

FOR LEASE CLASS A OFFICE SPACE

At The U of O Riverfront Research Park
1776 Millrace Drive - Eugene, OR



www.campbellre.com



LOCATED ACROSS FROM THE UNIVERSITY OF OREGON CAMPUS AND NEXT TO
THE KNIGHT CAMPUS FOR ACCELERATING SCIENTIFIC IMPACT (OPENING IN 2020)

- LEED SILVER CERTIFIED BUILDING
- OPTION 1: 10,791 RSF (Available December, 2019)
- OPTION 2: 6,128 - 16,248 RSF (Available January, 2020)
- OPTION 3: 20,681 RSF (Available January, 2020)
- LEASE RATE: \$24.29/SF
CAM CHARGES: \$4.17/SF (not including property taxes)
- CONFERENCE ROOMS
- NATURAL LIGHT & RIVERFRONT VIEWS
- CAT 6 CABLING
- AMPLE PARKING

For more information contact:

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Licensed in the State of Oregon

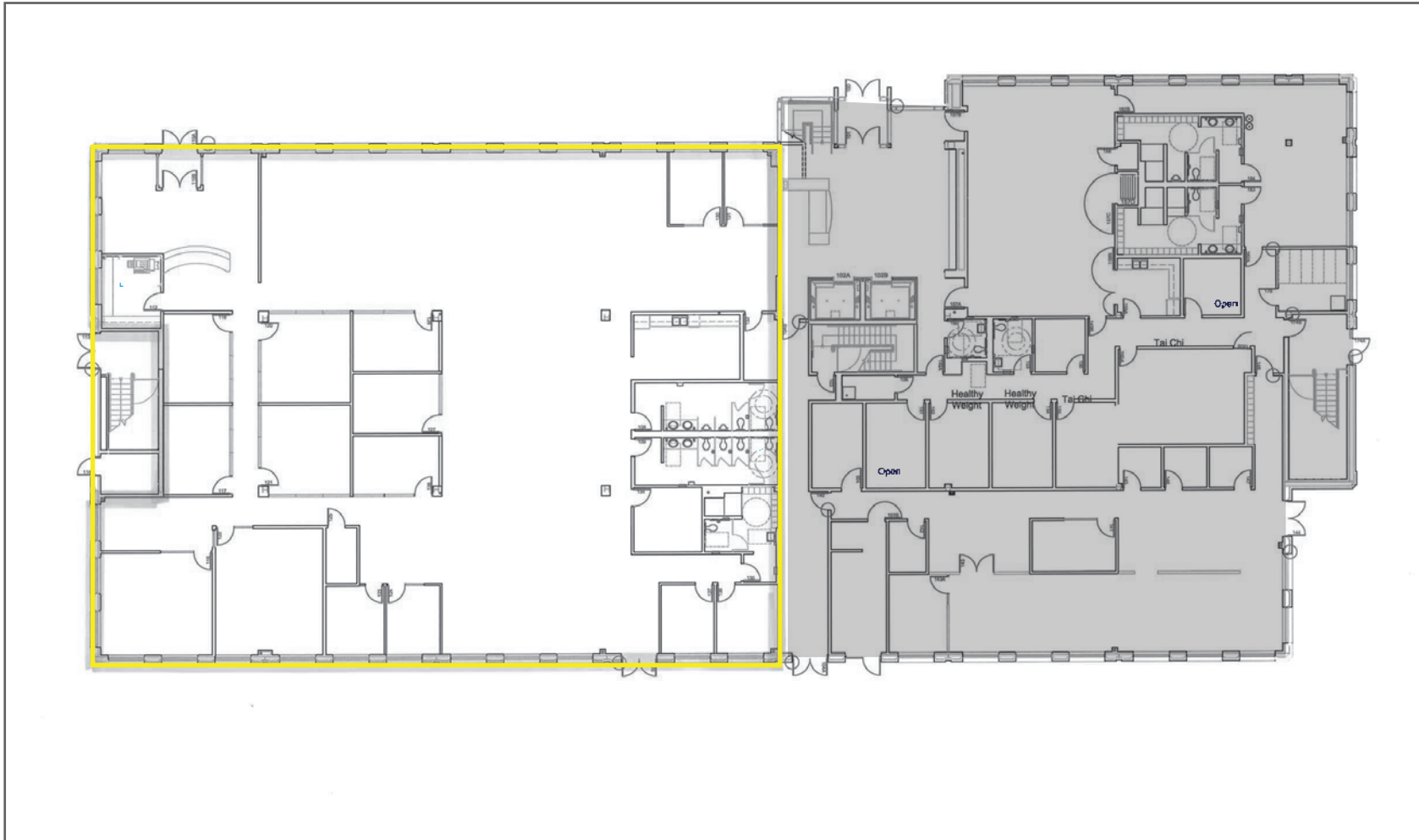
BILL NEWLAND
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Licensed in the State of Oregon

