

**FOR LEASE**

# MINER BUILDING

132 E BROADWAY EUGENE, OREGON

## AVAILABLE OFFICE SUITES:

SUITE 101:	598 SF
SUITE 200:	3,289 SF
SUITE 214:	616 SF
SUITE 240:	270 SF
SUITE 532:	661 SF
SUITE 621:	445 SF
SUITE 712:	726 SF
SUITE 825:	1,322 SF

**HIGH-SPEED FIBER NETWORK  
HISTORIC BEAUTY WITH MODERN UPGRADES  
LOCATED IN THE HEART OF DOWNTOWN'S TECH HUB**

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## ABOUT THE BUILDING

Built in 1924, The Miner Building was Eugene's first high-rise serving the professional community of Eugene. The building's historic character of the past is constantly being preserved, while renovations and upgrades will provide a unique and modern work environment for the next generation of professionals. This building is known for being the birthplace of NIKE, PHA (New Pacific Source), Slocum Center and many other successful local businesses. The University of Oregon owned this building for over 35 years. Located in the middle of downtown's tech-hub, this is the perfect address for those who appreciate the charm of the past with today's conveniences and amenities.

## NEXT GENERATION UPGRADES

Lobby Renovation with new coffee shop, retail, bike parking and restrooms  
New facade treatment for ground floor spaces  
Exterior front entrance identity upgrades  
Modern finishes with open and flexible office plans  
New building infrastructure from HVAC, to electronic, to network connectivity

## EUGNet FIBER OPTIC

The Miner Building is now LIT on EUGNet, the utility based fiber optic plan and has speeds up to 10 Gbps. XS Media is the building's Internet and Voice Provider that offers tenants great rates starting at under \$100 per month for 1 Gbps. They provide a variety of voice services over fiber.

The building is also served by Century Link and Comcast.



# MINER BUILDING

## ■ AVAILABLE OFFICE SUITES:

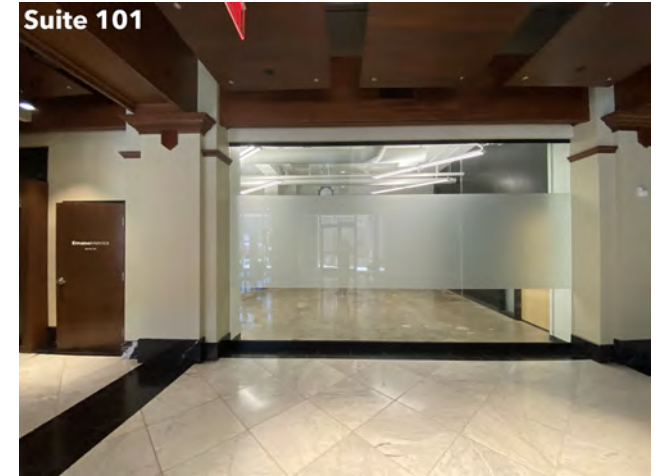
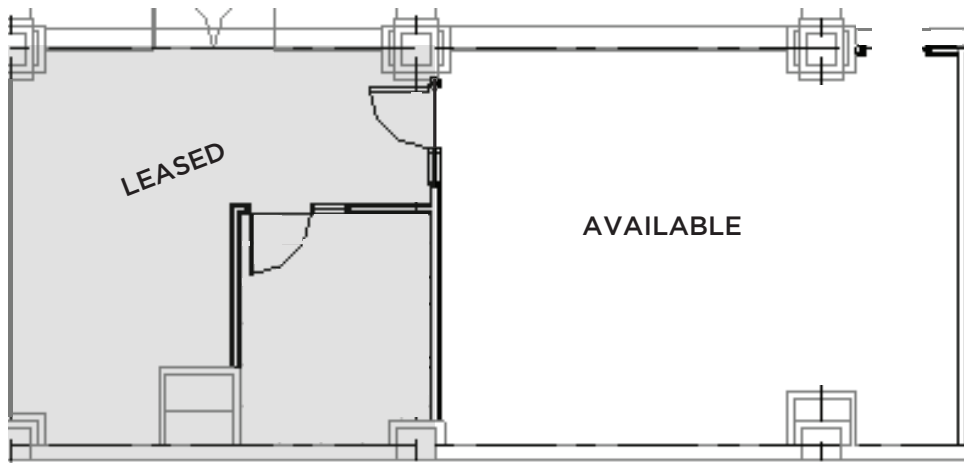
Suite 101:	598 SF	\$1.85/SF/month
Suite 200:	3,289 SF	\$1.78/SF/month
Suite 214:	616 SF	\$1.85/SF/month
Suite 240:	270 SF	\$550 per month
Suite 532:	661 SF	\$1.85/SF/month
Suite 621:	445 SF	\$1.85/SF/month
Suite 712:	726 SF	\$1.85/SF/month
Suite 825:	1,322 SF	\$1.85/SF/month

