

FOR LEASE



HERON BUILDING - 576 OLIVE STREET - EUGENE, OREGON

HERON BUILDING OFFICE SUITES

Professional Office Suites in Downtown Eugene

SUITE 200: 1,270 SF

SUITE 202: 881 SF

SUITE 208: 1,140 SF

- EUGNet fiber connectivity
- Structured parking garage directly across the street
- On-site short-term client parking
- LEASE RATE: **\$1.80/SF** Modified Gross



MILTON OILAR
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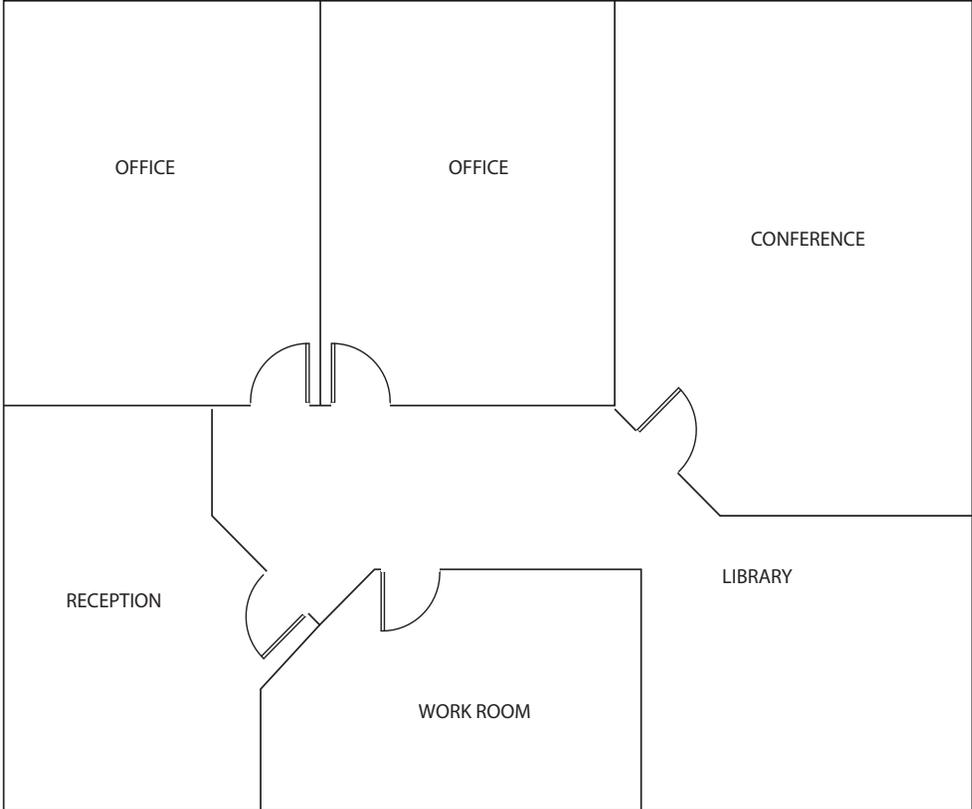
Licensed in the State of Oregon

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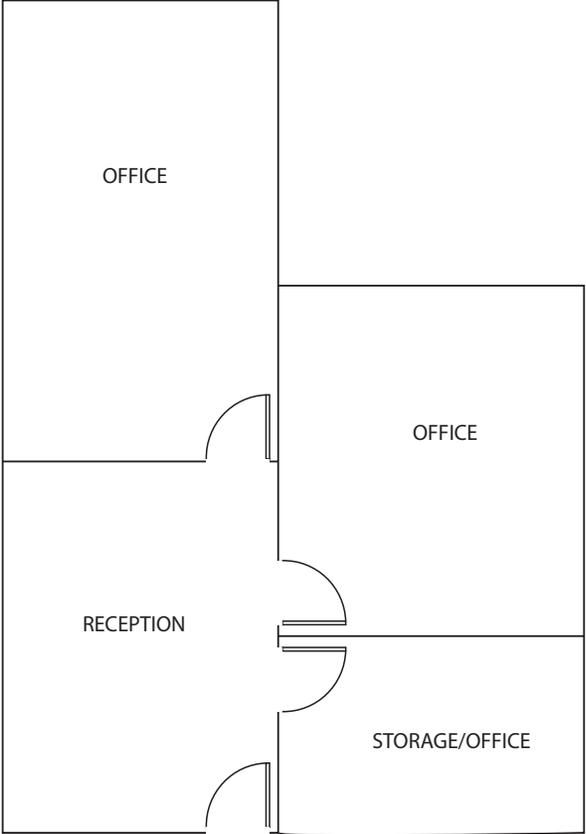
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SUITE FLOOR PLANS

SUITE 200 - 1,270 SF



SUITE 202 - 881 SF



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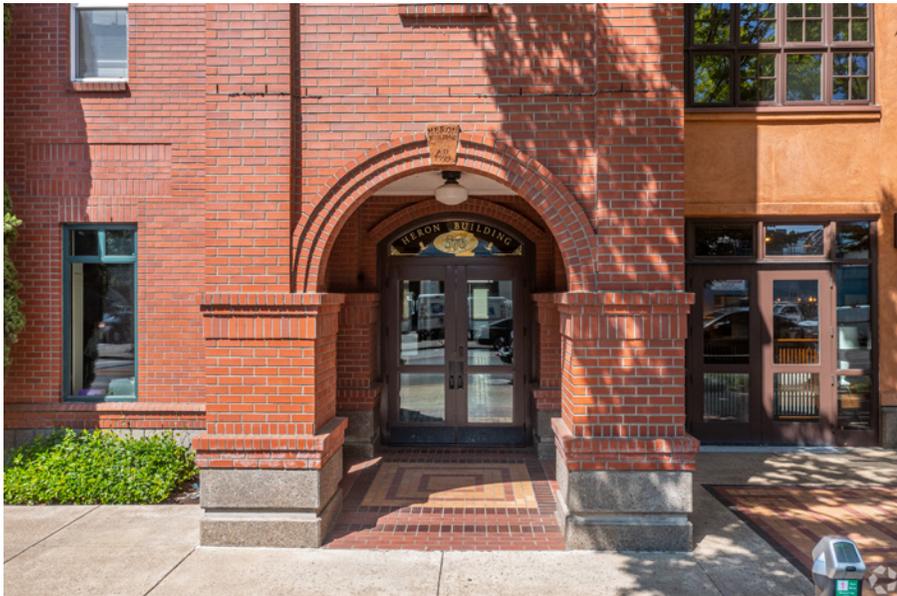


PROPERTY PARKING



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PROPERTY PHOTOS



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PROPERTY LOCATION

PROXIMITY TO THE UNIVERSITY OF OREGON, COURTHOUSES, PUBLIC TRANSIT AND AMENITIES

The Heron Building is conveniently located in downtown Eugene and is in close proximity to the Federal Courthouse, Federal Buildings, Lane County and City Hall. It is close to Whole Foods, nearby restaurants and just a short walk to the Fifth Street Public Market and the riverfront. The property has on-site tenant parking and provides easy access to LTD'S Emerald Express (EmX) Bus Rapid Transit system, additional public parking and bike lanes.



WALKER'S SCORE: 97
Walker's Paradise -
Many nearby amenities



TRANSIT SCORE: 63
Good Transit - Many nearby
public transportation options



BIKER'S SCORE: 100
Biker's Paradise -
Flat terrain, excellent bike lanes