

FOR LEASE



711-733 HWY 99 SOUTH | COTTAGE GROVE, OR

FREESTANDING COMMERCIAL BUILDING

5,253 SF | INCLUDES 1,164 SF MEZZANINE | 0.78 AC

\$4,465/MONTH NNN

Landlord to complete exterior painting and refinishing



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

Licensed in the State of Oregon

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

Licensed in the State of Oregon

Property Overview

Located along Highway 99 in Cottage Grove, this distinctive 5,253-square-foot commercial building offers an open, flexible interior with expansive storefront glazing and a 1,164-square-foot mezzanine.

Exposed wood framing, high ceilings and a grade-level roll-up door support a variety of retail, showroom, studio and other commercial uses. Planned exterior improvements will further enhance the building's appearance and street presence.

LEASE DETAILS

Total Building Area	5,253 SF
First-Floor Area	4,089 SF
Mezzanine Area	1,164 SF
Land Size	0.78 AC
Base Rent	\$4,465/Month
Lease Type	NNN
Estimated NNN Expenses	\$0.15/SF/Month
Zoning	C-2 Community Commercial

BUILDING HIGHLIGHTS

- Open interior with high ceilings and exposed wood framing
- 1,164 SF mezzanine overlooking the main floor
- Expansive storefront glazing and abundant natural light
- Grade-level roll-up door for convenient loading access
- Highly visible location along Highway 99



