

**LEASE**

**RETAIL SPACE - Historic Building**  
Located in the Heart of Cottage Grove  
522 E. Main Street - Cottage Grove, OR

*Available Spaces:*

1,832 & 2,052 Square Feet in Two Units

*Lease Rate:*

\$1.10 Per Square Foot/Monthly

Modified Gross Lease

Tenant Pays Utilities & Interior Maintenance

*For more information contact:*

**SUSAN EDWARDS**

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Licensed in the State of Oregon



www.campbellre.com



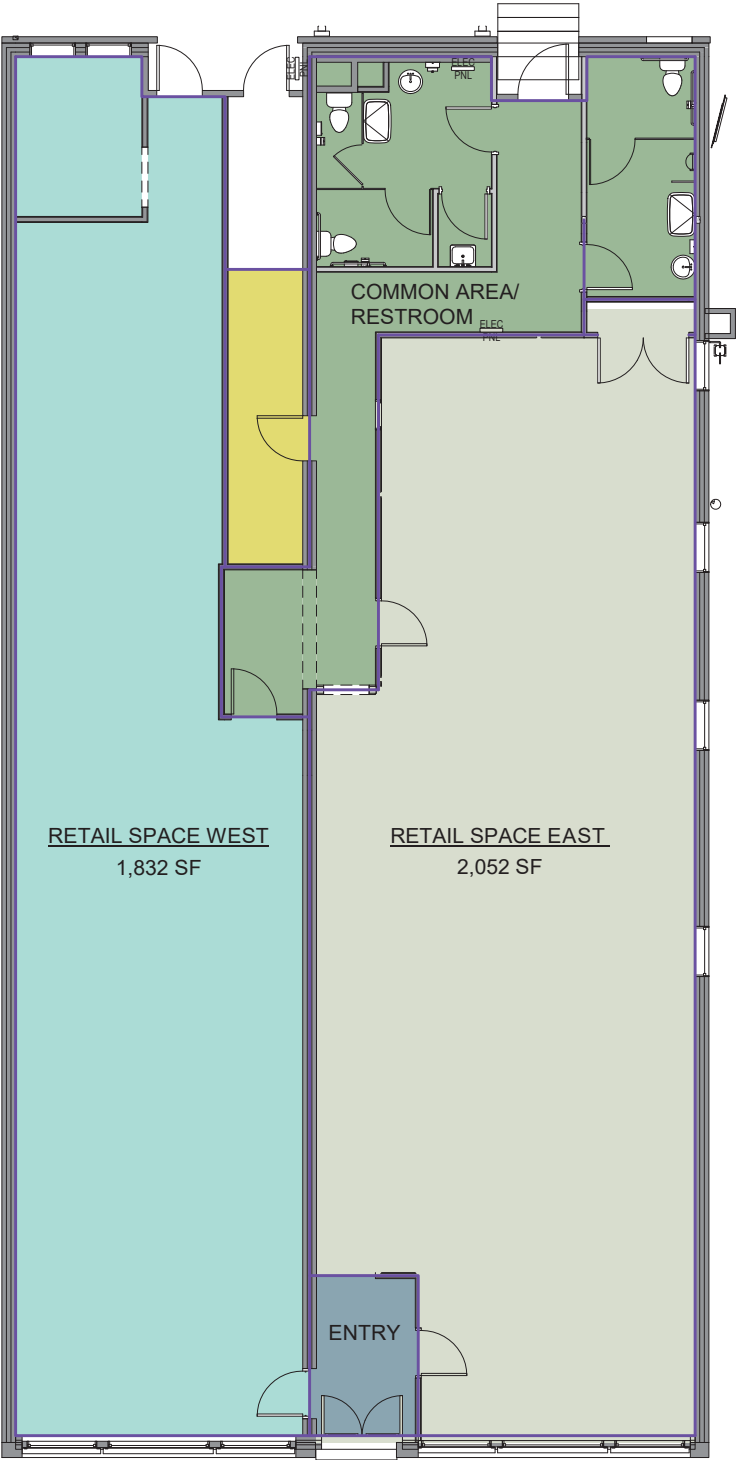
*The Historic Stewart & Porter Building - A Treasure of a Building*

Great location and building for a wine bar, specialty shop, delicatessen, coffee shop/soda fountain, bakery, sports bar restaurant, brew pub, mercantile, nutritional shop, garden store, artist's gallery - museum. This building will make a unique backdrop for your business. Great for any business that wants an historic presence.

