

**FOR LEASE**



**400 INTERNATIONAL WAY - SPRINGFIELD, OREGON 97477**

## CLASS A OFFICE

- 2,151 SF - 29,856 RSF available (not contiguous)
- Building amenities: Break room with kitchen, outdoor patio, & fitness facility
- Elevator served
- Coffee shop/deli located in main lobby
- Abundant on-site parking
- Convenient location near I-5 and Peacehealth Hospital

*Lease Rates:* See pages 5-12



**BILL NEWLAND**  
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**TIM CAMPBELL**  
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**BEN SHELDON**  
ben@sheldoncompany.com | (360) 607-2616

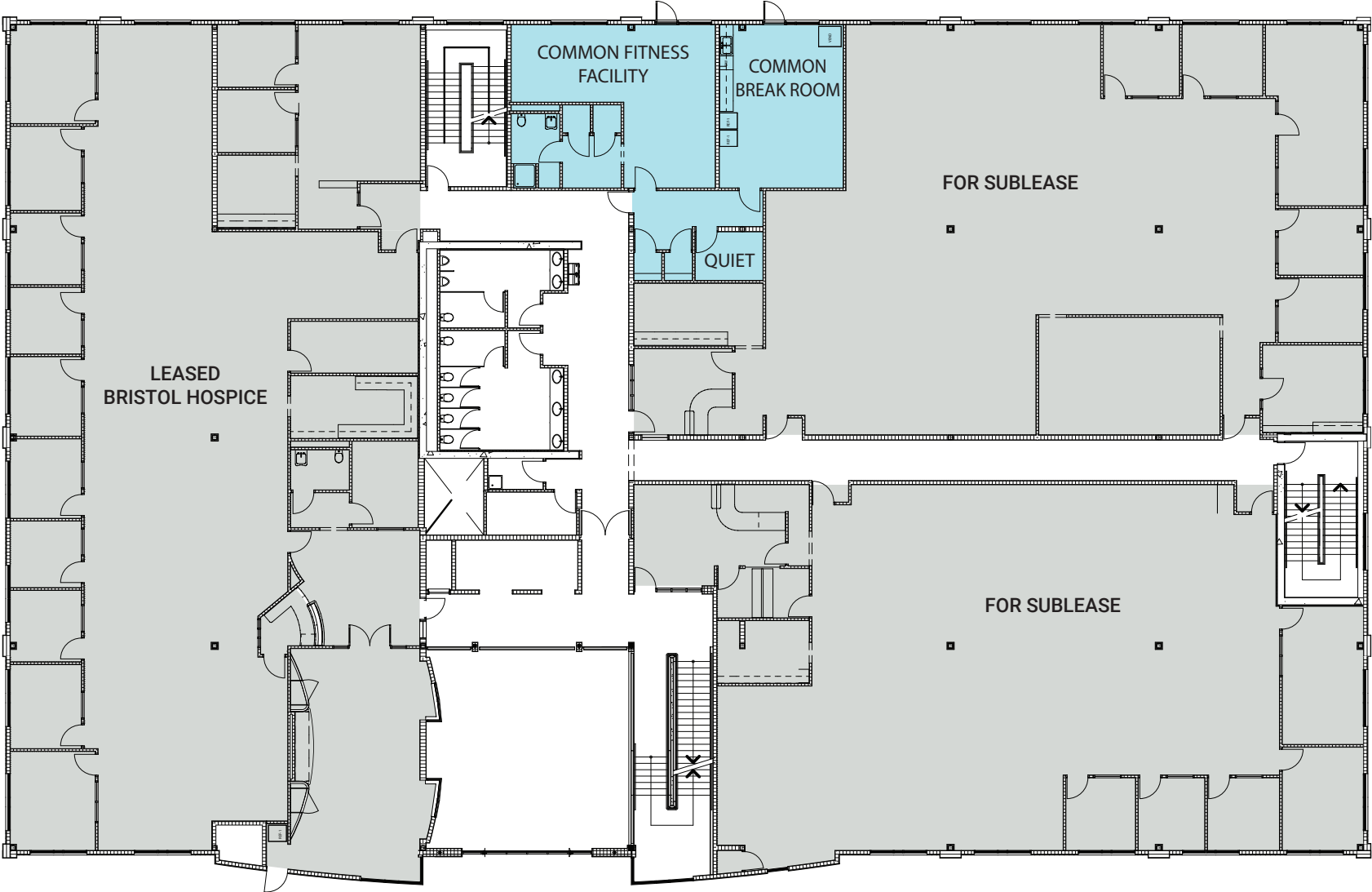
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# FIRST FLOOR PLAN



