

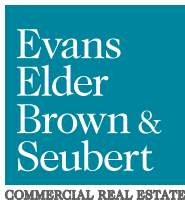
Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

FOR SALE

Quality Downtown Office Building

1035 - 1045 WILLAMETTE STREET, EUGENE, OREGON 97401



CONTACT

**Stephanie
Seubert**

stephanie@eebcre.com

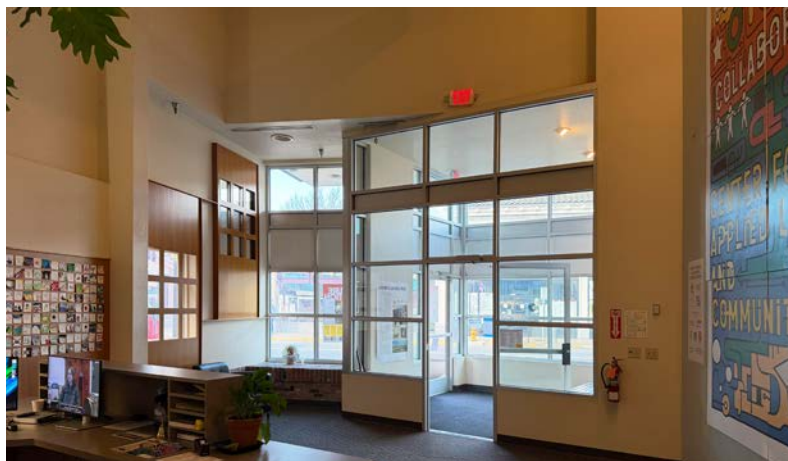
**Lilly
Storment**

lilly@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



Downtown Office Building

1035 - 1045 WILLAMETTE ST.
EUGENE, OREGON 97401



Location

This property is located on Willamette Street between 10th & 11th Avenues in the heart of Downtown Eugene in close proximity to the Downtown Athletic Club, McDonald Theater, the Lane Community College Downtown Campus, Lane Transit District's main hub and the Eugene Public Library as well as many retail stores, professional offices, restaurants and governmental agencies.



Building

- Approximately 13,987 square feet of high quality office space
 - Ground Floor: 7,143 sf
 - 2nd Floor*: 2,608 sf
 - *with additional mezzanine (walk-up) 432 sf
 - Basement: 3,804 sf
- Zoned C-3 (Major Commercial)
- 3 Parking spaces on the alley in rear of building

Sale Price \$1,600,000

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Improvements

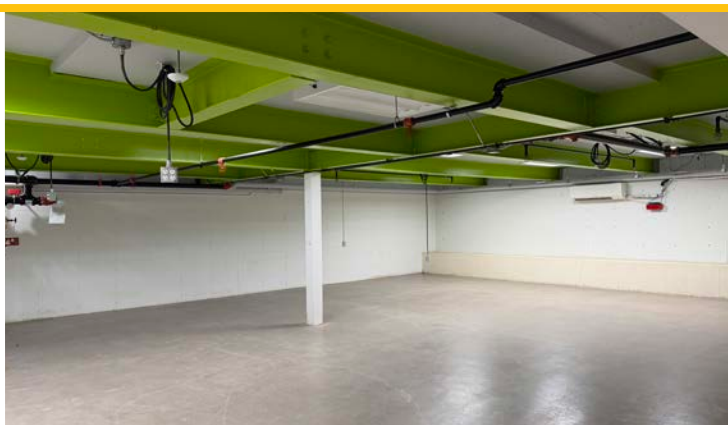
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Built in 1925, this building consists of approximately 13,987 square feet on three levels.

The ground floor area totals approximately 7,143 square feet and contains a mixture of private offices, open work spaces, restrooms, a kitchenette and reception area. The space has good natural light and high ceilings with quality finishes.

The second floor walk up space consists of approximately 2,608 square feet of open office/work area with a large private conference room, three small offices, and two restrooms. There is also a small mezzanine office/conference room in the northeast corner of the building that is approximately 432 sf. The second floor space has high wooden ceilings with exposed metal ductwork and quality finishes which provide a modern, urban feel.

The basement is fully finished and consists of approximately 3,804 square feet. It features a kitchenette, open meeting/storage area, one office, and a mini-split unit with two heads, as well as a secure server room, which has its own cooling system and specialized fire protection system.



