

**FOR LEASE**



**440 W 6TH AVENUE - SUITE B - EUGENE, OREGON 97402**

## HIGH EXPOSURE RETAIL SPACE 7th & WASHINGTON CENTER

- 750 SQUARE FEET
- LOCATED BETWEEN W. 6th & 7th AT THE WASHINGTON-JEFFERSON BRIDGE
- JOIN SOLA SALON STUDIOS AND ABSOLUTE DENTAL HYGIENE
- OVER 60,000 CARS PER DAY
- NEIGHBOR TENANTS INCLUDE STARBUCKS, FIVE GUYS, T-MOBILE & JIMMY JOHNS

*Lease Rate:* \$1,300 PER MONTH, NNN

**Campbell**  
COMMERCIAL  
REAL ESTATE

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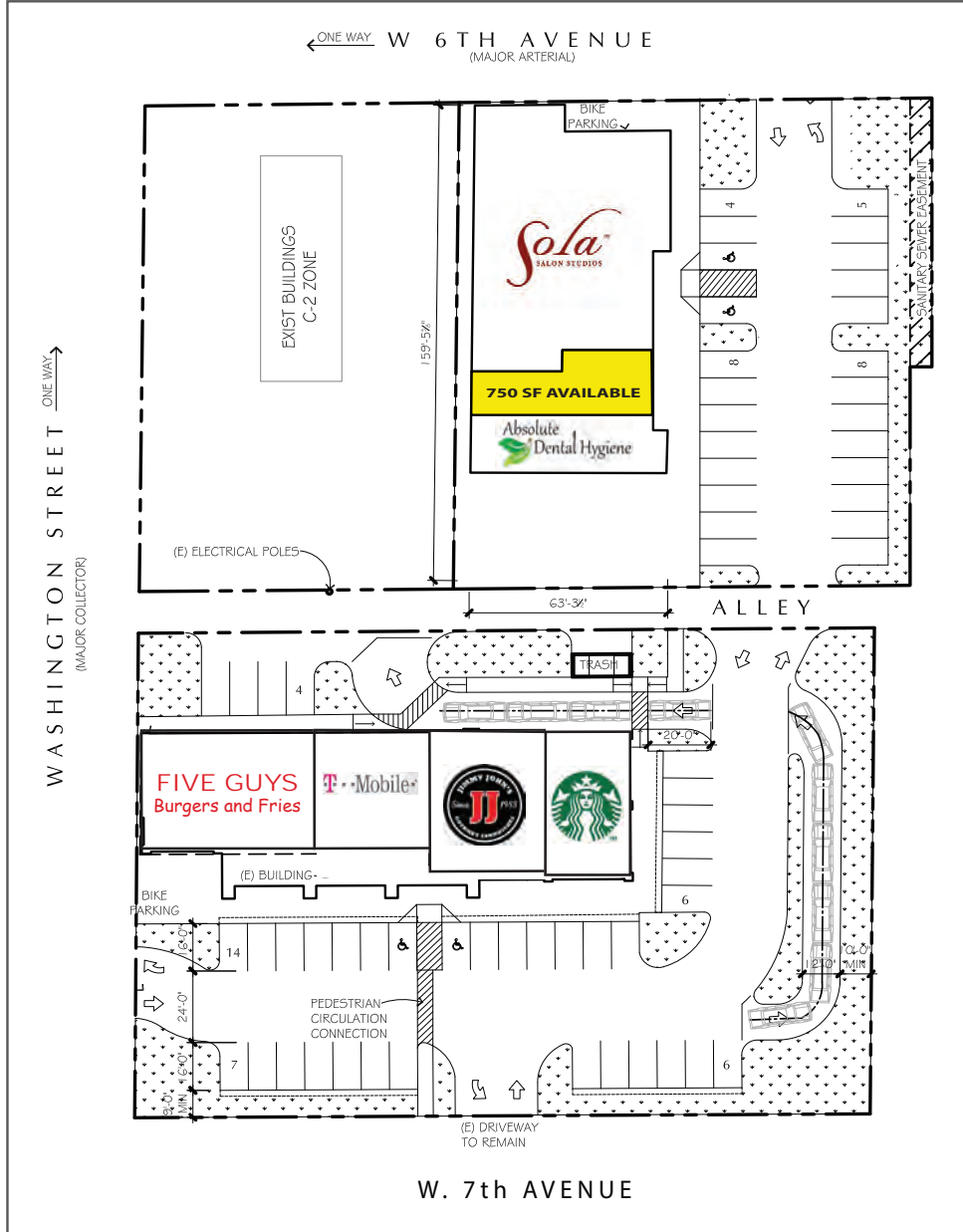
*For more information contact:*

