



**FOR LEASE**

1481 Gateway Blvd.

Cottage Grove, Oregon

**SHOWN BY APPOINTMENT ONLY**

**ASKING PRICE:** For lease at \$1.75 per square foot on a triple net basis. Lease shall be for a minimum of 60 months.

**TRIPLE NET BASIS:** Estimate at \$.25 per square foot.

**PROPERTY FEATURES:** 2,808 Square feet on a 14,375 square foot lot with 17 parking spaces. Well maintained and appointed with many amenities including HVAC. Currently used by State Farm lease terminates on June 30, 2025. Renovated in 2000. The prior user was a medical clinic therefore all the plumbing and wiring remains in the walls making the switch back more affordable for that type of user. **FLOOR PLAN ATTACHED.**

**ZONING AND PROPERTY TAX INFORMATION:** Currently zoned CT (Commercial Tourist).  
**Occupancy:** Office building. **Use:** Insurance Office. **Assessments** as per Lane County:

LISTING BROKER: Licensed in the State of Oregon David E Clyde of David E Clyde Real Estate, 1142 Willagillespie Road Suite 26, Eugene, Or 97401, phone: 541-729-1644, email: [dclydere@aol.com](mailto:dclydere@aol.com).

DISCLAIMER: Although the information contained herein has been obtained from the Seller and other sources deemed authoritative by the Broker this package still is subject to error, omission, withdrawal or sale.



CONCEPTUAL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

