

FOR LEASE



380 W 1ST AVENUE - EUGENE, OREGON

## WAREHOUSE & OFFICE / CREATIVE SPACE

- 4,600 SF Total Building
- Whitaker Neighborhood Location
- Warehouse + Office / Creative Layout
- 20' Clear Height (to beams)
- 12' x 12' Grade-Level Roll-Up Door
- Three-Phase Power & On-Site Parking

*Lease Rate:* \$4,600 /month - Modified Gross (Tenant pays utilities & garbage)

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# SPACE DETAILS - 380 W 1ST AVENUE

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## AVAILABLE SPACE

- 4,600 SF – Warehouse & Office / Creative

## WAREHOUSE

- 2,200 SF warehouse space
- 20' clear height to beams
- 12' x 12' grade-level roll-up door
- New furnace
- Open layout suitable for a variety of light industrial uses

## OFFICE / CREATIVE

- 1,200 SF main-floor office / creative space with restroom & break area with sink
- 1,200 SF second-floor loft / office / creative space

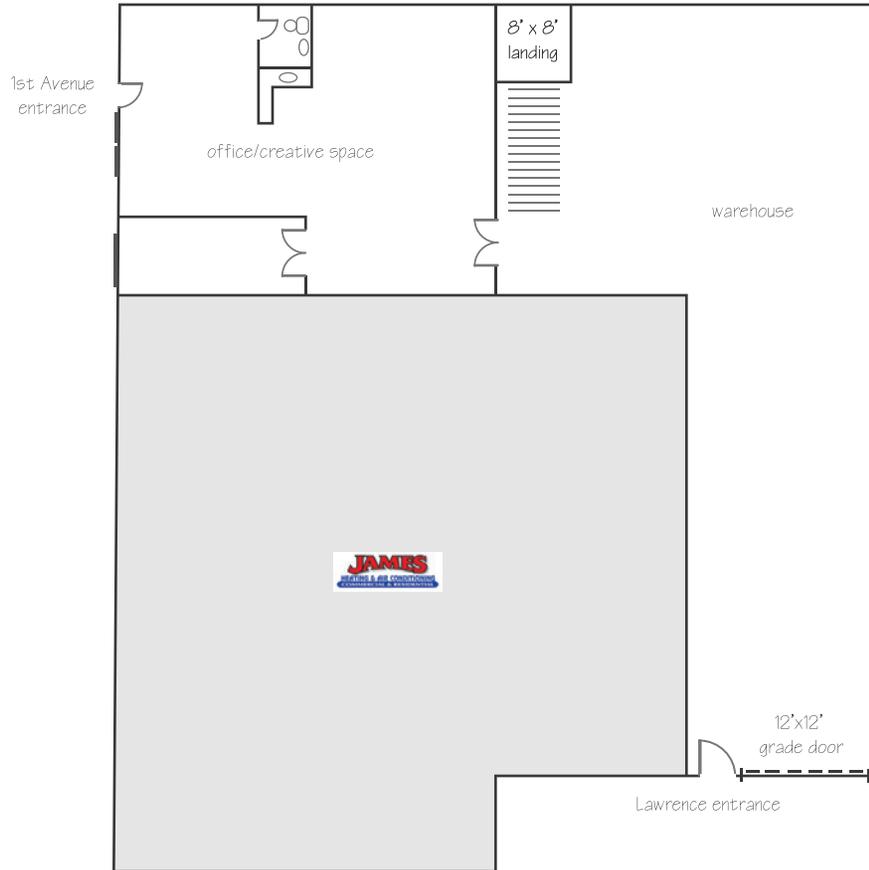
## ADDITIONAL FEATURES

- On-site parking
- Zoned WSA (Whitaker Special Area)
- Three-phase power

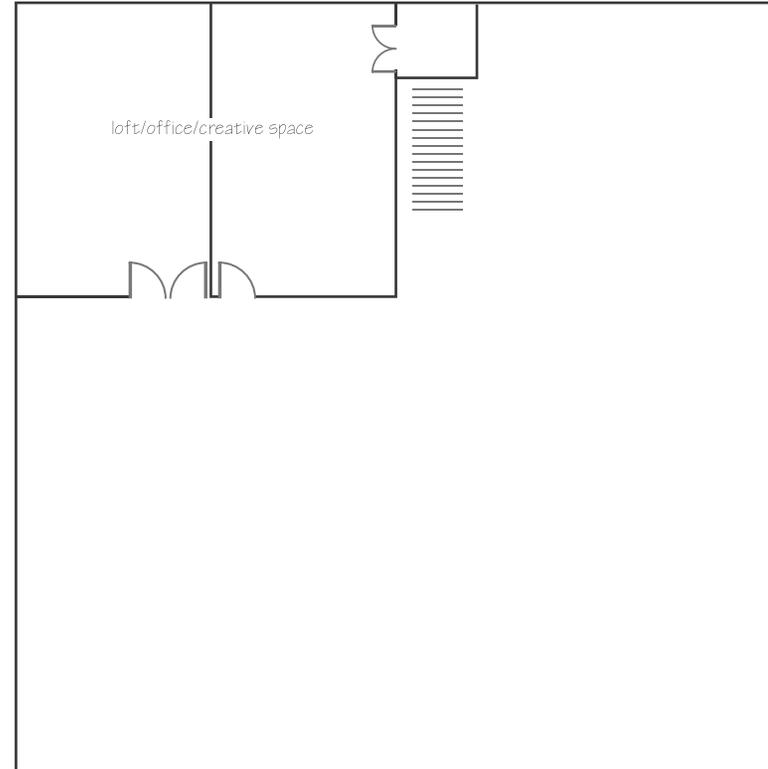


# SPACE FLOOR PLAN

MAIN FLOOR  
3,400 SQUARE FEET



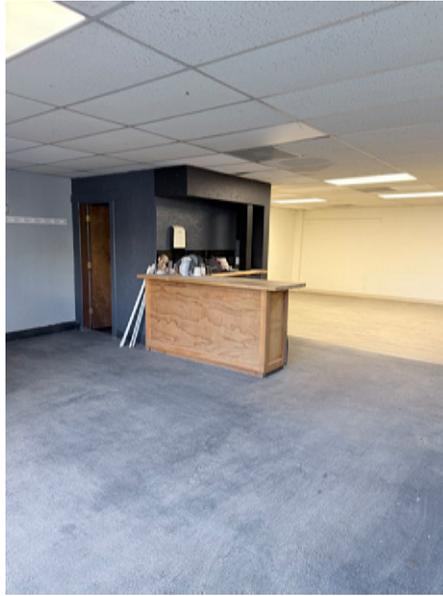
2ND FLOOR  
1,200 SQUARE FEET



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# INTERIOR PHOTOS

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# PROPERTY LOCATION



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