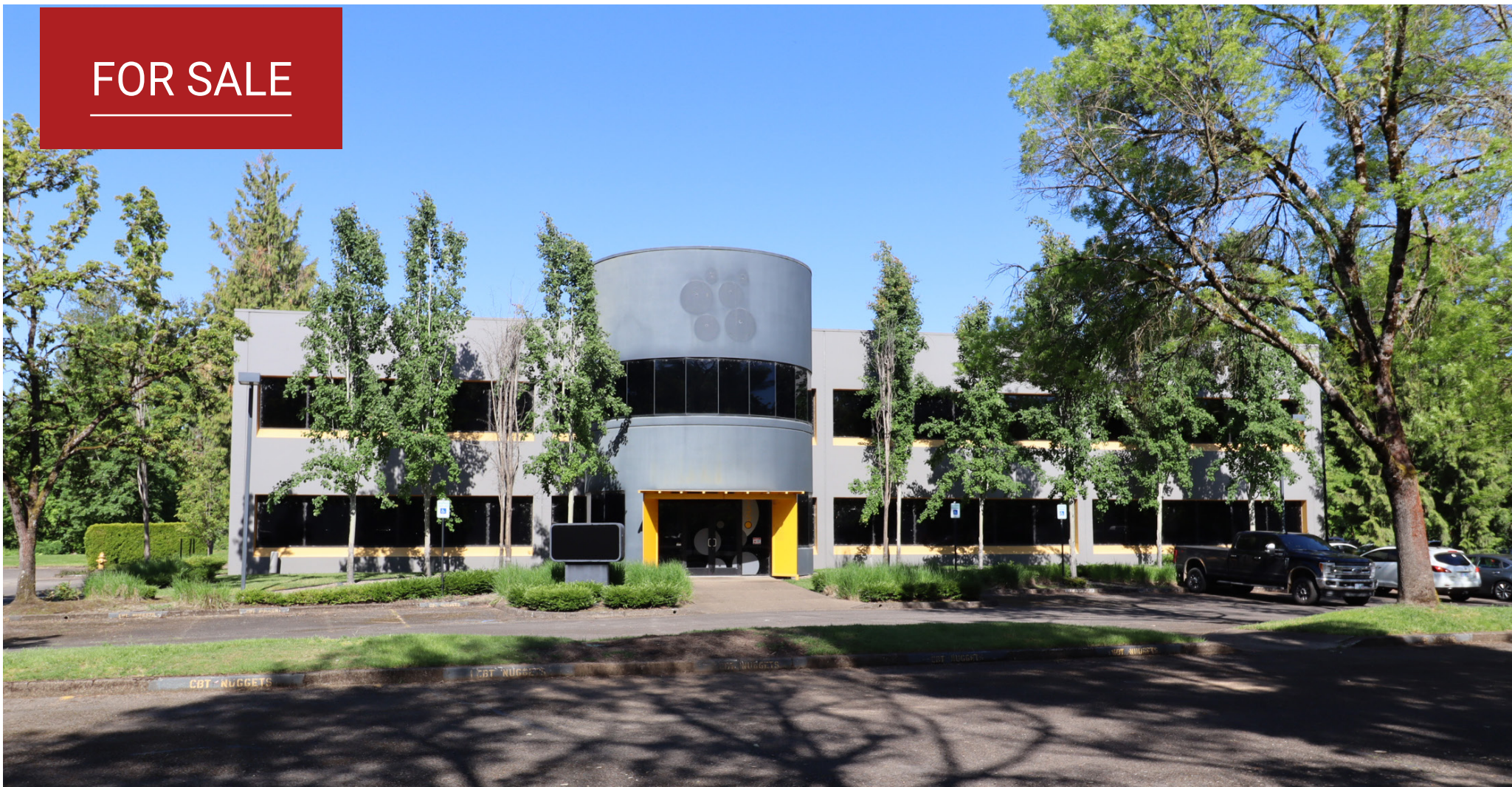


**FOR SALE**



**1550 VALLEY RIVER DRIVE - EUGENE, OREGON**

**PREMIER RIVERFRONT CLASS A CORPORATE  
OFFICE BUILDING  
22,434 SQUARE FEET**

*Purchase Price: \$7,750,000*

**Campbell**  
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[www.campbellre.com](http://www.campbellre.com)

*For more information, contact:*

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# Class A Office Building

1550 VALLEY RIVER DRIVE - EUGENE, OR

**1550 VALLEY RIVER DRIVE** is the iconic corporate office building that has been completely modernized. Formerly occupied by CBT Nuggets, this Class A building is arguably one of the nicest office spaces in the Eugene area. Located in the Valley River area and along the Willamette River, the property sits minutes from downtown and is surrounded by dining, shopping, and outdoor recreation amenities. This building is a must have for a corporate office.



