



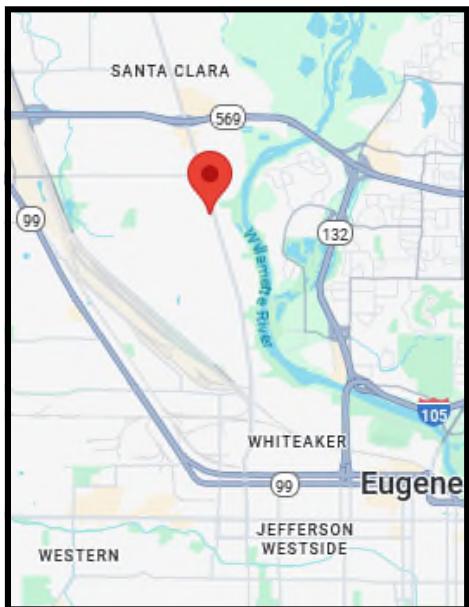
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Licensed in the State of Oregon



FOR LEASE | OFFICE | \$5,415/Mo

1410 River Rd. Eugene, OR 97404



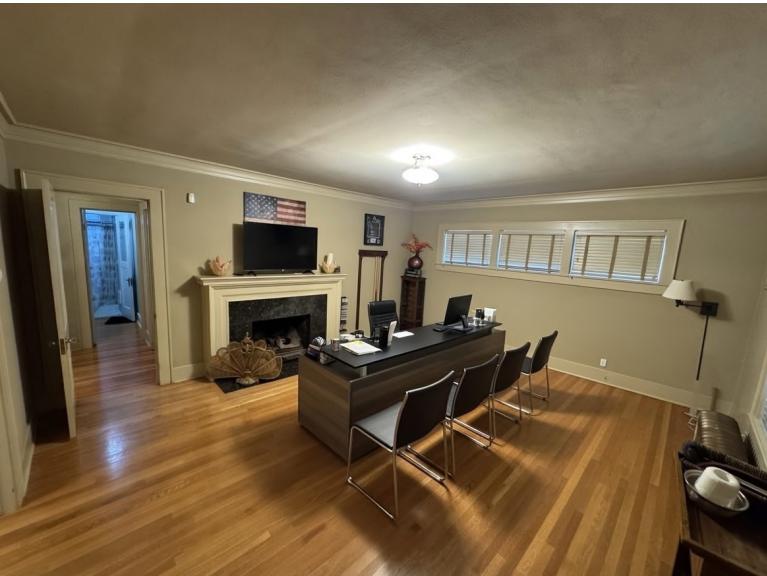
Historic Brunner-Schmitz building located right off River Road with hard wood floors and classic finishes. There are 7 private offices, kitchen, nice entry area for reception, two full bathrooms and a recreation room in the basement.

- **Building:** 3,216 SF Total
- **1st Floor:** 1,176 SF
- **2nd Floor:** 1,020 SF
- **Available:** Now
- **Rental Rate:** \$2.22/SF
- **Triple Net:** \$.25/SF
- **7 private offices**
- **Gated Parking Lot**