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OPTION 1 First Floor

- 10,791 rentable square feet (RSF) available December 1, 2019
- Floor plan built out as shown
- Tenant may alter offices or internal space as needed

Please see the sublet fact sheet for space composition and additional space & building information



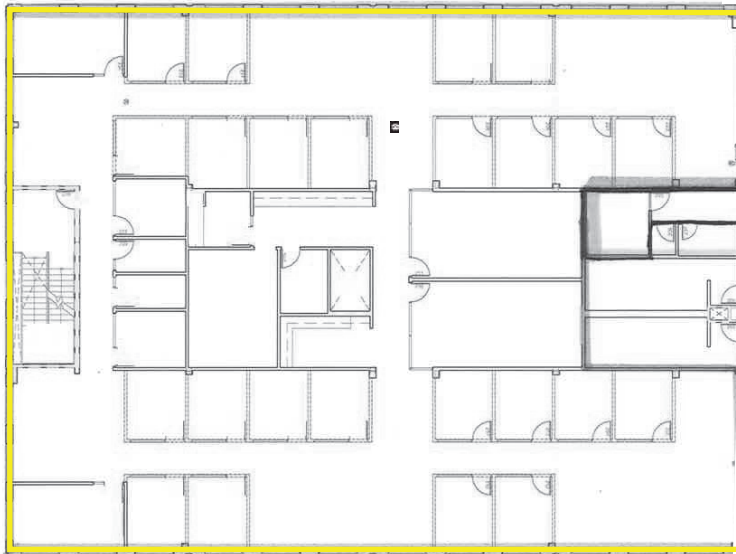
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OPTION 2 Second & Third Floor

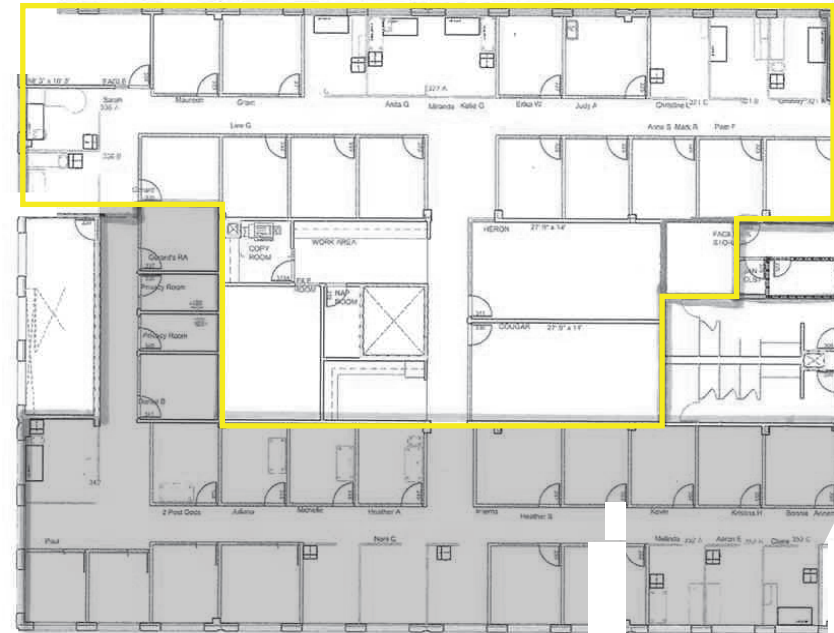
- 6,128 - 16,248 rentable square feet (RSF) available January 1, 2020
- 10,120 RSF 2nd floor and 6,128 RSF on 3rd floor
- Floor plan built out as shown
- Tenant may alter offices or internal space as needed

Please see the sublet fact sheet for space composition and additional space & building information