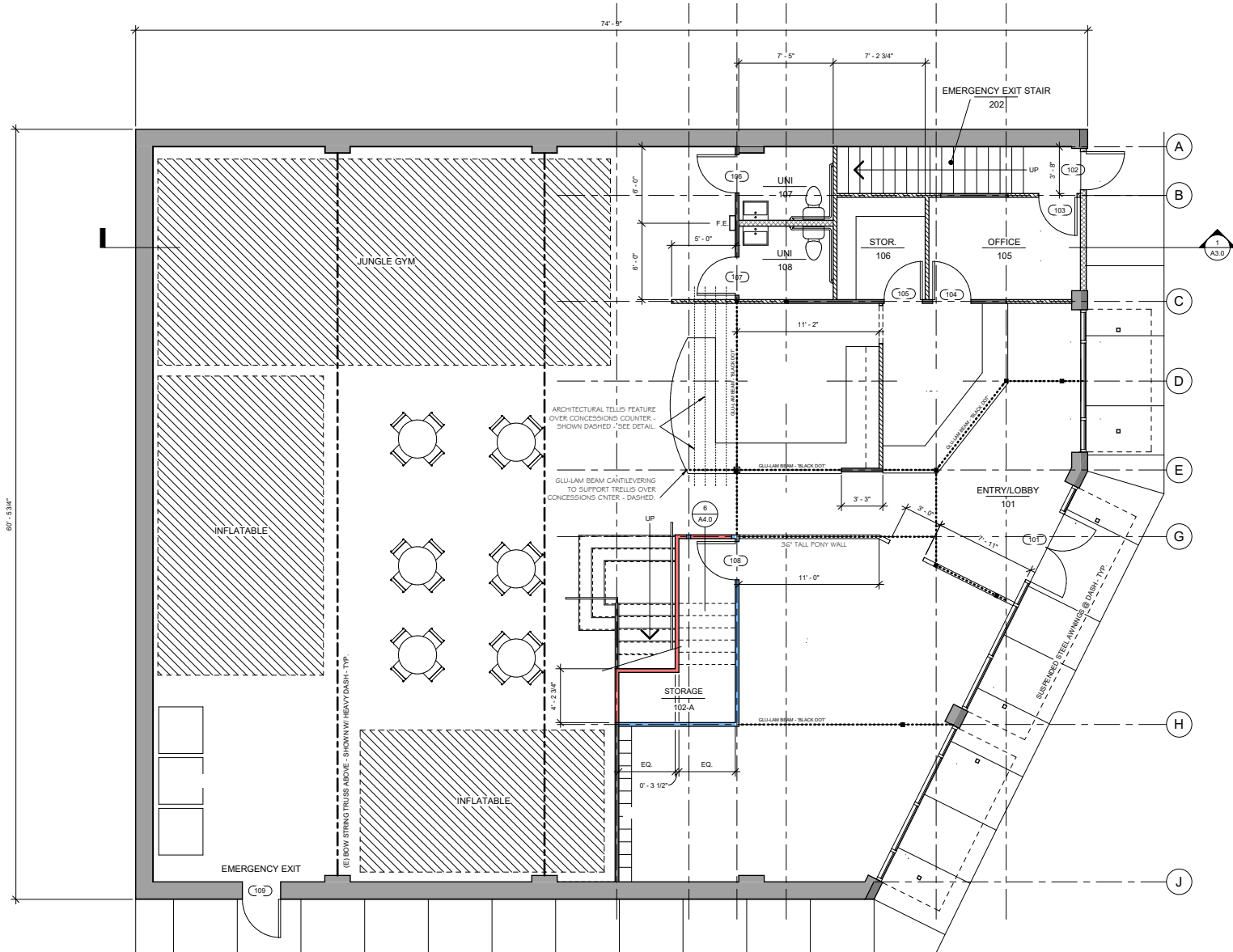
Exterior Concept

Potential exterior refresh shown with dark charcoal paint and conceptual tenant signage.



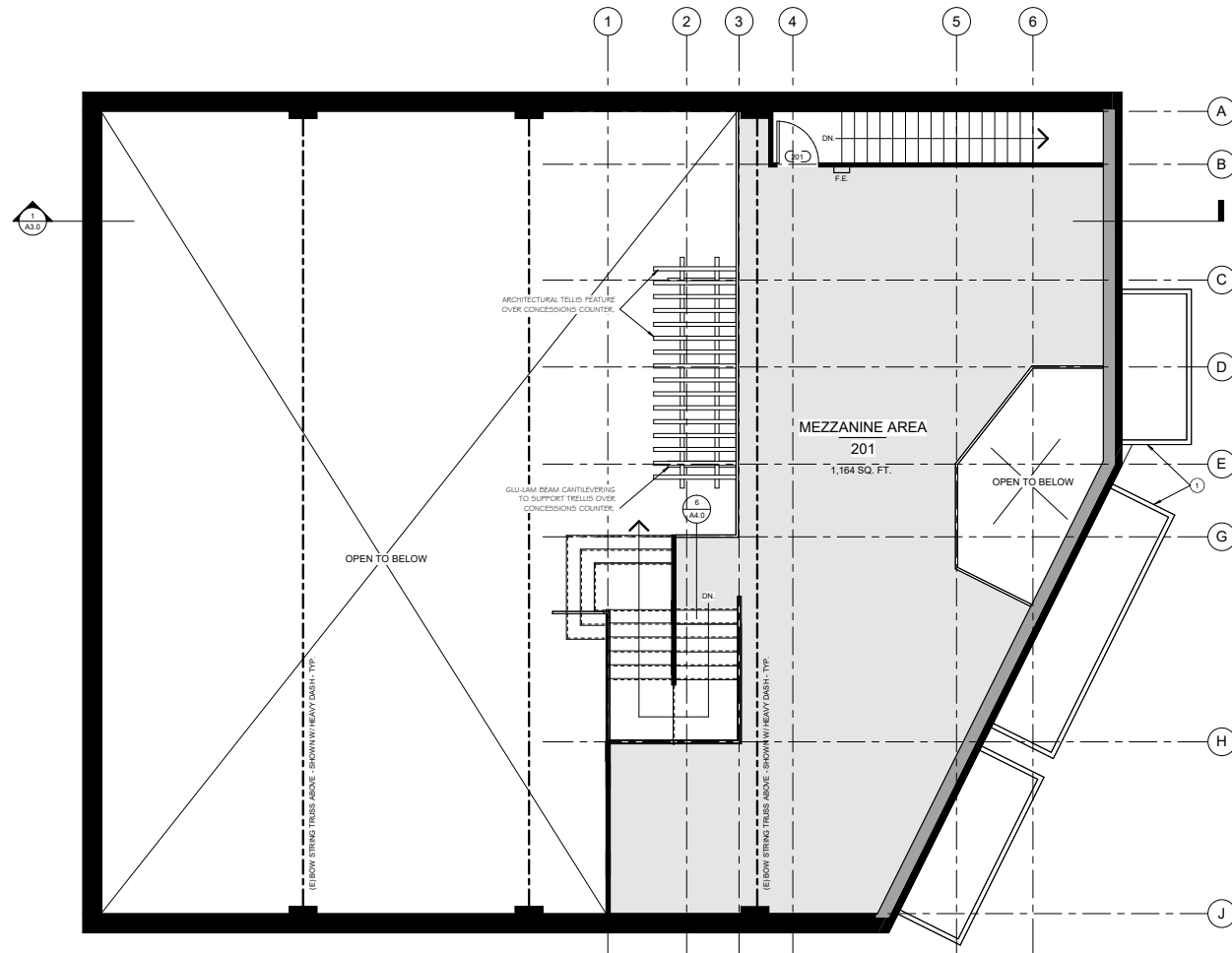
Conceptual rendering for illustrative purposes only. Tenant signage, landscaping, lighting, paving, colors, materials and improvements shown are not included and may vary.