Photos

*Edited to add office furnishes





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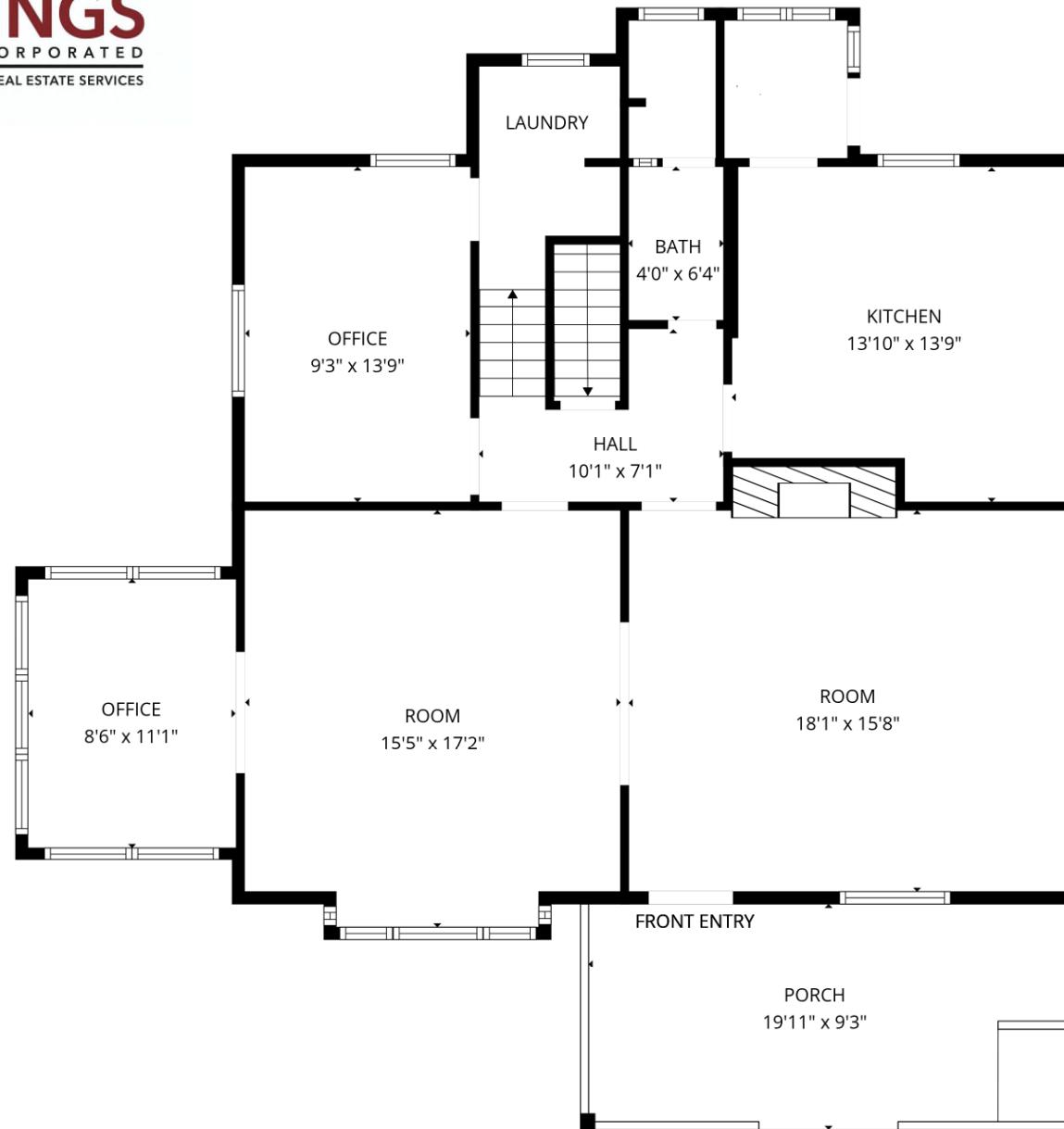


Basement Recreation Room





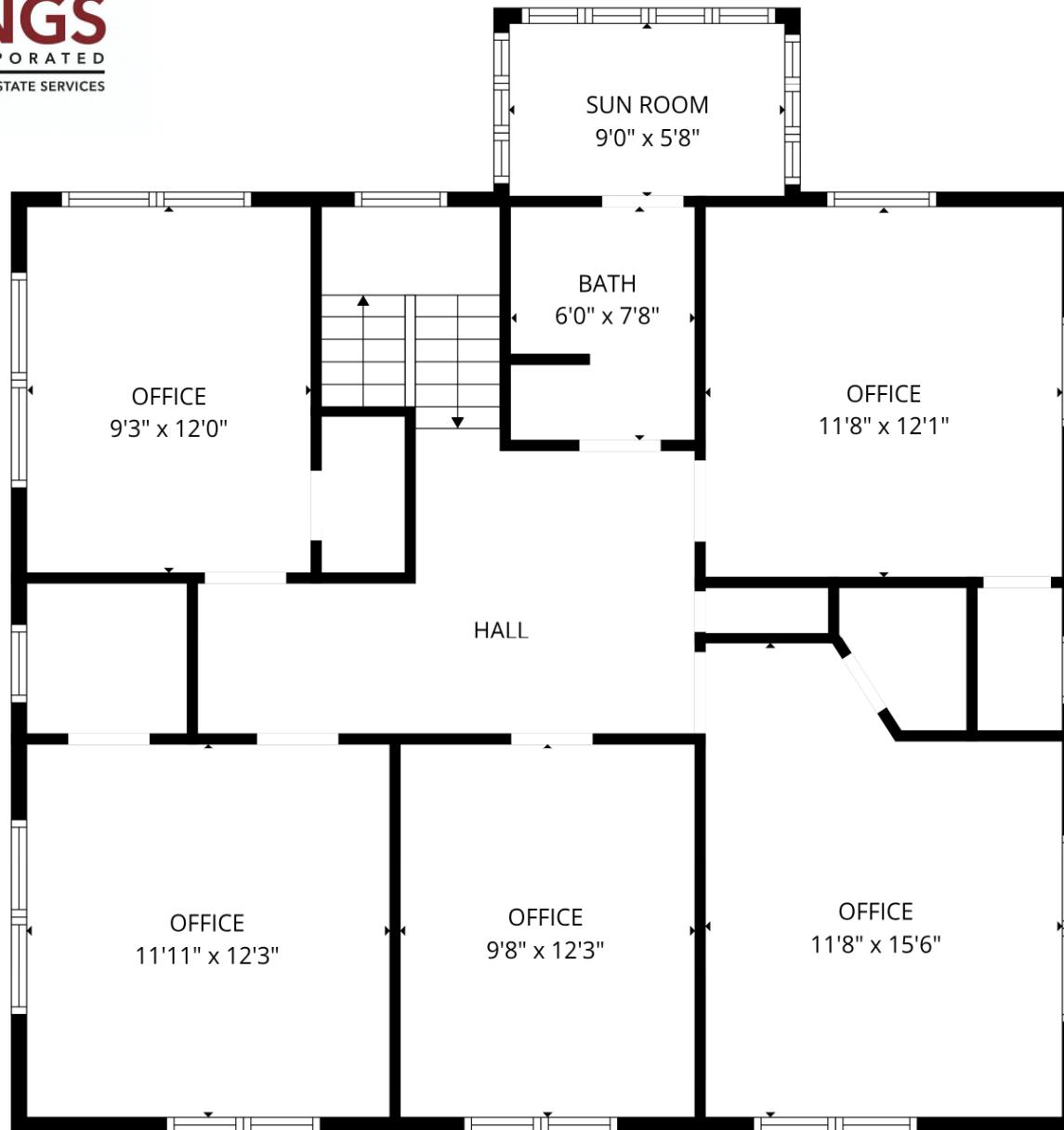
First Floor Layout (Approximate Room Dimensions)



