

FOR LEASE



WHITEAKER NEIGHBORHOOD - 380 W 1st AVENUE - EUGENE, OR

WAREHOUSE & OFFICE / CREATIVE SPACE

- 4,600 SF Total Building
- Whitaker Neighborhood Location
- Warehouse + Office / Creative Layout
- 20' Clear Height (to beams)
- 12' x 12' Grade-Level Roll-Up Door
- Three-Phase Power & On-Site Parking

Lease Rate: **\$4,600 /month - Modified Gross (Tenant pays utilities & garbage)**



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Licensed in the State of Oregon

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SPACE DETAILS - 380 W 1ST AVENUE

AVAILABLE SPACE

- 4,600 SF – Warehouse & Office / Creative

WAREHOUSE

- 2,200 SF warehouse space
- 20' clear height to beams
- 12' x 12' grade-level roll-up door
- New furnace
- Open layout suitable for a variety of light industrial uses

OFFICE / CREATIVE

- 1,200 SF main-floor office / creative space with restroom & break area with sink
- 1,200 SF second-floor loft / office / creative space

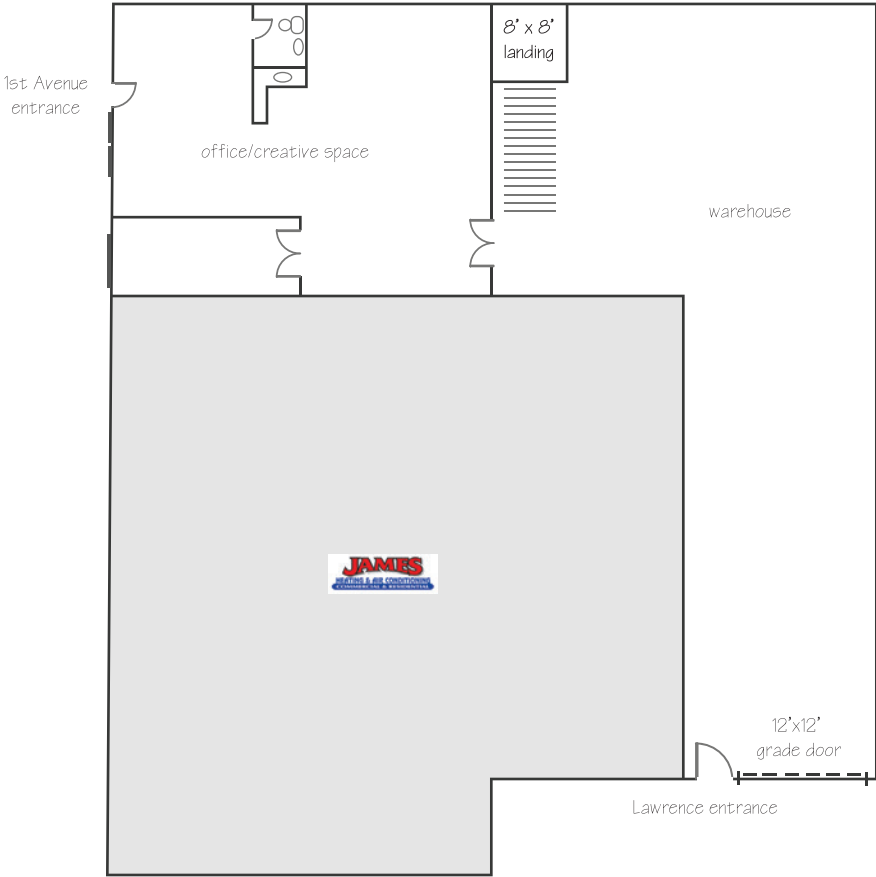
ADDITIONAL FEATURES

- On-site parking
- Zoned WSA (Whitaker Special Area)
- Three-phase power

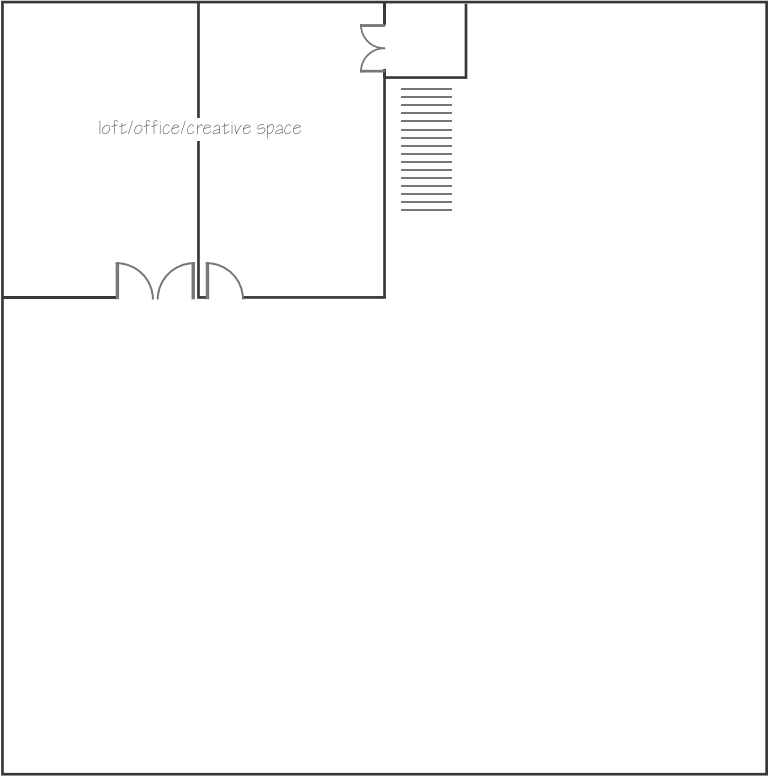


SPACE FLOOR PLAN

MAIN FLOOR
3,400 SQUARE FEET



2ND FLOOR
1,200 SQUARE FEET



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PROPERTY LOCATION



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