



FOR LEASE

7th & Washington Retail

Suite 3
472 West 7th Ave.
Eugene OR 97402

1,986 SQUARE FEET

- Currently configured with:
 - Large retail area
 - Office
 - Large breakroom
 - ADA restroom
- \$1.65 per square foot per month, triple net
Triple nets estimated to be \$0.50 per sf per month

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

Jeff Elder
jeff@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Site Plan

472 West 7th Ave. | Suite 3 | Eugene, Oregon 97402

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CONTACT

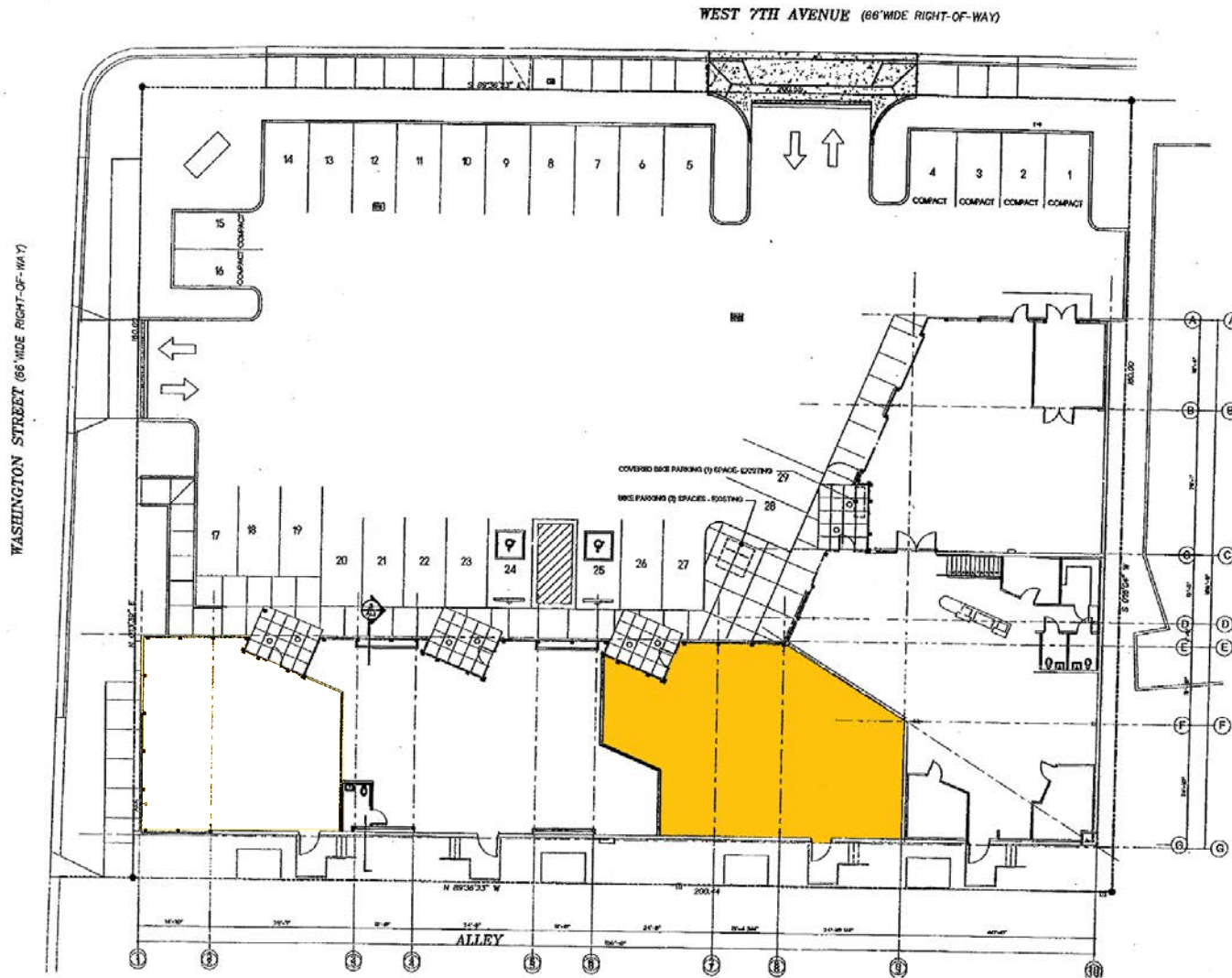
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101 East Broadway
Suite #101
Eugene, OR 97401