Conceptual First Floor Plan - Approx. 4,089 SF



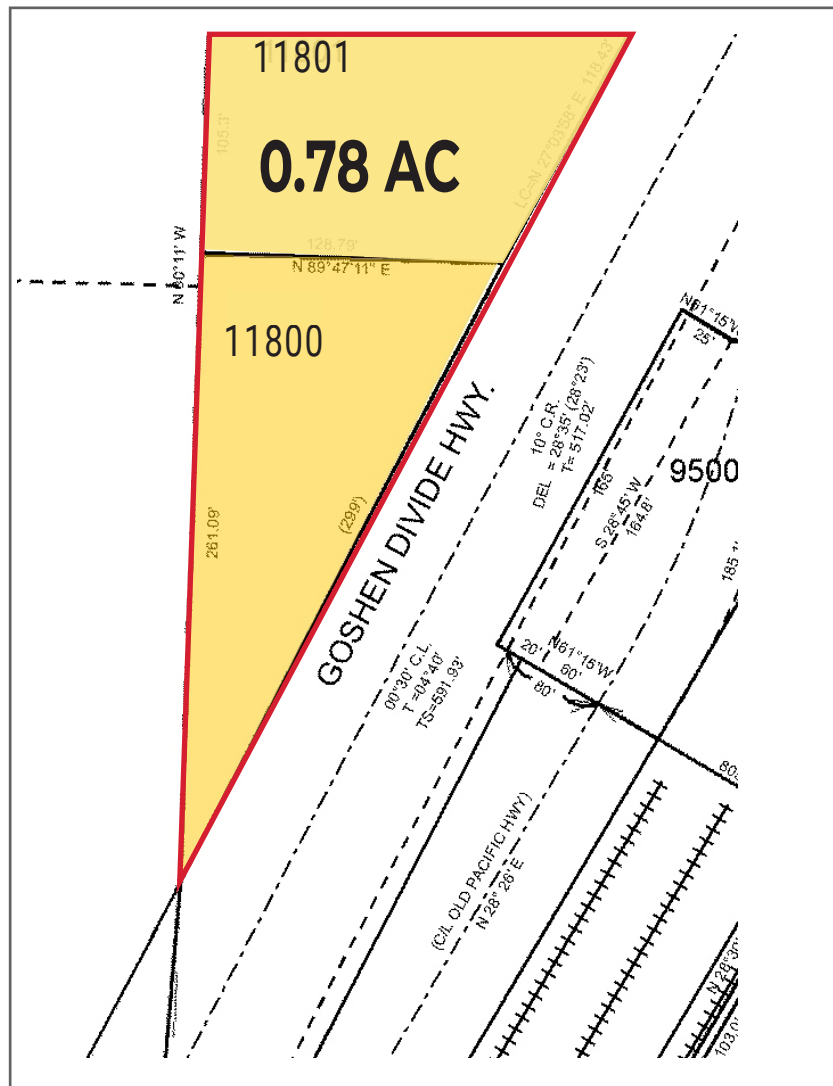
Conceptual plan prepared for a proposed tenant improvement project that was not completed. Shown for illustrative purposes only and may not reflect current conditions. All dimensions, areas and configurations should be independently verified.

Conceptual Mezzanine Plan - Approx. 1,164 SF



Conceptual plan prepared for a proposed tenant improvement project that was not completed. Shown for illustrative purposes only and may not reflect current conditions. All dimensions, areas and configurations should be independently verified.

Tax Lot / Site Location



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

Location Overview

711-733 HWY 99 S COTTAGE GROVE

- Excellent visibility along Highway 99
- Convenient access to Interstate 5
- Near the Cottage Grove Historic District, Village Center and established national retailers