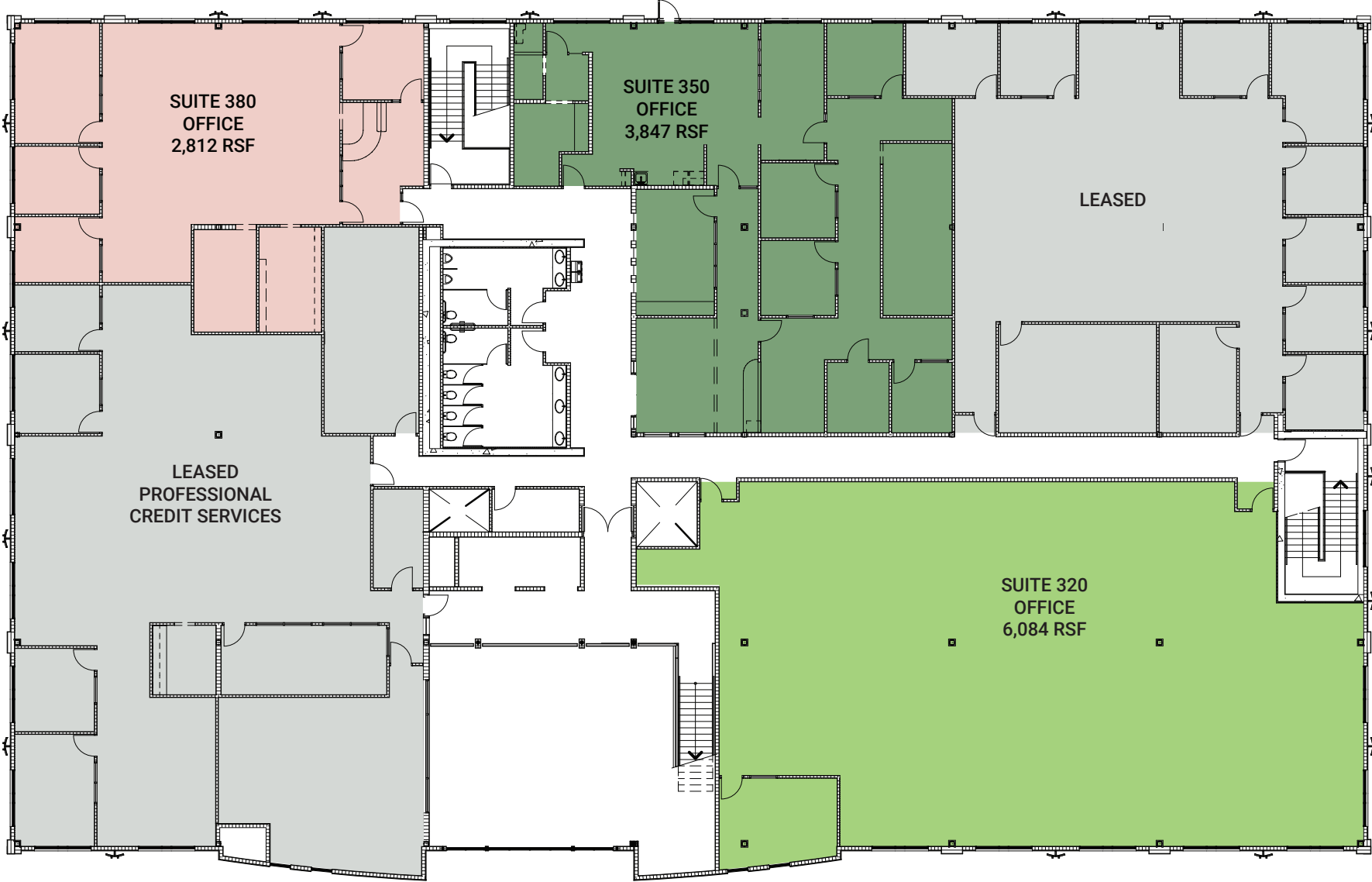
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# SECOND FLOOR PLAN