■ All leases are fully serviced (minus janitorial)





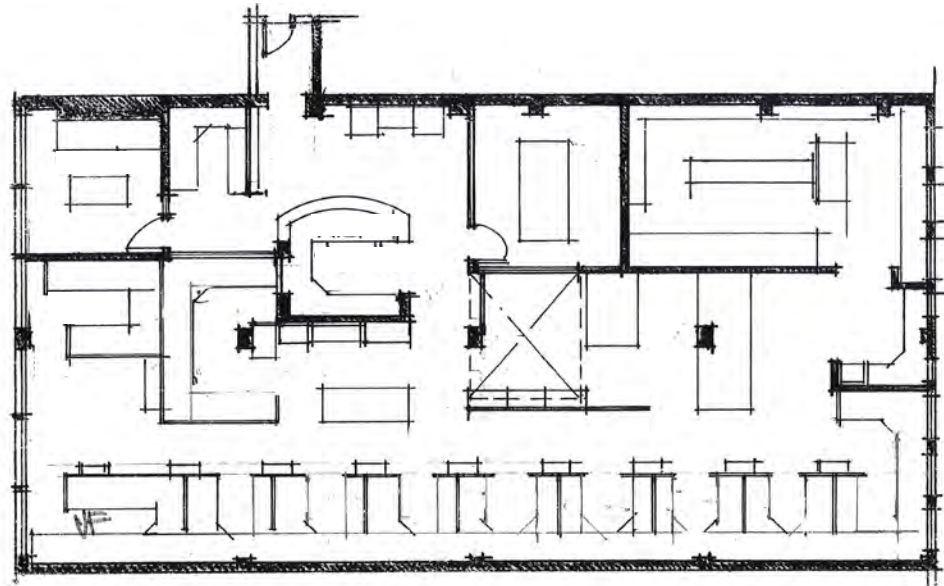
**SUITE 101 - 598 SQUARE FEET**





## FLOOR PLANS

**SUITE 200**  
**3,289 SF**  
**OPEN CREATIVE OFFICE**



1/8" = 1'-0"



**Suite 200**



**Suite 200**



**Suite 200**

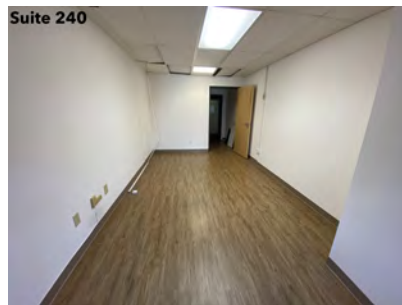
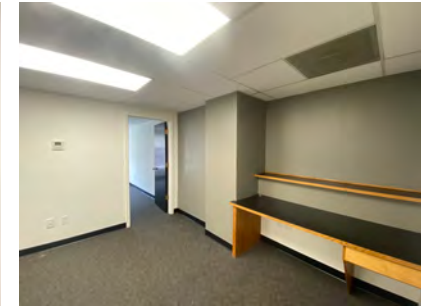
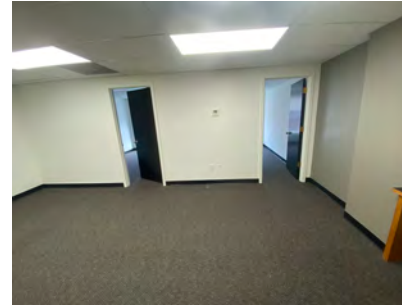
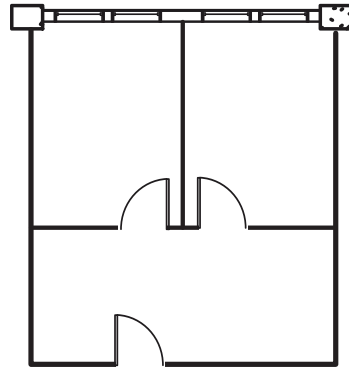