1410 River Rd. 1st Floor



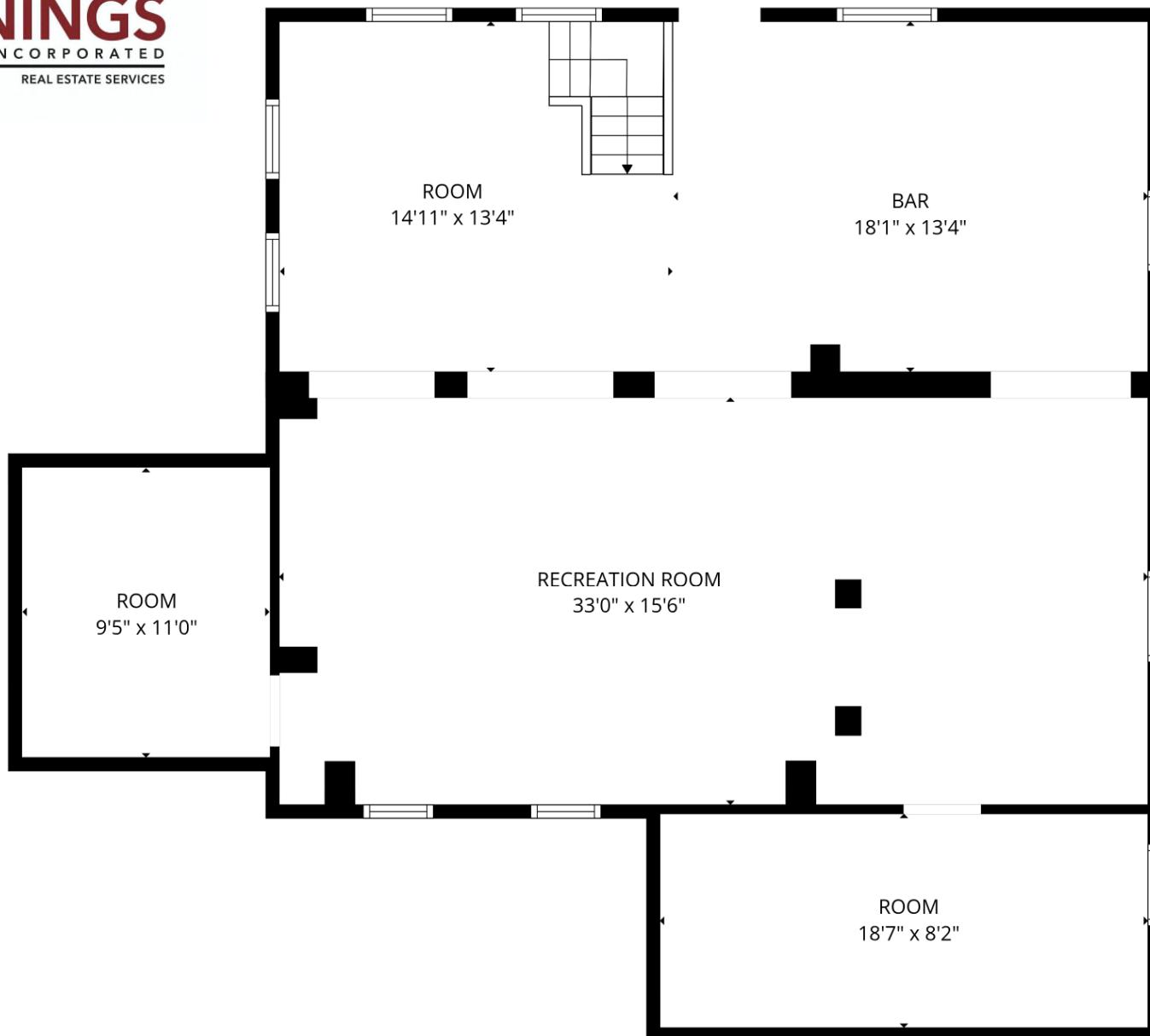
Second Floor Layout (Approximate Room Dimensions)



1410 River Rd. 2nd Floor



Basement Floor Layout (Approximate Room Dimensions)



1410 River Rd. Basement