## Modern corporate office building available for sale

22,434 SQUARE FEET

2-STORY BUILDING

OPEN OFFICE LAYOUT WITH MEETING  
ROOMS AND PRIVATE OFFICES

TENANT LOUNGE / KITCHEN AREA

MULTI-PURPOSE CONFERENCE ROOMS

WORKOUT FACILITY

DETACHED MEETING / CONFERENCE ROOM

OUTDOOR PATIO

ELEVATOR SERVED

WATERFRONT VIEWS

SURFACE PARKING

**SALE PRICE: \$7,750,000**

# FIRST FLOOR

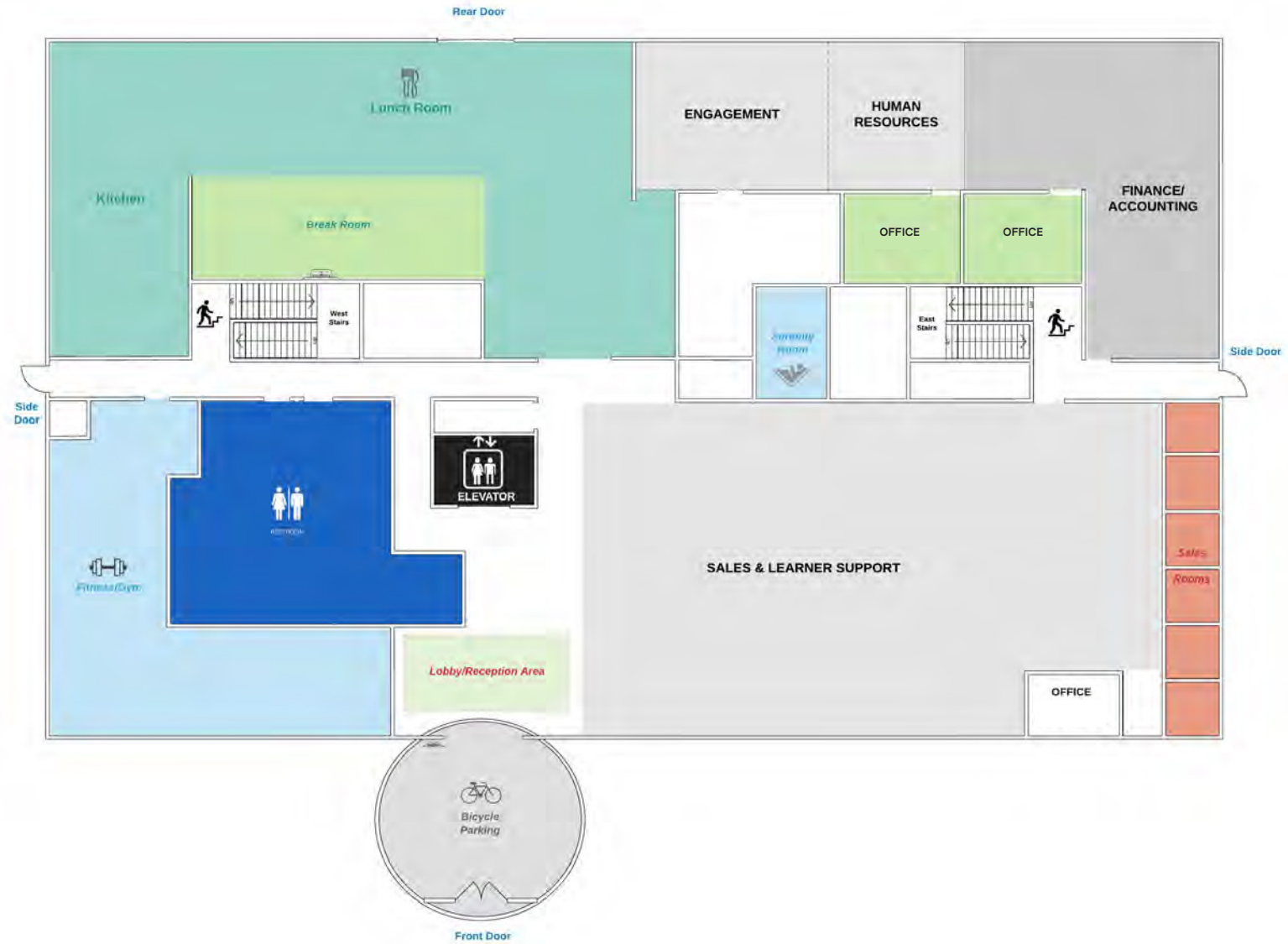
1550 VALLEY RIVER DRIVE - EUGENE, OR



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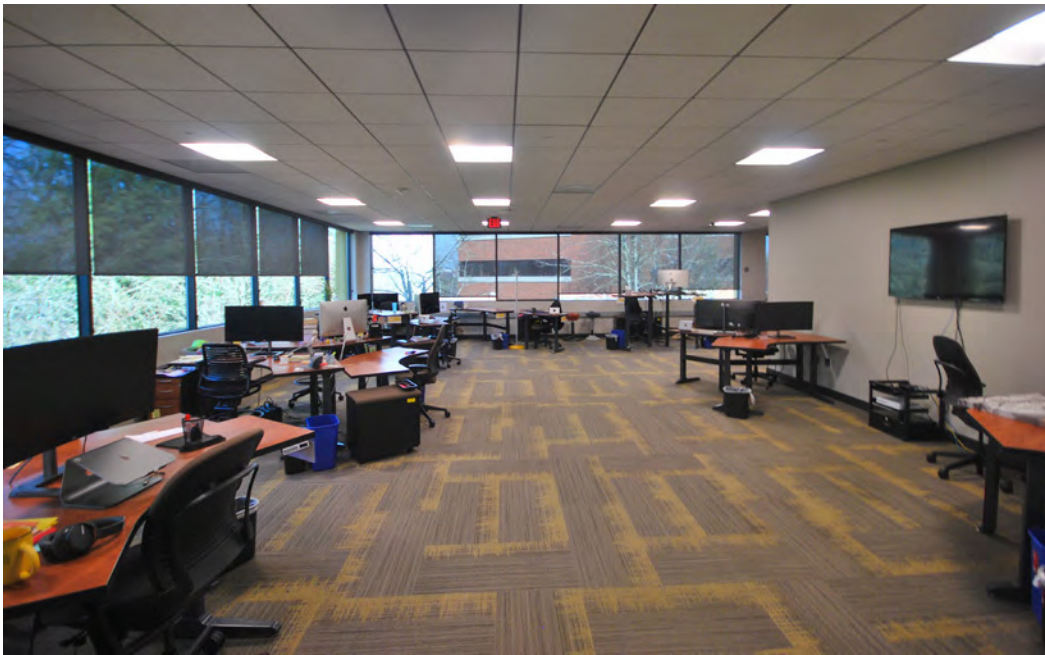
# SECOND FLOOR