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Building Details

1035 -1045 WILLAMETTE STREET

HVAC

The HVAC system was replaced in 2014 and includes 10 gas-fired furnaces, 3 mini-split units and air conditioning condensers which support the entire building. There are 12 separate zones in the building. The equipment and controls are located on the roof.

Fire Suppression

The building is fully sprinkled.

Roof

In the fall of 2018, Halvorsen Construction & Umpqua Roofing stripped the entire roof, removed dry rot, installed new hemlock car decking, sealed & insulated the entire deck. The tongue and groove decking was sheathed with plywood for stronger sheer strength and to minimize the impact of seismic activity. All rooftop skylights, HVAC equipment and piping were raised to match the new roof level. Parapet walls were added in the front and rear with scuppers for emergency drainage to keep a lip above the new roof level. The rooftop buildings which house the rooftop equipment were replaced with pressure treated lumber and clad entirely in sheet metal. A grey, 20-year warranted TPO membrane was added and tapered to the insulation.



Server Room

There are 3 distinct fiber routes into the building. Comcast and Century Link are both active and there is also a connection to EUGNet Fiber.

The server room has a dedicated 4-ton cooling system. There are additional HVAC refrigerant line sets and condenser roof racks in place to support one or even two more HVAC units for redundancy or increased cooling capacity.

Server Room fire suppression employs a whole-room FM-200 dry agent system that is both safe for humans and effective at fire suppression. This is monitored for arc and smoke and externally connected to the fire department and the building's fire suppression system.

Power in the room is currently supplied through a dedicated 100 Amp sub-panel in the server room. The building has 600 Amp 3-phase service. There is also a hardened, fire-rated rooftop shed that formerly housed the building's boiler which can be used for a natural gas-fired generator for server support if desired.

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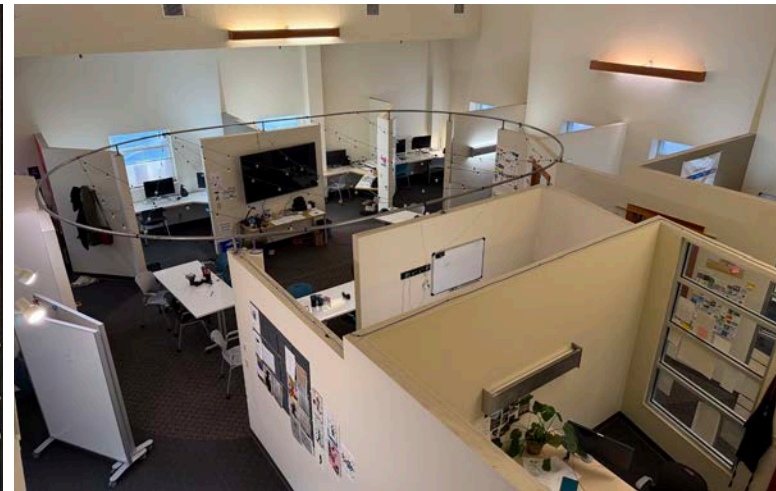
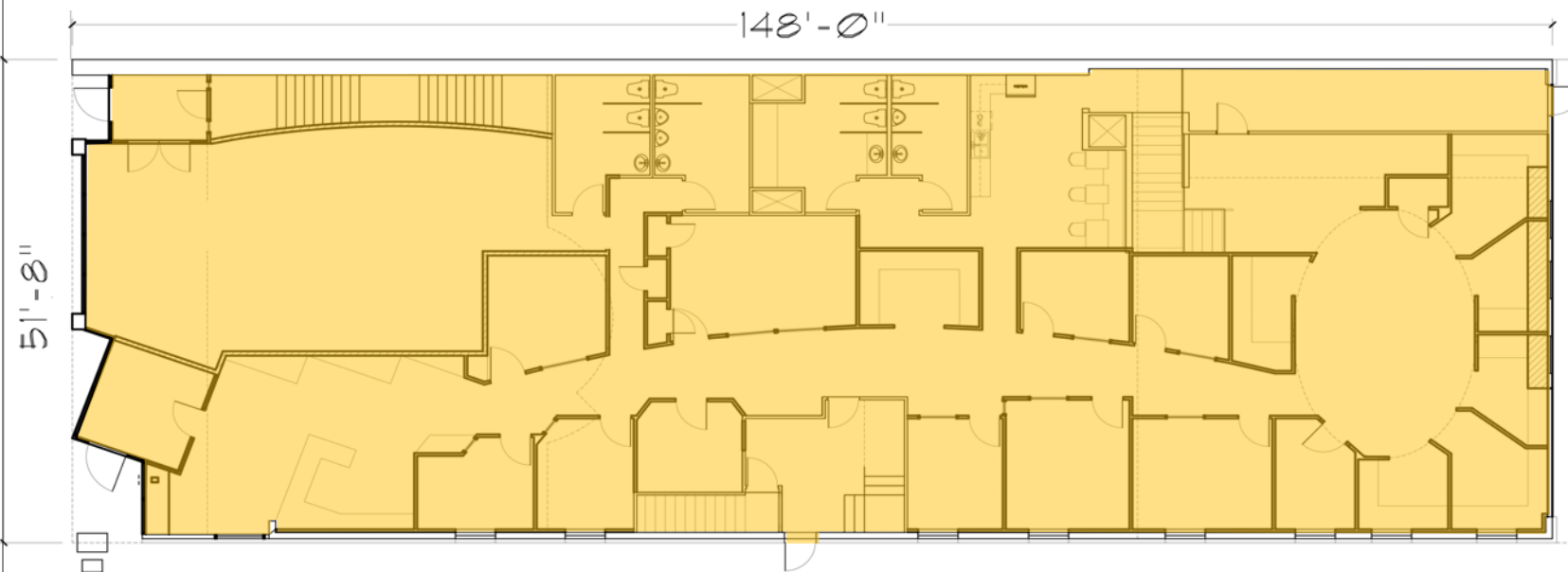
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First Floor | 7,143 SF