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# THIRD FLOOR PLAN



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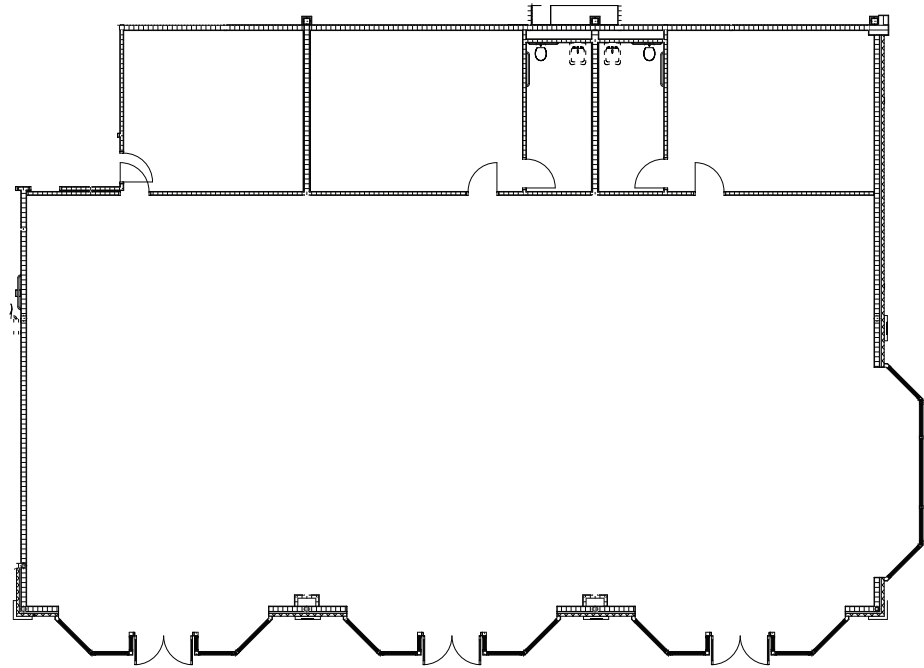
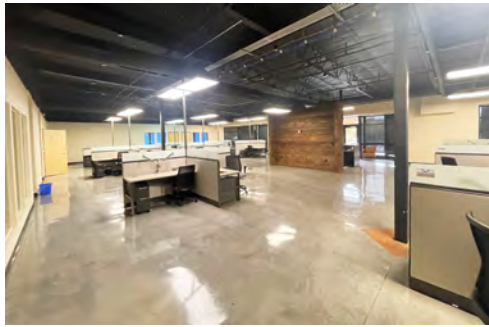
# AVAILABLE SPACE

## SUITE 110

SPACE: OFFICE

SIZE: 6,398 RSF

Lease Rate: \$2.00/RSF, Full Service



### FULLY FURNISHED SPACE, INCLUDES:

- **WORK STATIONS:** 51 CUBICLES, 51 FILE CABINETS, 51 CHAIRS, 41 MONITOR STANDS
- **CONFERENCE ROOM:** 14'X14' TABLE AND 10 CHAIRS
- **KITCHEN/BREAK ROOM:** 4 TABLES, 16 CHAIRS, 3 BAR STOOLS, REFRIGERATOR, ICE MACHINE