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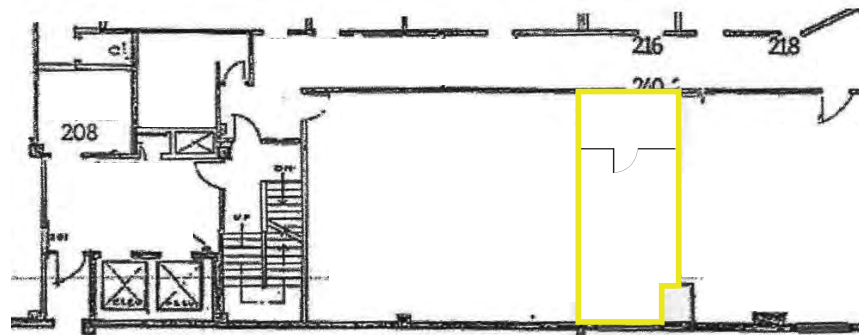


# FLOOR PLAN

**SUITE 214 - 616 SQUARE FEET  
MOVE-IN READY**



**SUITE 240 - 270 SQUARE FEET**

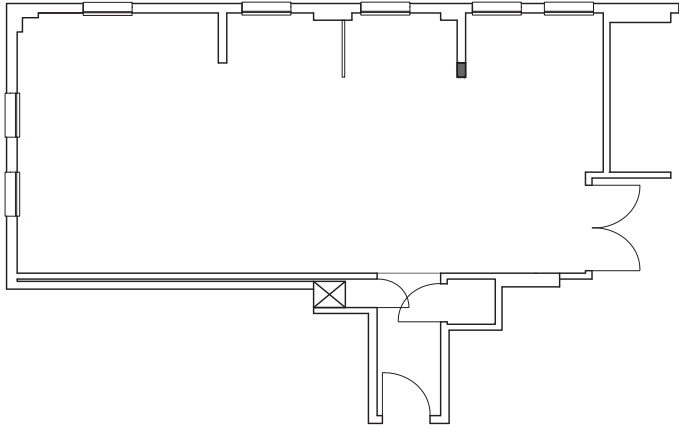


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# FLOOR PLAN

## SUITE 532 - 661 SQUARE FEET



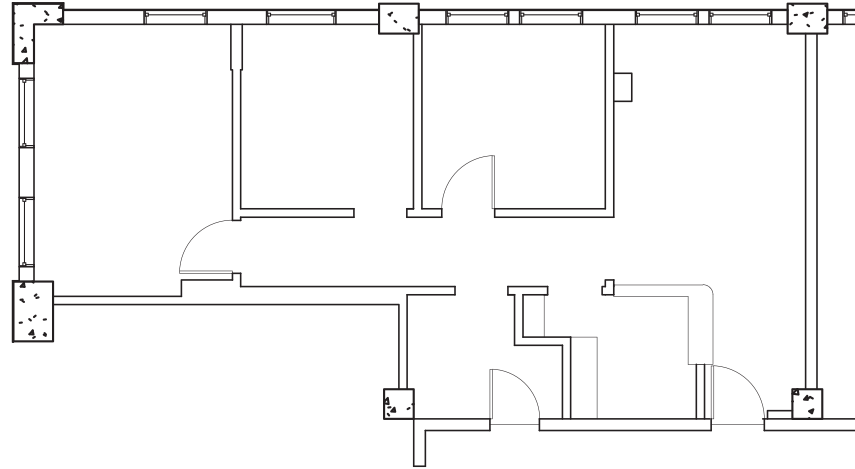
## SUITE 621 - 445 SQUARE FEET



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SUITE 712 - 726 SQUARE FEET



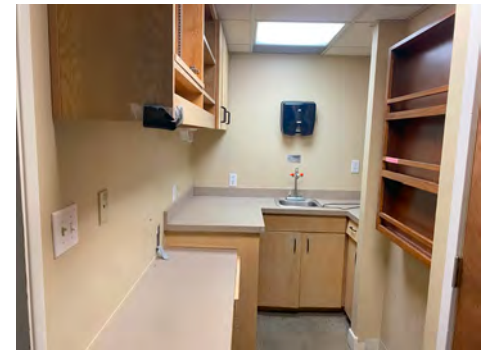
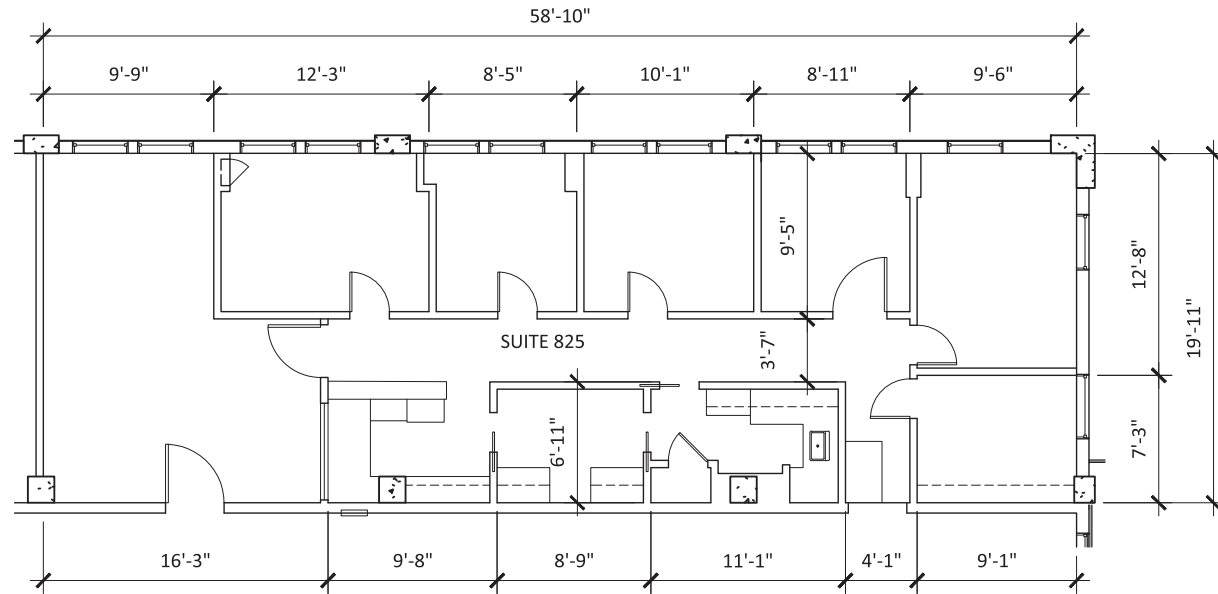
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# FLOOR PLANS

**SUITE 825**  
**1,322 RSF**



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# M MINER BUILDING

## **BUILDING LOCATION**

- Located central downtown on East Broadway in Eugene's downtown district

## **BUILDING DATA**

- Eugene's first high rise
- 8 stories
- 95,661 total square feet
- Efficient floor plates with a typical size of 9,760 square feet
- Historic building built in 1924

## **RENOVATIONS**

- Exterior front entrance identity
- Expansive floor lobby upgrades
- New and upgraded elevators

## **PARKING**

- Numerous parking options available in the immediate neighborhood, including adjacent garage and the Oak Street parking garage

## **AMENITIES**

- Ample window line with spectacular views of Eugene and surrounding areas
- Large operable windows and excellent natural light
- Street-level retail and services
- Robust bike storage facility with bike racks
- Tenant storage available in secure basement space
- Responsive property management

## **LOCATION HIGHLIGHTS**

- BIKE SCORE - 100: Eugene has the highest bike score in Oregon
- WALK SCORE - 98: "Walker's Paradise". Location is in the middle of downtown and is easy to walk to restaurants, bus line, banks & living areas
- TRANSIT SCORE - 64: Eugene has good transit with the bus station a few blocks away