A mixture of private offices, open work spaces, restrooms, a kitchenette and reception area



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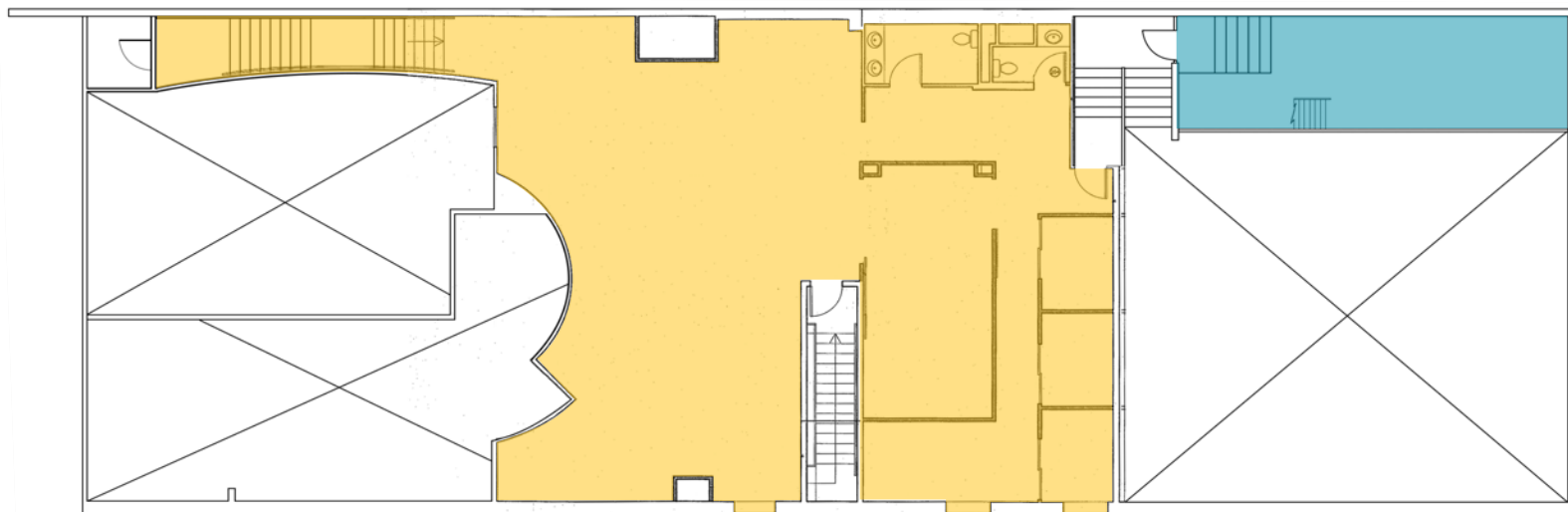
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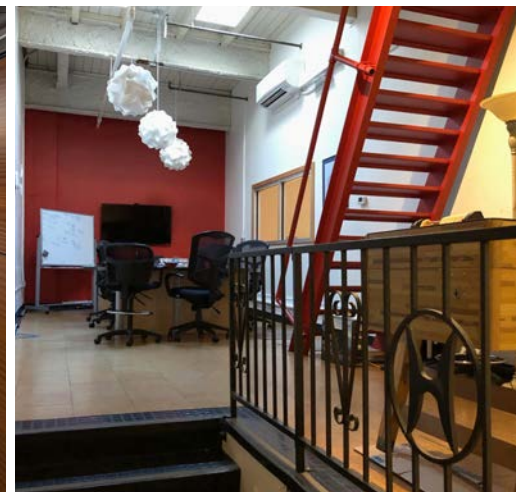
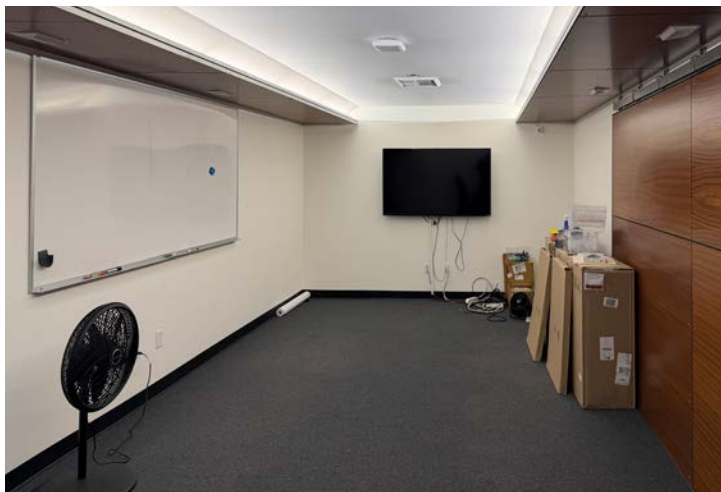
Second Floor | 2,608 SF

