

FOR LEASE



## HERON BUILDING - 576 OLIVE STREET - EUGENE, OREGON

### HERON BUILDING OFFICE SUITES

- BEAUTIFUL DOWNTOWN MULTI-TENANT BUILDING
  - **SUITE 207:** 3,202 SF WITH 4 OFFICE - \$1.80/SF, MODIFIED GROSS
  - **SUITE 300:** 1,778 SF WITH 5 OFFICES - \$1.80/SF, MODIFIED GROSS
- CONNECTED TO EUGNET OPEN FIBER NETWORK
- CONVENIENT STRUCTURED PARKING ACROSS THE STREET
- 2-HOUR CLIENT PARKING ON-SITE

*For more information contact:*



www.campbellre.com

**MILTON OILAR**  
miltono@campbellre.com  
(541) 484-2214

Licensed in the State of Oregon

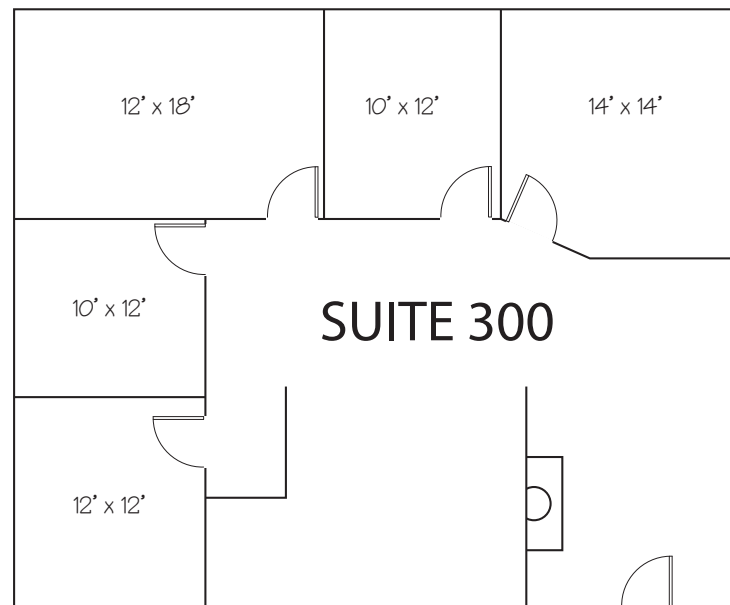
**ABBY HYLAND**  
abby@campbellre.com  
(541) 556-4813

Licensed in the State of Oregon

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## SUITE FLOOR PLANS

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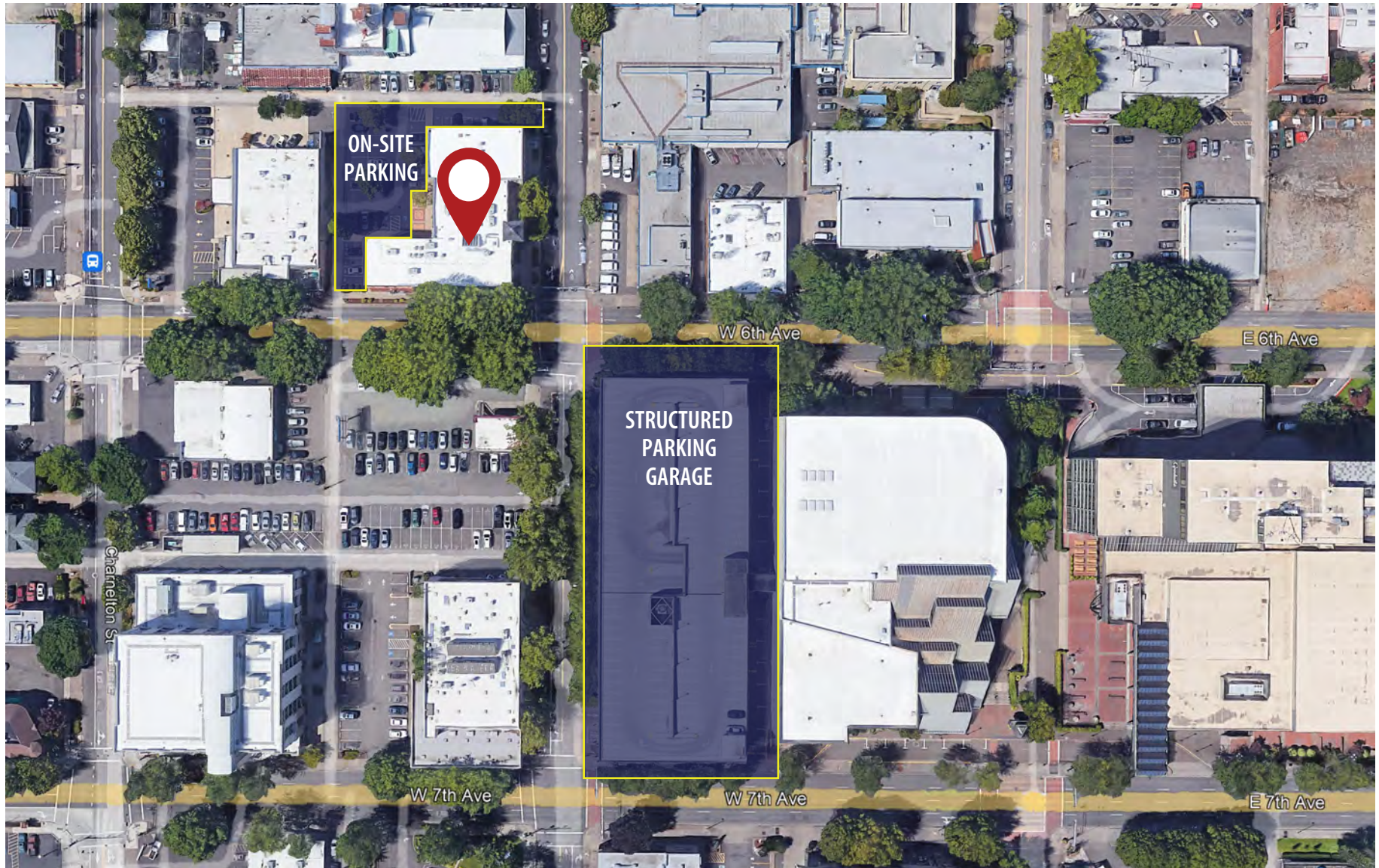
SUITE 207 - 3,202 SF



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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