

FOR LEASE



HERON BUILDING - 566 OLIVE STREET - EUGENE, OREGON

HERON BUILDING RETAIL/OFFICE SPACE

- 5,350 SQUARE FEET ON STREET LEVEL
- OPEN FLOOR SPACE WITH EXPANSIVE WINDOW-LINE
- BEAUTIFUL DOWNTOWN MULTI-TENANT BUILDING
- LOCATED NEAR 5TH STREET PUBLIC MARKET
- CONVENIENT STRUCTURED PARKING ACROSS THE STREET
- 2-HOUR CUSTOMER PARKING ON-SITE

Lease Rate: \$1.50/SF, NNN

For more information contact:

MILTON OILAR
miltono@campbellre.com
(541) 484-2214

Licensed in the State of Oregon

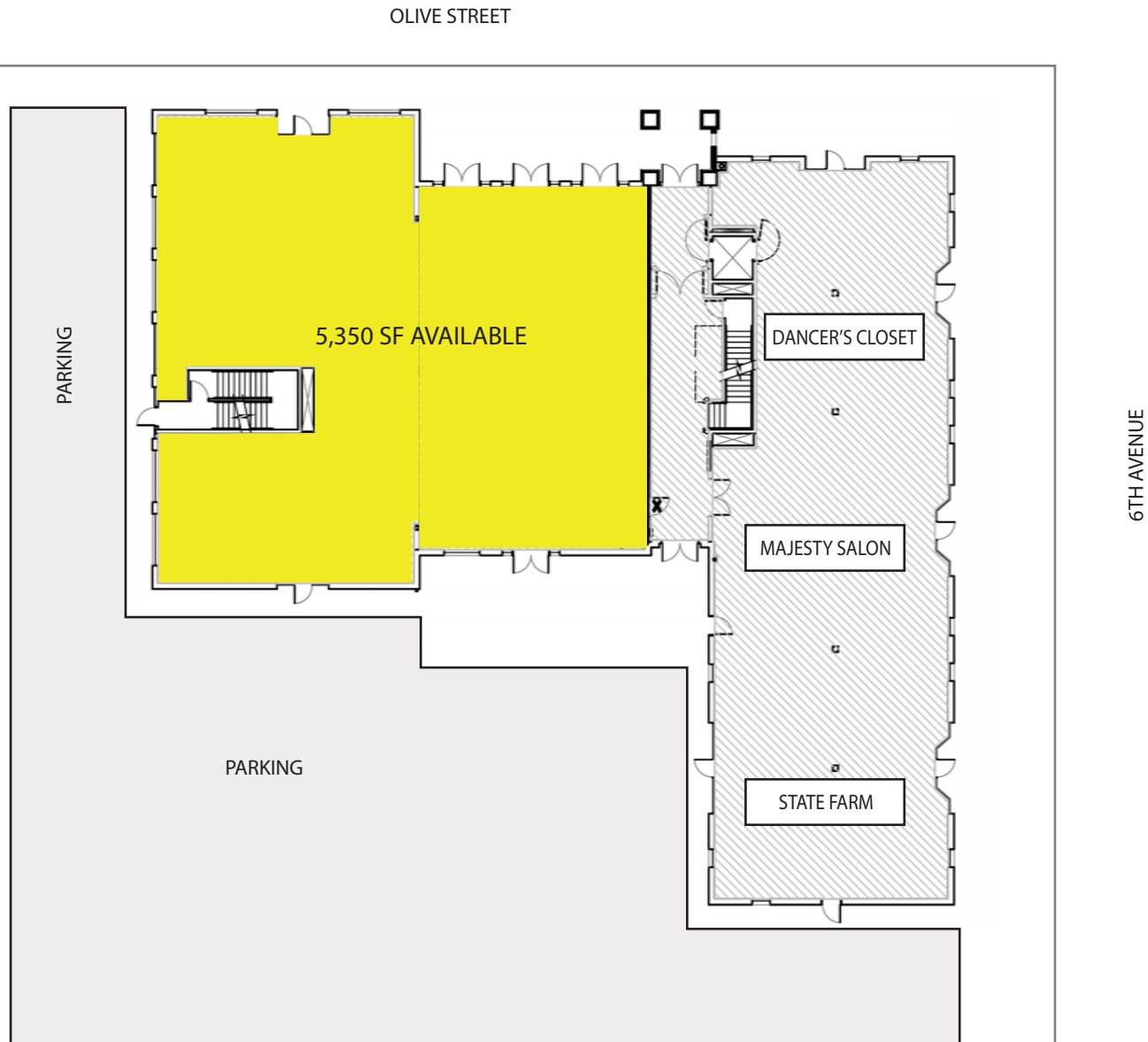
ABBY HYLAND
abby@campbellre.com
(541) 556-4813