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Licensed in the State of Oregon

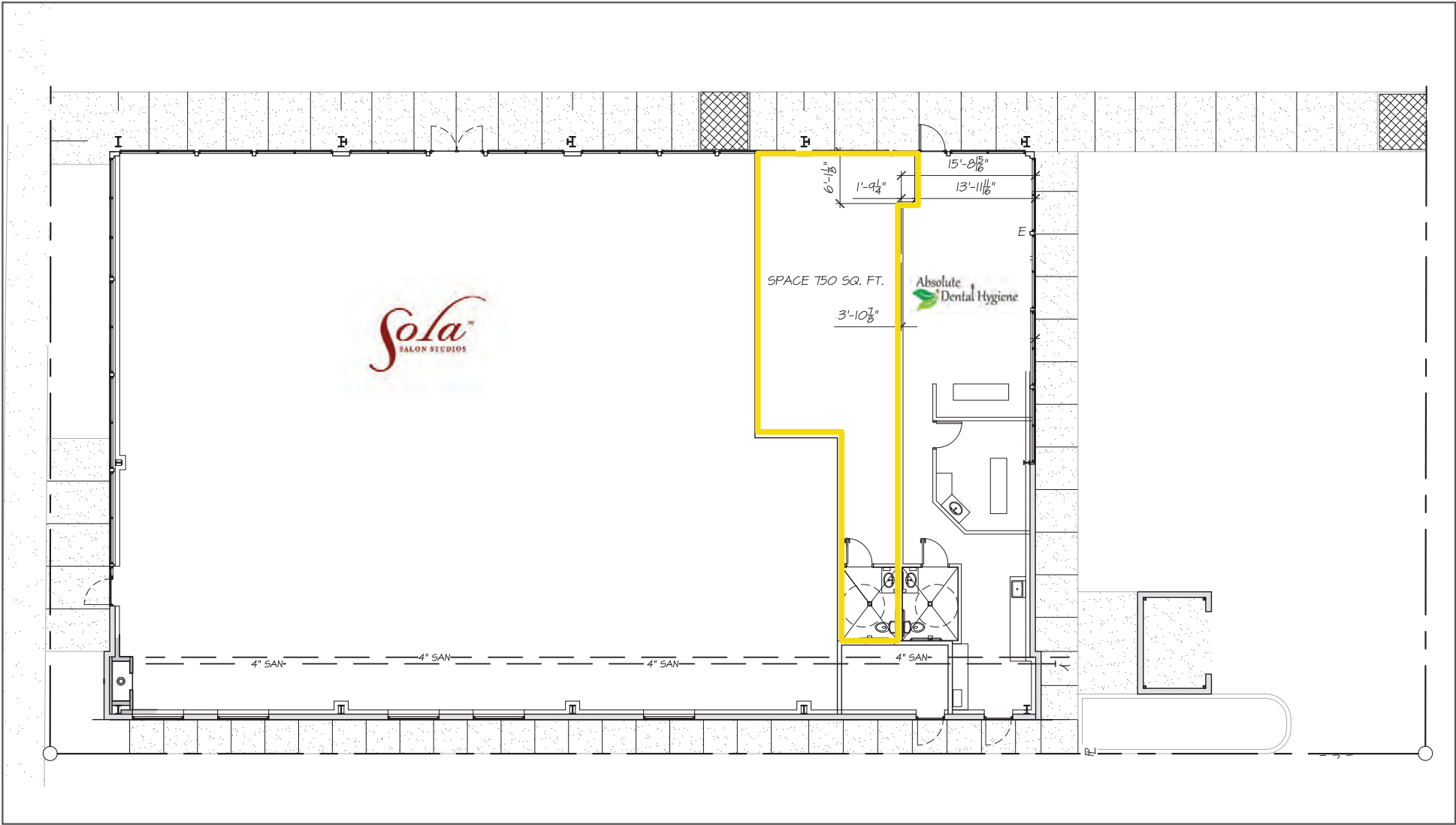
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# CENTER SITE PLAN



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# SPACE FLOOR PLAN



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# 7TH & WASHINGTON CENTER

Situated between 6th & 7th Street at the Washington Jefferson Street Bridge, this center serves as the gateway to Downtown Eugene. The location benefits from high traffic flow, catering to both morning and evening commuters, making it an ideal spot for any retailer or office user dependent on heavy traffic.

*The center offers ample parking and experiences over 60,000 AADT (Annual Average Daily Traffic).*



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