Open office/work area with a large private conference room,
three small offices and two restrooms



Mezzanine | 432 SF

Small mezzanine office/conference room



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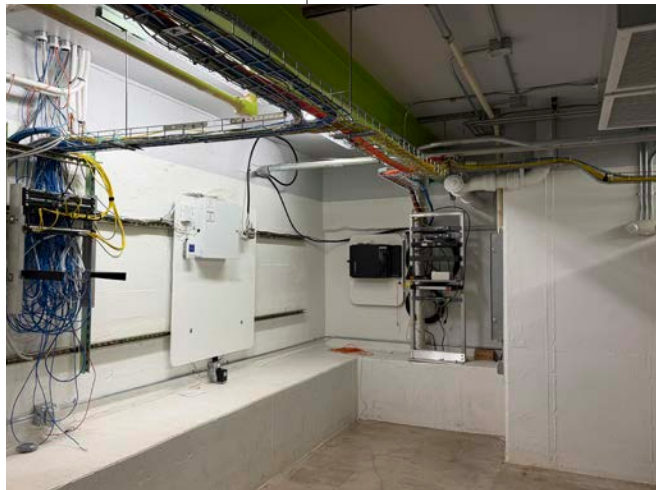
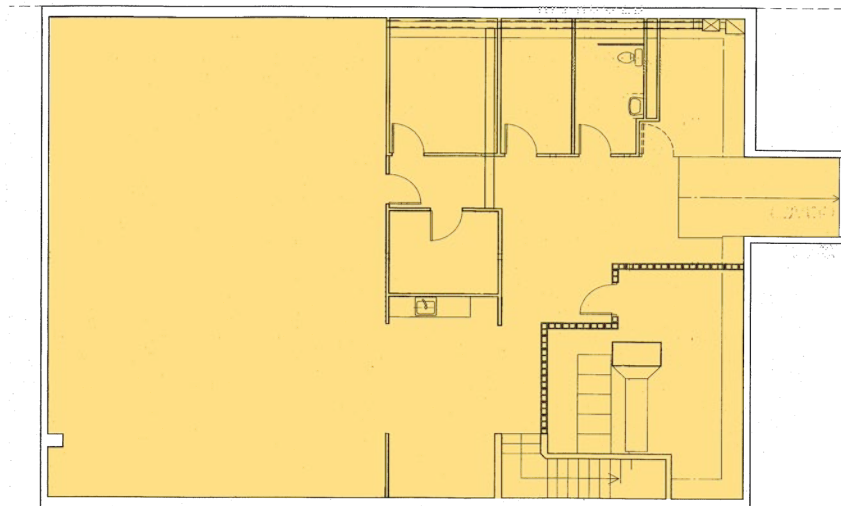
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Basement | 3,804 SF