1550 VALLEY RIVER DRIVE - EUGENE, OR



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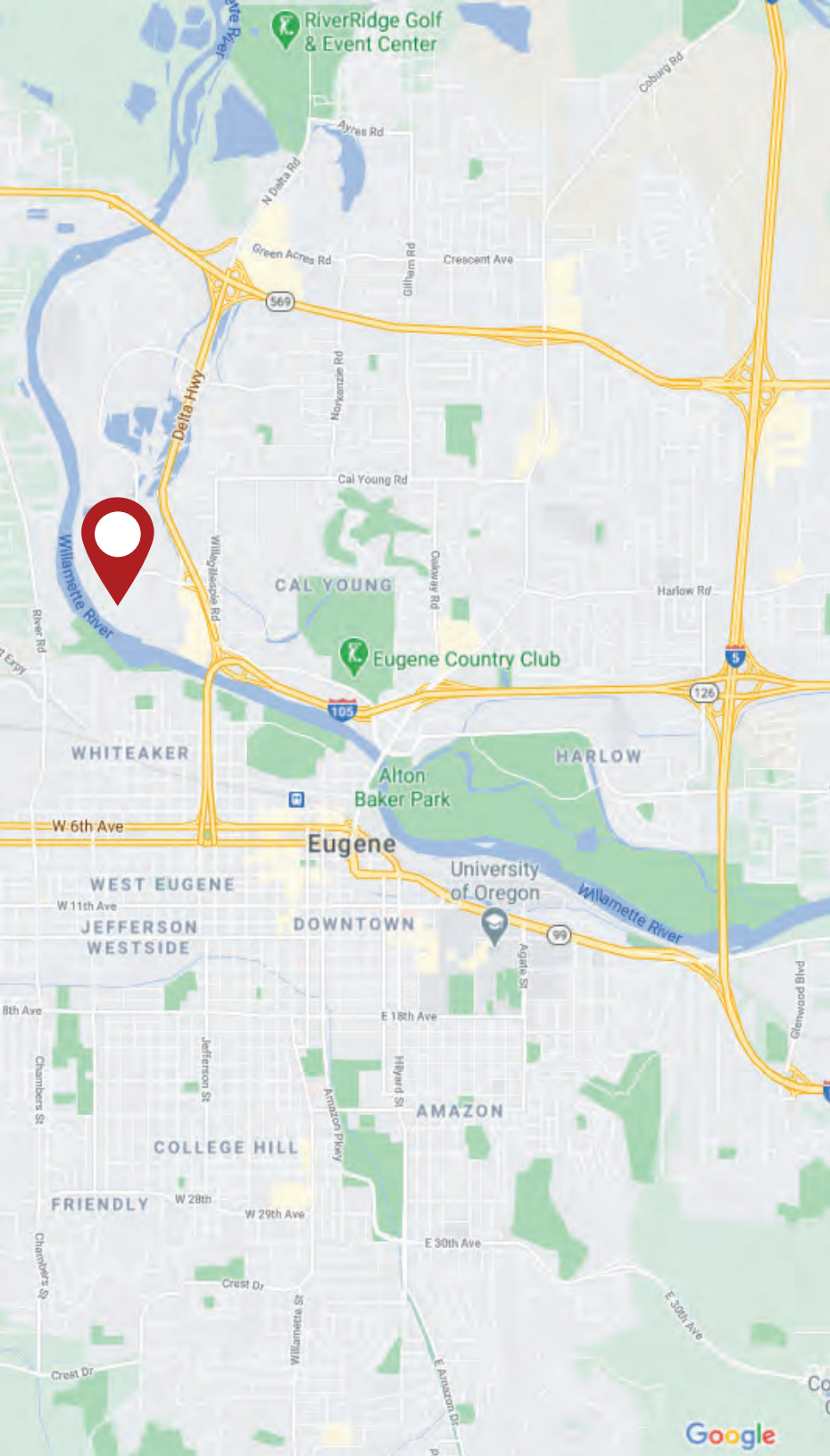
# AERIAL TENANT MAP

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## PREMIER RIVERFRONT CLASS A CORPORATE OFFICE BUILDING

1550 VALLEY RIVER DRIVE  
EUGENE, OREGON 97401

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