- Newly refurbished retaining historic elements
- Brick/wood exterior and brick interior walls
- Large windows facing the street
- Side windows on East side
- Wainscoting in East side interior
- High ceilings
- Tin embossed ceiling tiles in West side interior
- Wood floors provide a warm ambiance
- Common area ADA compliant restrooms
- Common entrance to the building

The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

# PROPERTY FLOOR PLAN



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# STEWART & PORTER BUILDING

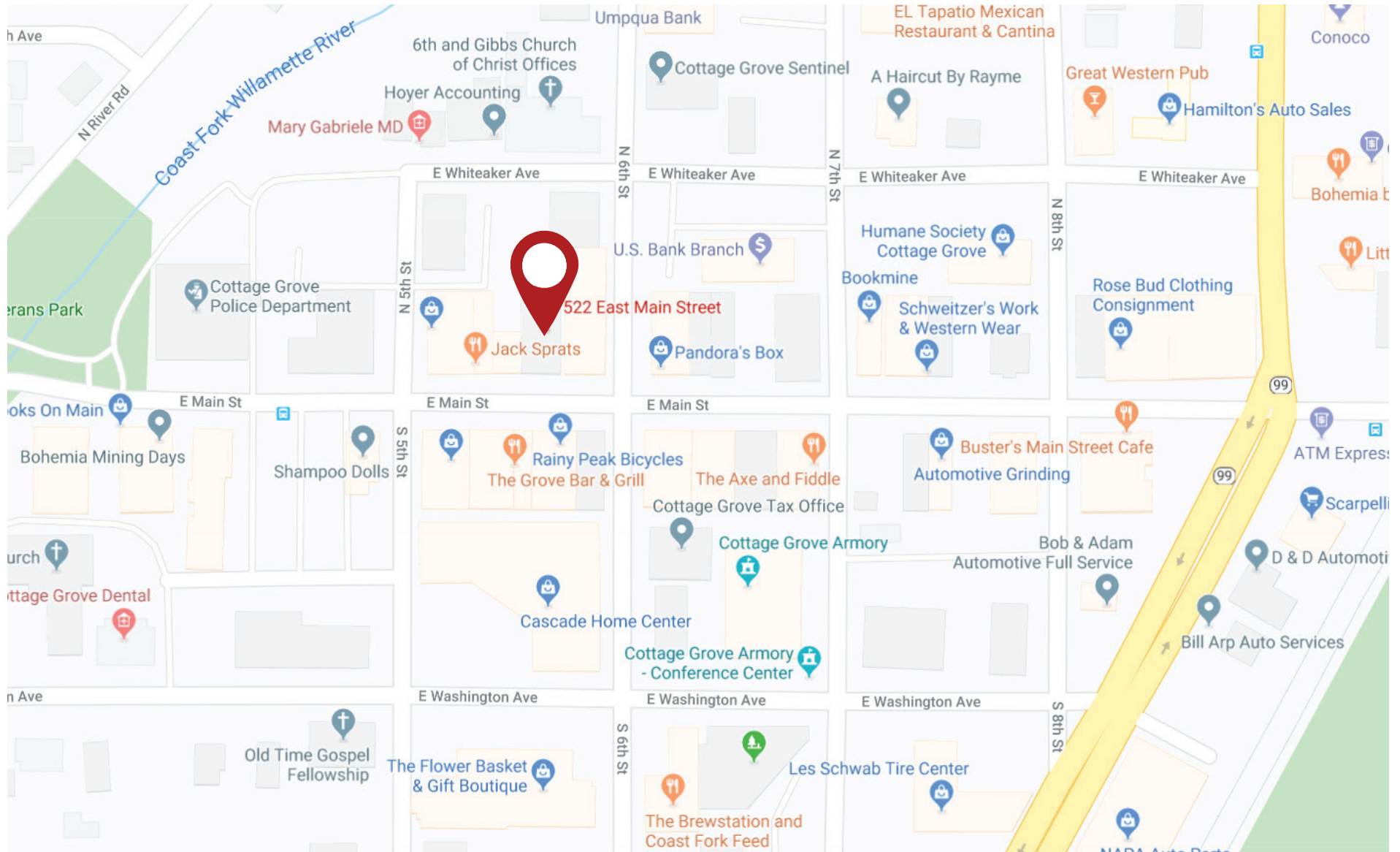
Located in the Heart of the Downtown Historic District

Built in 1908 - Undergoing Refurbishment



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# PROPERTY LOCATION



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