Licensed in the State of Oregon

Campbell
COMMERCIAL
REAL ESTATE
www.campbellre.com

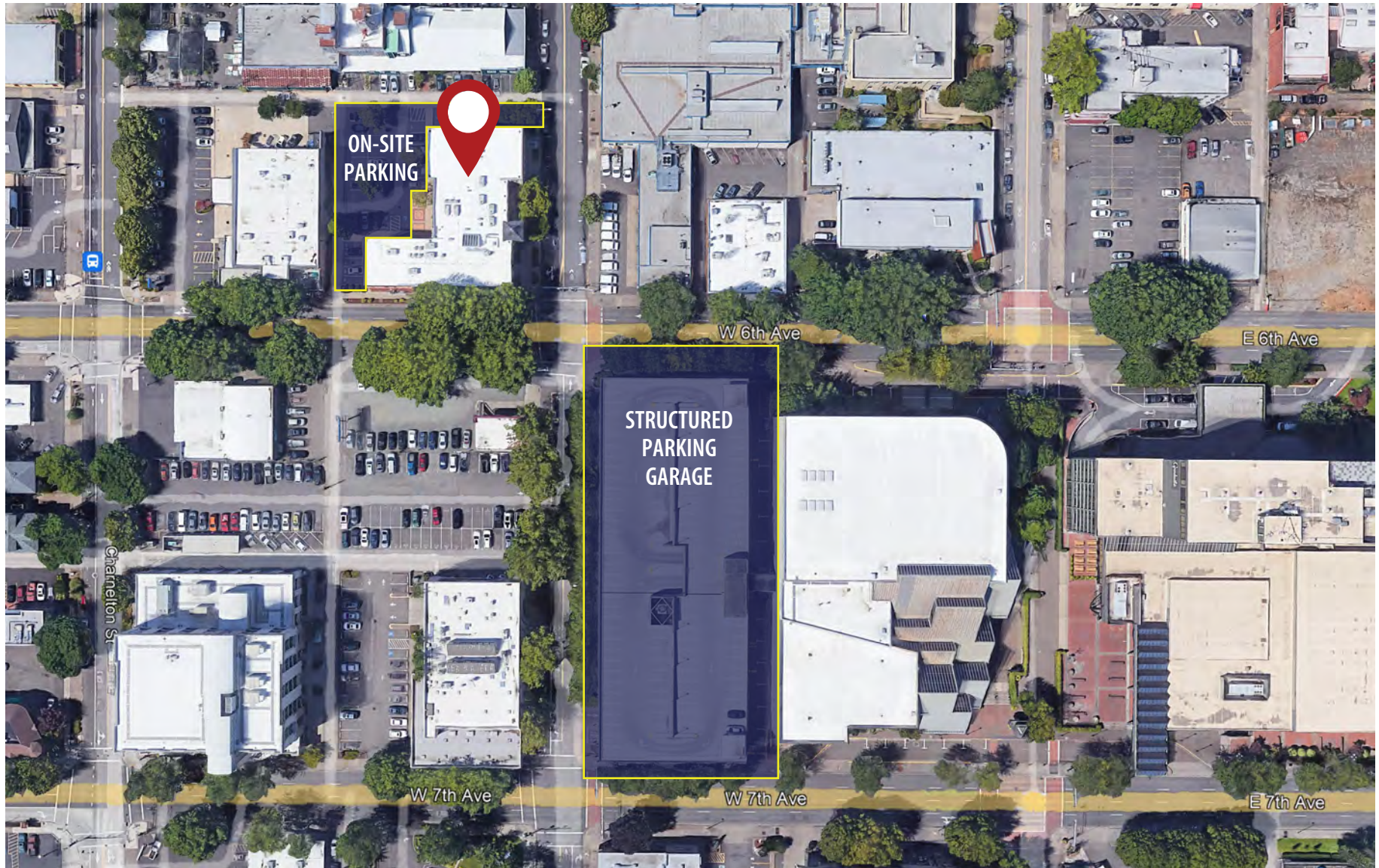
The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

STREET LEVEL TENANTS



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.

PROPERTY PARKING



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.

HERON BUILDING



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.



PROPERTY LOCATION

PROXIMITY TO THE UNIVERSITY OF OREGON, COURTHOUSES, PUBLIC TRANSIT AND AMENITIES

The Heron Building is conveniently located in downtown Eugene and is in close proximity to the Federal Courthouse, Federal Buildings, Lane County and City Hall. It is close to Whole Foods, nearby restaurants and just a short walk to the Fifth Street Public Market and the riverfront. The property has on-site tenant parking and provides easy access to LTD'S Emerald Express (EmX) Bus Rapid Transit system, additional public parking and bike lanes.



WALKER'S SCORE: 97
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