# AVAILABLE SPACE

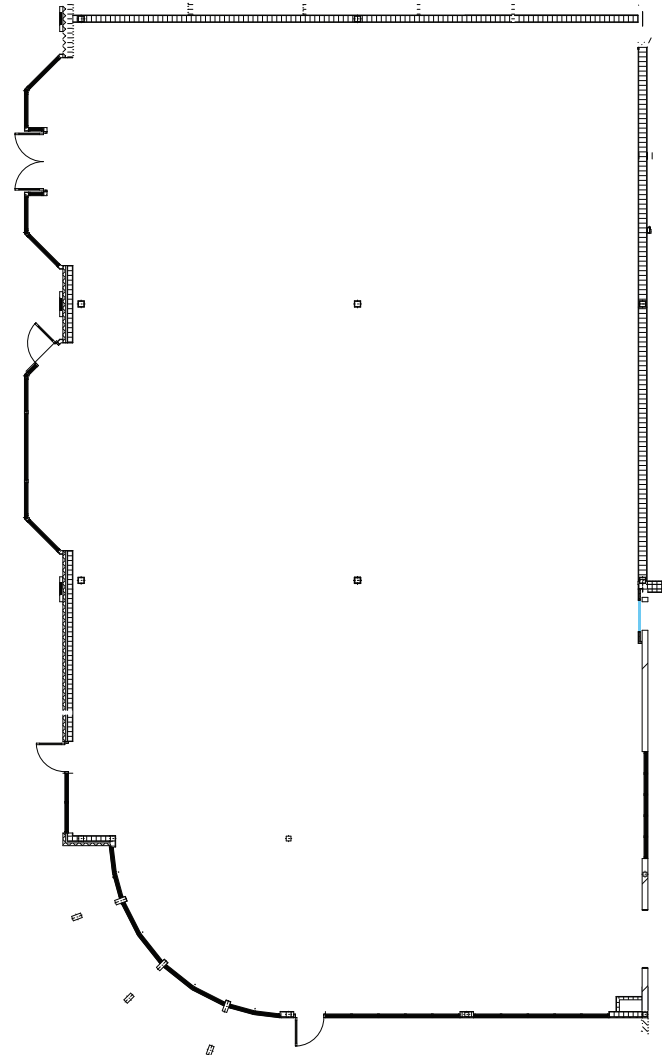
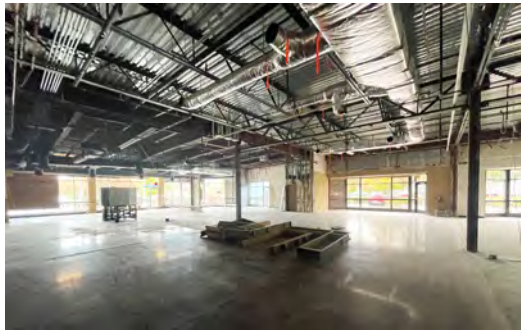
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**SUITE 150**

**SPACE: SHELL CONDITION**

**SIZE: 7,255 RSF**

Lease Rate: Negotiable



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# AVAILABLE SPACE

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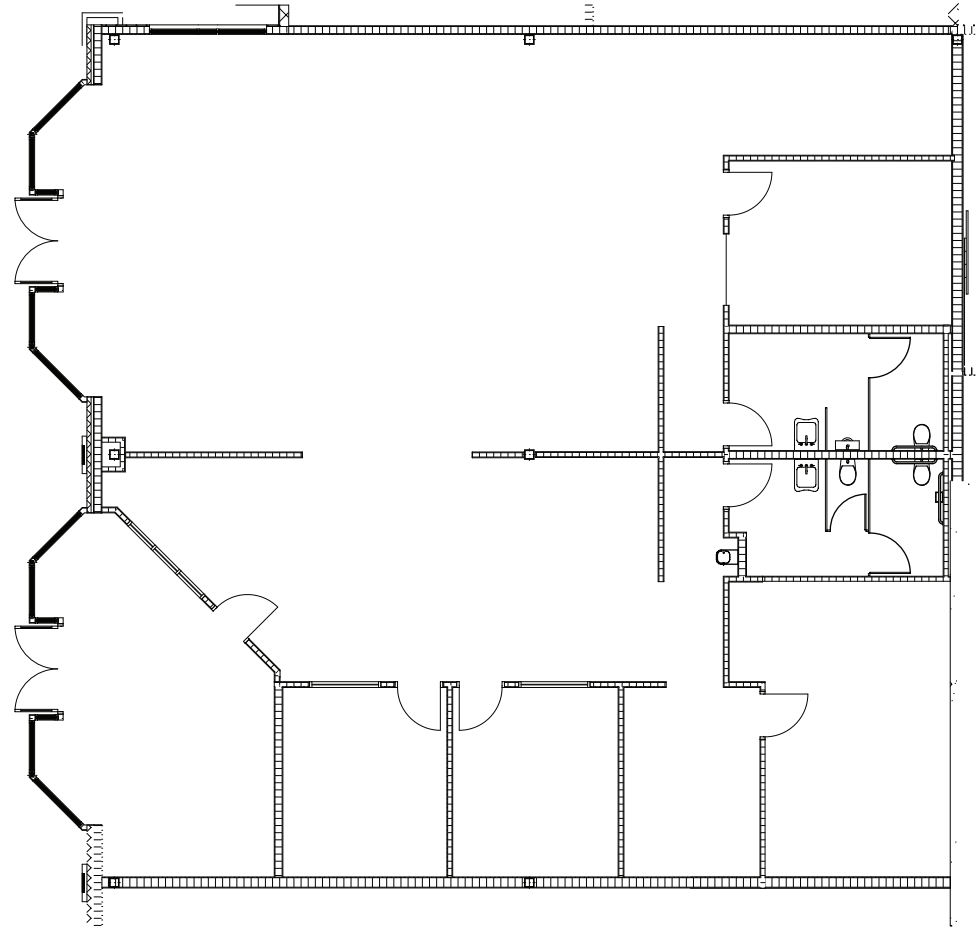
## SUITE 190