## **INTERNET AND VOICE PROVIDERS**

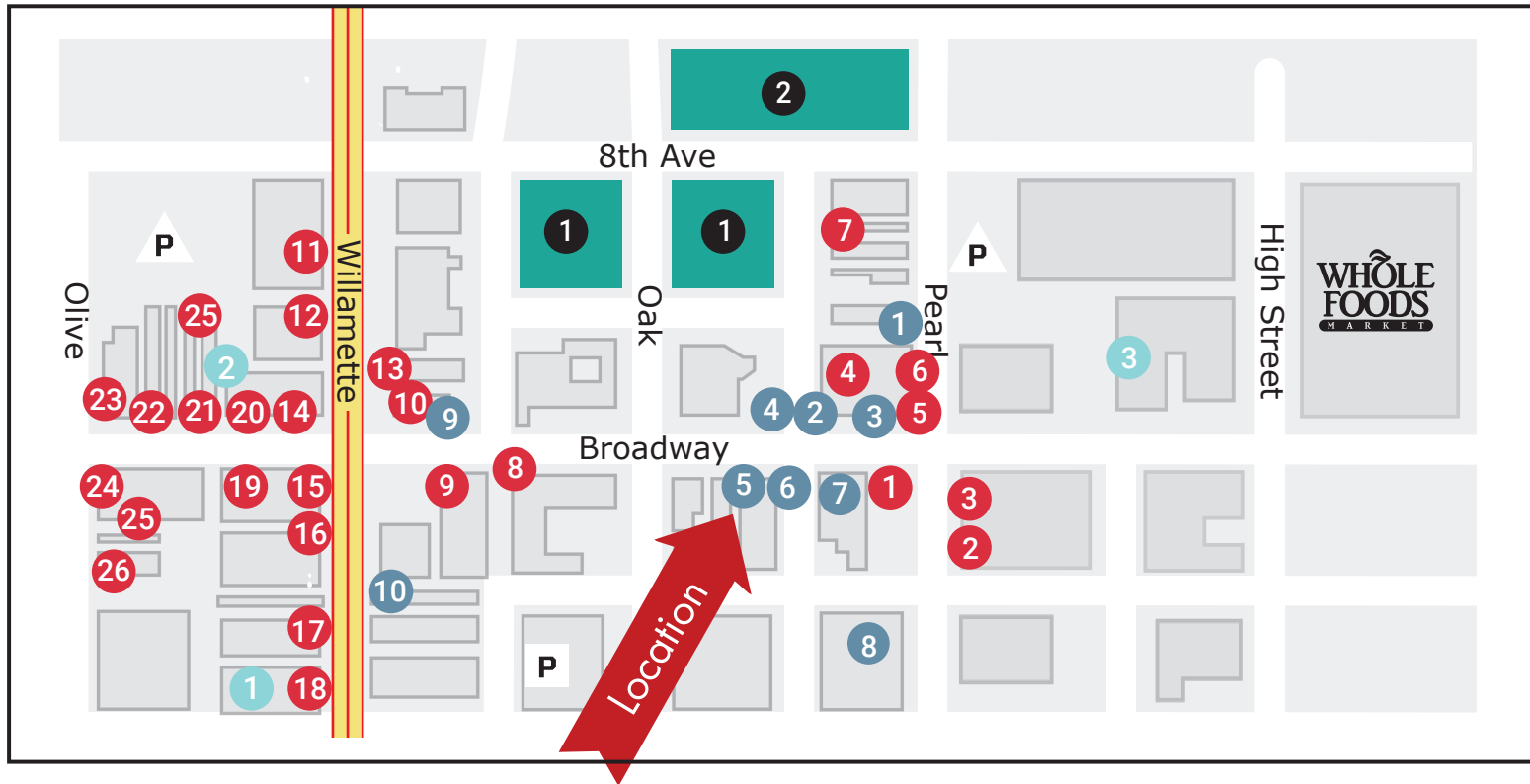
- EUGNet, Eugene's utility based fiber optic plan
- Centurylink is stubbed in building
- Comcast

## **PROJECT TEAM**

- Ownership: Eugene Professional Building LLC
- Property Management: Campbell Commercial Real Estate
- Leasing: Campbell Commercial Real Estate



**NEIGHBORHOOD ATTRACTIONS** The Miner Building is located in the heart of Downtown Eugene with easy access to Lane Transit, public parking and bike lanes. It is just steps away from the best dining, shopping, arts and entertainment.



### Food & Beverage

- |                        |                         |                        |
|------------------------|-------------------------|------------------------|
| 1 Ambrosia             | 11 Bagel Sphere         | 20 Party Bar           |
| 2 Bo & Vine Burger     | 12 Off the Waffle       | 21 Party Market & Wine |
| 3 Mezza Luna Pizzeria  | 13 Peek-a-Boo Ice Cream | 22 The Chicken Shanty  |
| 4 Bon Mi               | 14 Portal Tea           | 23 The Horsehead Bar   |
| 5 541 Sushi Bar        | 15 Slice Pizza          | 24 The Davis           |
| 6 Taco Mogo            | 16 The Barn Light       | 25 Cowfish Cafe        |
| 7 Palace Bakery & Cafe | 17 Poppi's Anatolia     | 26 Lucky's             |
| 8 Sushi Seoul          | 18 The Sushi Spot       |                        |
| 9 Voodoo Donuts        | 19 Killer Burger        |                        |
| 10 John Henry's        |                         |                        |

### Retail

- 1 NW Hat Company
- 2 Footwise
- 3 Mokwheel E Bikes
- 4 Goldworks Jewelry
- 5 Passionflower
- 6 Porterhouse Clothing
- 7 J Micheal's Books
- 8 Oregon Art Supply
- 9 Lazar's Bazar
- 10 Shoe-a-holic

### Entertainment

- 1 Actor's Cabaret
- 2 Metro Cinema
- 3 The Shedd Institute

### Community

- Parking Lot
- Parking Garage
- Saturday Market/Park Blocks
- Town Square/Farmer's Market