber) The property is connected to “EUGNet”. EUGNet is the largest open access fiber optic network in Oregon.

LOCATION The property is located less than one mile from the front door of the University of Oregon, on the corner of Broadway and between Oak & Willamette Street in Downtown Eugene. This building sits in the heart of the Innovation District where high-tech firms have come to call downtown its home. 30 East Broadway is also central to our government facilities such as the County Courthouse and US Federal Courthouse.

Please call for additional leasing & purchase information

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WALKER'S SCORE: 96
Walker's Paradise -
 Many nearby amenities



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



BIKER'S SCORE: 100
Biker's Paradise -
 Flat terrain, excellent bike lanes

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.

