



Rendering showing building after windows have been added

600 VALLEY RIVER CENTER - EUGENE, OREGON 97401

FOR LEASE: SUBURBAN OFFICE BUILDING

- 58,193 SQUARE FEET WITH OPEN FLOOR PLAN
- OVER STANDARD FREE PARKING; ABLE TO ACCOMMODATE CALL CENTERS OR OTHER PARKING INTENSIVE USERS
- GREAT AMENITIES AT VALLEY RIVER CENTER
- EXCELLENT LOCATION ON WILLAMETTE RIVER

Lease Rate: \$1.25/SF, NNN (NNN IS APPROX. \$0.50/SF)

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PROPERTY OVERVIEW

BUILDING

600 Valley River Center is located in the Valley River Center regional shopping mall in Eugene, Oregon. The building was most recently Gottchalks department store and is currently in the planning process to convert the 2nd floor into office space. The spacious floor plate lends itself well to call centers or large corporate users. The large atrium skylights brings in lots of natural light in addition to the exterior windows that will be added to the building.

LOCATION

The building is located along the scenic river-trail system on the north side of the Willamette River. The property has great access to Delta Highway, two exits south of Beltline, giving it great connectivity to all Eugene/Springfield sub-markets. The property also has immediate access to retail amenities at Valley River Center, the area's dominant super-regional mall and close proximity to Downtown Eugene.

ZONING

C-2 (Community Commercial)

PARKING

The property has access to a huge field of free parking, making it an ideal fit for call centers and other parking intensive users. The parking is in the back of Valley River Center, and as a result is underutilized by the majority of tenants in the mall.



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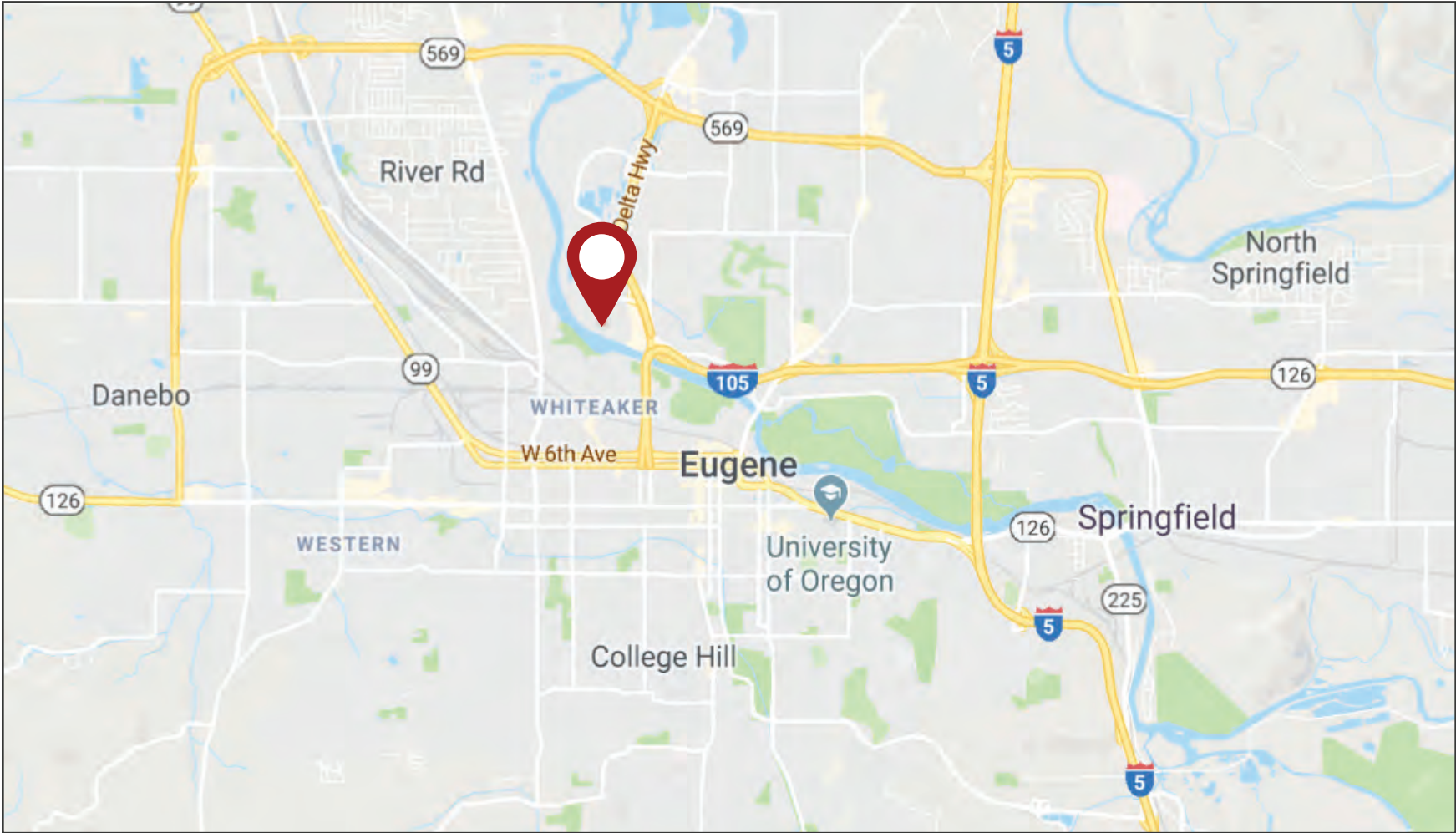


SITE / AREA TENANTS



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EUGENE AREA MAP



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EUGENE, OREGON

Eugene is the second largest city in the state of Oregon, home to the University of Oregon, US Olympic Track and Field Trials, birthplace of NIKE and a growing number of technology companies. It is located in the beautiful Willamette Valley, near the confluence of the McKenzie and Willamette rivers, and about 50 miles from the Oregon Coast and Cascade Mountains.

Eugene is a great place to live, work and play. With a “university town feel,” outdoor-oriented community, and a rich talent pool fed by two universities, Eugene offers businesses the supportive infrastructure to build and grow their business along with the desirable quality of life to attract and retain great professionals.