Features a secure server room, kitchenette, open meeting/storage area and private office



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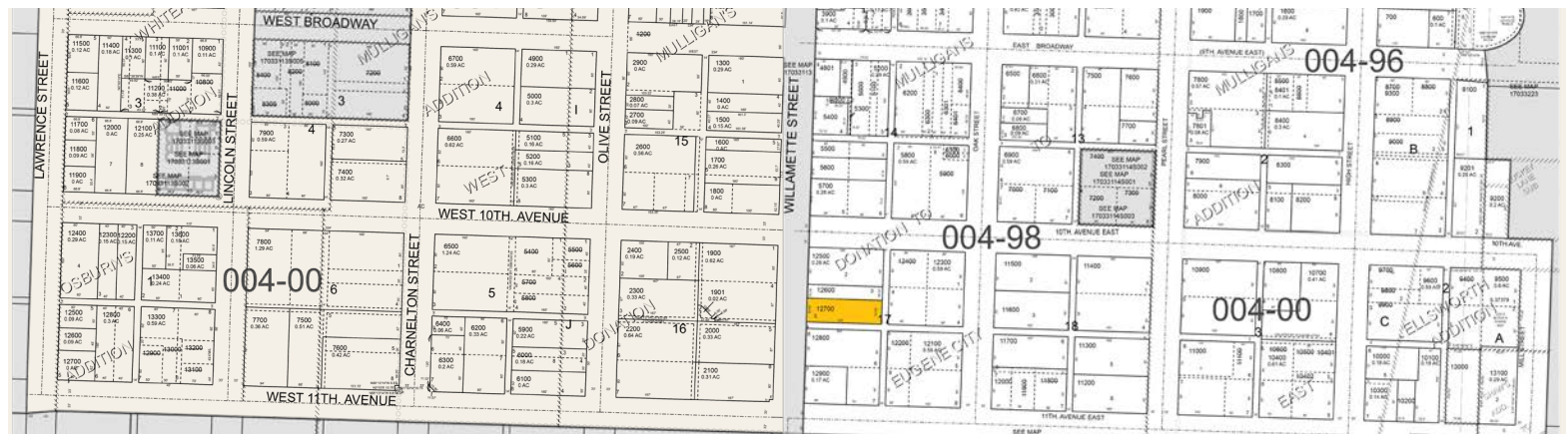
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Site Description & Assessor's Information

1035-1045 WILLAMETTE ST.
EUGENE OREGON 97401

Map & Tax Lot No.: 17-03-31-14-12700

Tax Lot Size: 0.19 acres
8,276 square feet

2025-2026
Real Property Taxes: \$24,236.37

Zoning: C-3 | Major Commercial
TD | Transit Oriented Development

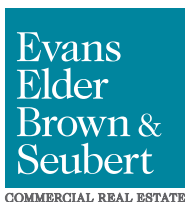
Parking: 3 Parking spaces on the alley in rear of building.
Adjacent to the City of Eugene Overpark Garage
where monthly permits are available for purchase.



Location

Downtown Eugene on Willamette Street between 10th & 11th Avenues





Initial Agency Disclosure

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon.

This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent — Represents the seller only;

Buyer's Agent — Represents the buyer only;

Disclosed Limited Agent — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.