Second Floor



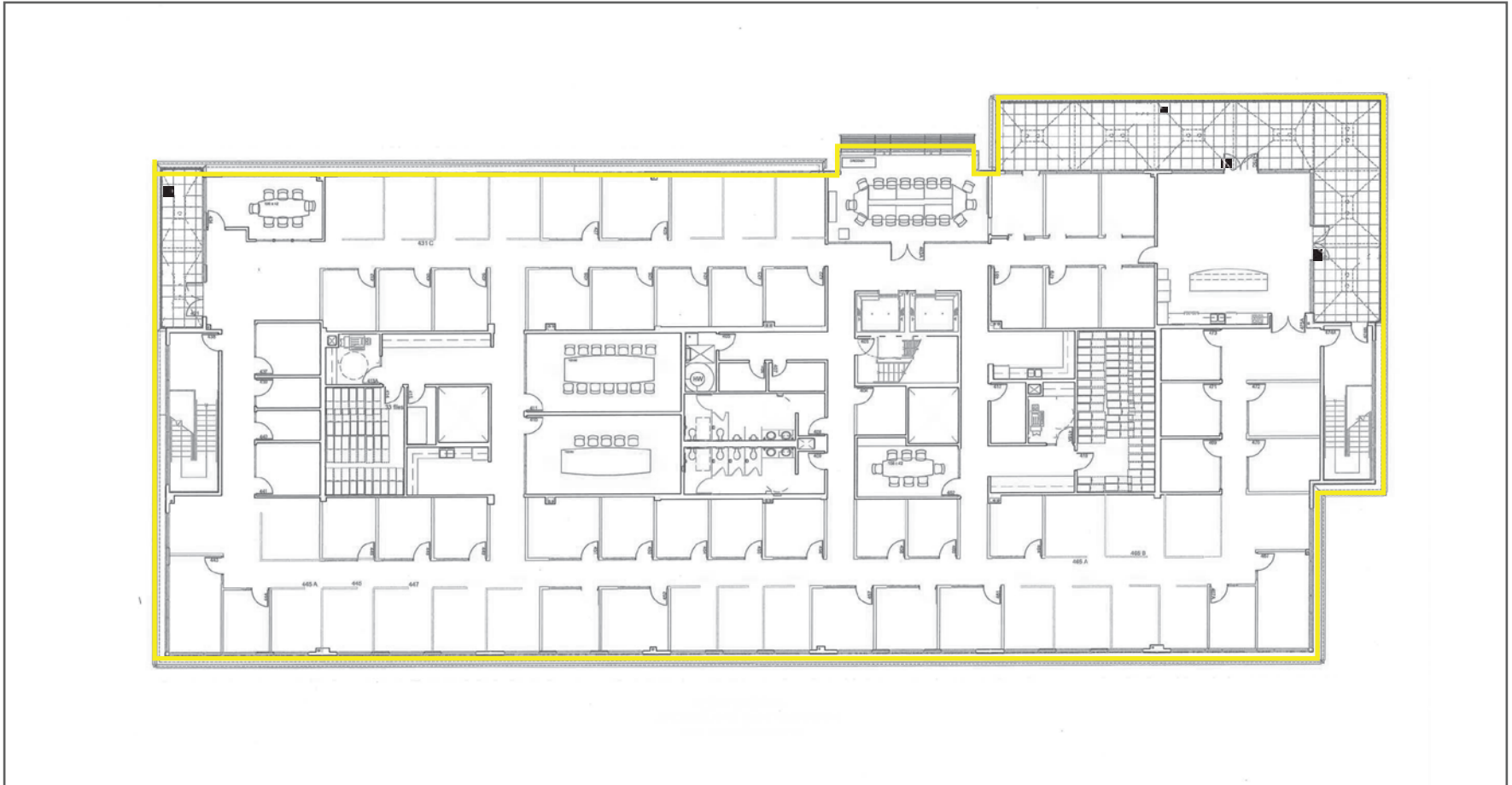
Third Floor



OPTION 3 Fourth Floor

- 20,681 rentable square feet available January 1, 2020
- Floor plan built out as shown
- Tenant may alter offices or internal space as needed

Please see the sublet fact sheet for space composition and additional space & building information



SUBLET INFO

Option 1: Available December, 2019:
10,791 Rentable Square Feet

Option 2: Available January, 2020:
6,128 - 16,248 Rentable Square Feet

Option 3: Available January, 2020
20,681 Rentable Square Feet

Parking spaces: 2.5 stalls allocated per 1,000 RSF

BUILDING AMENITIES:

- Easy access to U of O, Downtown Eugene and Interstate 5
- Energy efficient w/ programmable HVAC and lighting systems
- Child care room
- Fiber-Optic cable to building and to wiring closets on each floor
- 170 seat conference center wired w/ multiple video projectors & speakers
- 22 sound proof interview rooms and lab space
- Two elevators
- Gym w/ lockers
- Access control system
- Exterior CCTV surveillance system
- Multiple kitchens, conference rooms an 4th floor lounge w/ deck



INTERIOR PHOTOS



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LOCATION

The Riverfront Research Park is located adjacent to the University of Oregon on the south bank of the Willamette River. Located across the street from campus is ideal for businesses and organizations to have access and collaboration with the well-respected research university. The Knight Campus for Accelerating Scientific Impact is next door to the research park, and Downtown Eugene with its growing Innovation District is right down the street.



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AREA MAP

