

FOR LEASE



856 WILLAMETTE STREET - EUGENE, OREGON 97401

CREATIVE DOWNTOWN OFFICE / RETAIL BUILDING

- MULTI-LEVEL BUILDING - 11,290 SF
- UNIQUE OPEN LAYOUT WITH NATURAL LIGHTING
- ACCESS TO EUGNET FIBER NETWORK
- ZONED C-3, MAJOR COMMERCIAL

Lease Rate: \$1.05/SF, MG (TENANT RESPONSIBLE FOR MAINTENANCE & UTILITIES)

LANDLORD TO CONTRIBUTE UP TO \$150,000 IN TENANT IMPROVEMENTS

For more information contact:

BILLY POLLOCK
billyp@campbellre.com
(541) 285-8865

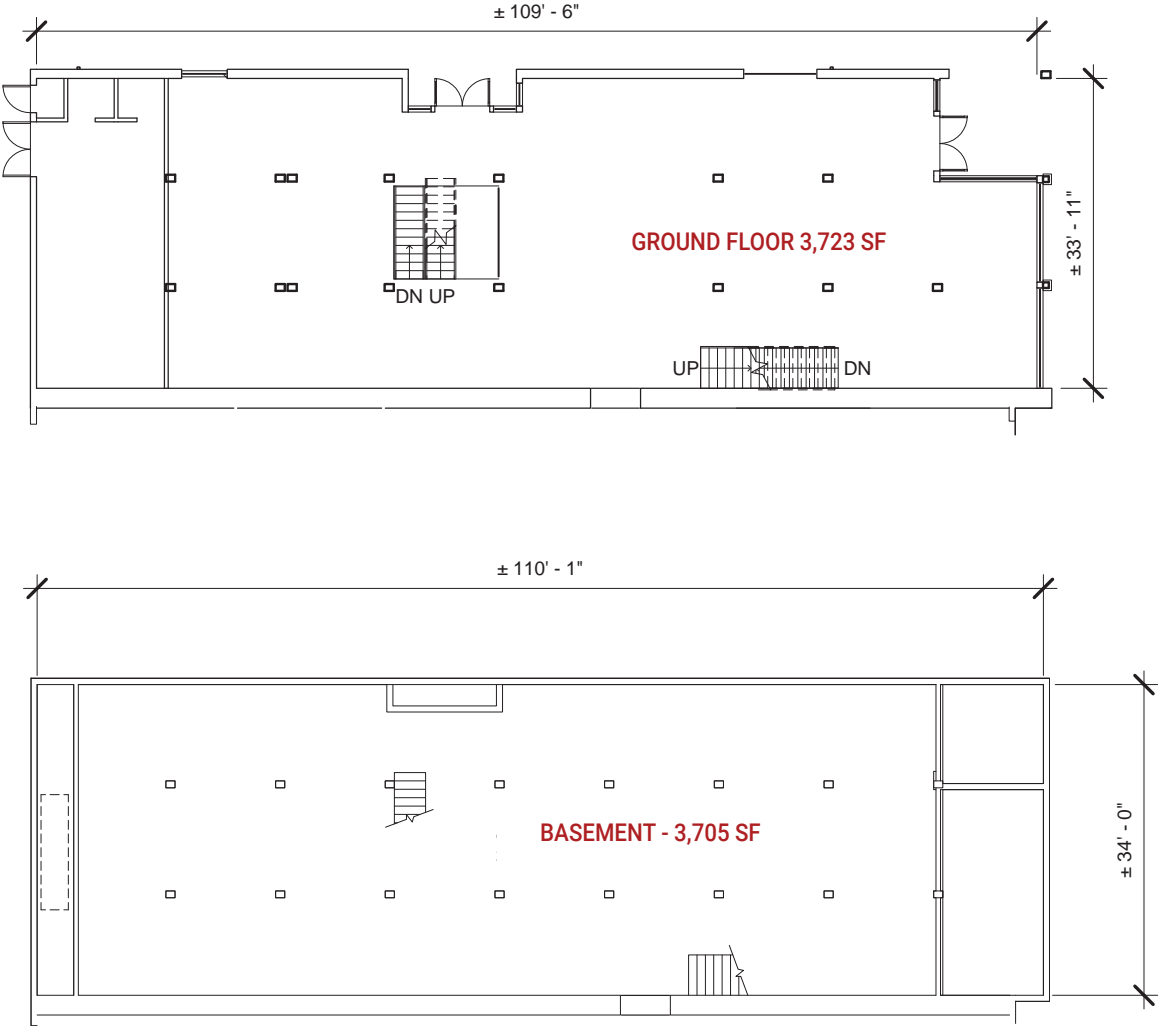
Licensed in the State of Oregon

BEN WANICHEK
benw@campbellre.com
(541) 520-0067

Licensed in the State of Oregon

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BUILDING FLOOR PLAN



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 LOCATION MAP



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PRIME DOWNTOWN OFFICE / RETAIL LOCATION

- Prominent Willamette Street frontage in downtown Eugene's primary commercial corridor
- Surrounded by professional offices, retail, dining, and civic institutions
- Strong vehicle and pedestrian traffic with excellent walkability, parking, and transit access
- Immediate proximity to the Lane County Courthouse, Hult Center, and University of Oregon