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Suite 3

≈ 1,986 SF

- Large retail area
- ADA restroom
- Large breakroom
- Office

Photographs

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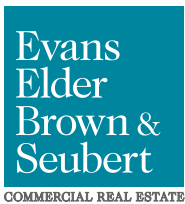
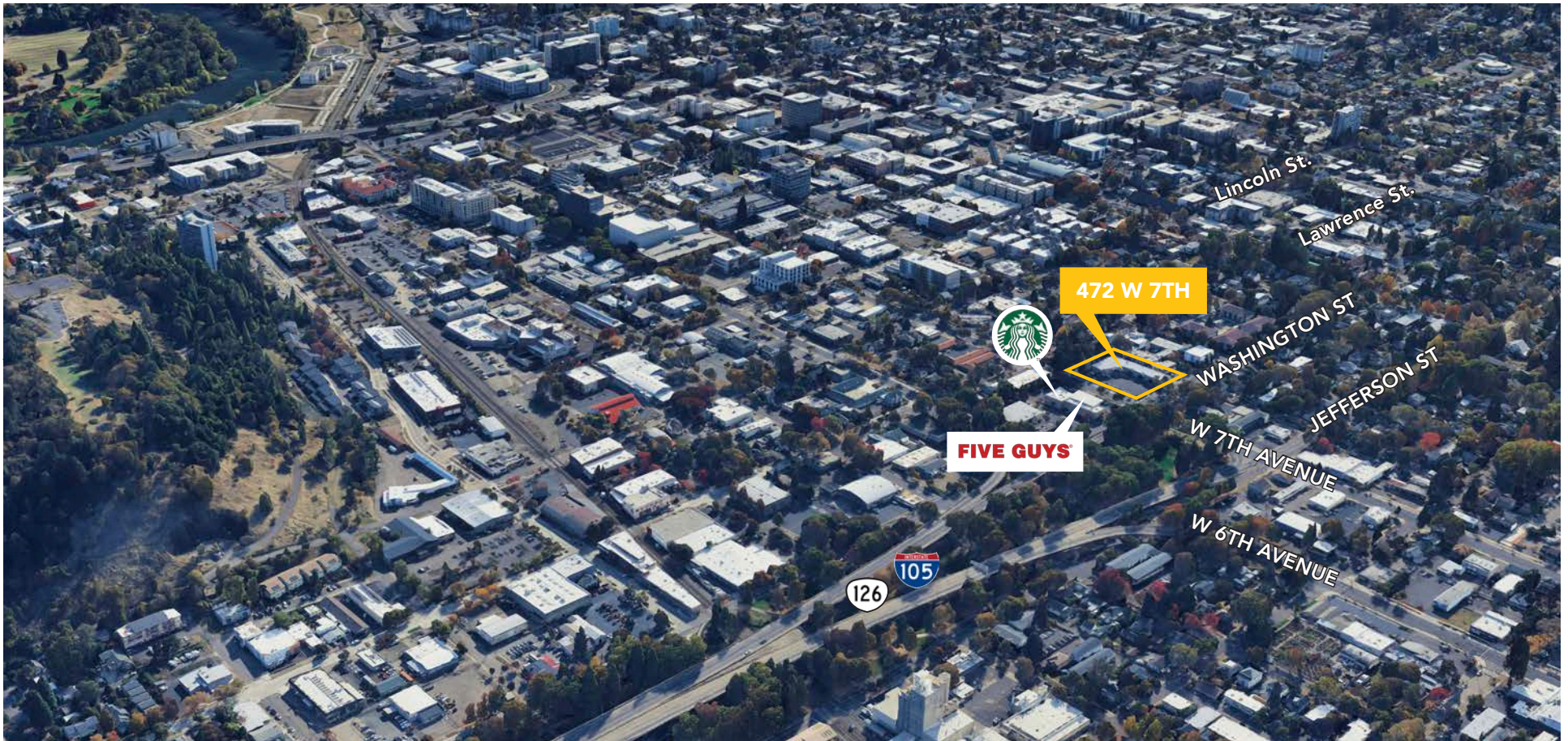
Triple Nets

Triple Nets (Common Expenses) are estimated to be \$0.50 per square foot per month

- Property taxes
- Insurance
- Management
- Common utilities
- Landscaping
- Parking lot maintenance
- Exterior maintenance
- General maintenance

Location

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