SPACE: OFFICE

SIZE: 4,317 RSF

Can be demised to 2,151 RSF

Lease Rate: \$2.00/RSF, Full Service



# AVAILABLE SPACE

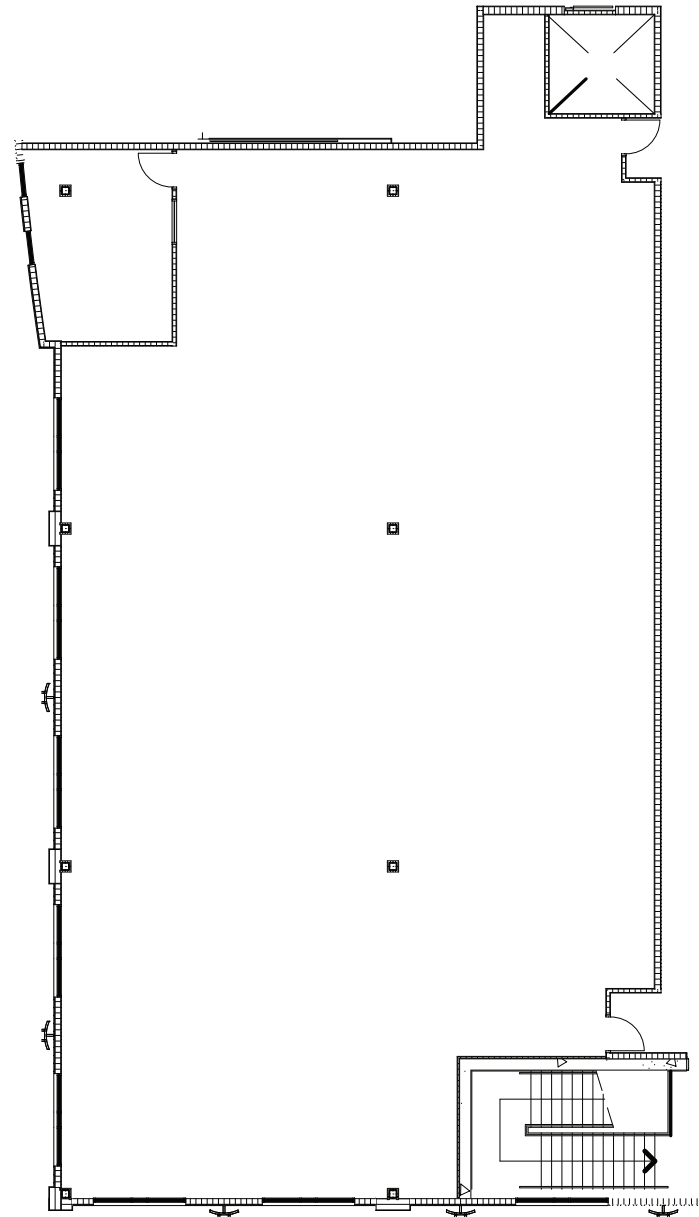
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## SUITE 320

SPACE: OFFICE

SIZE: 6,089 RSF

Lease Rate: \$2.00/RSF, Full Service





# AVAILABLE SPACE

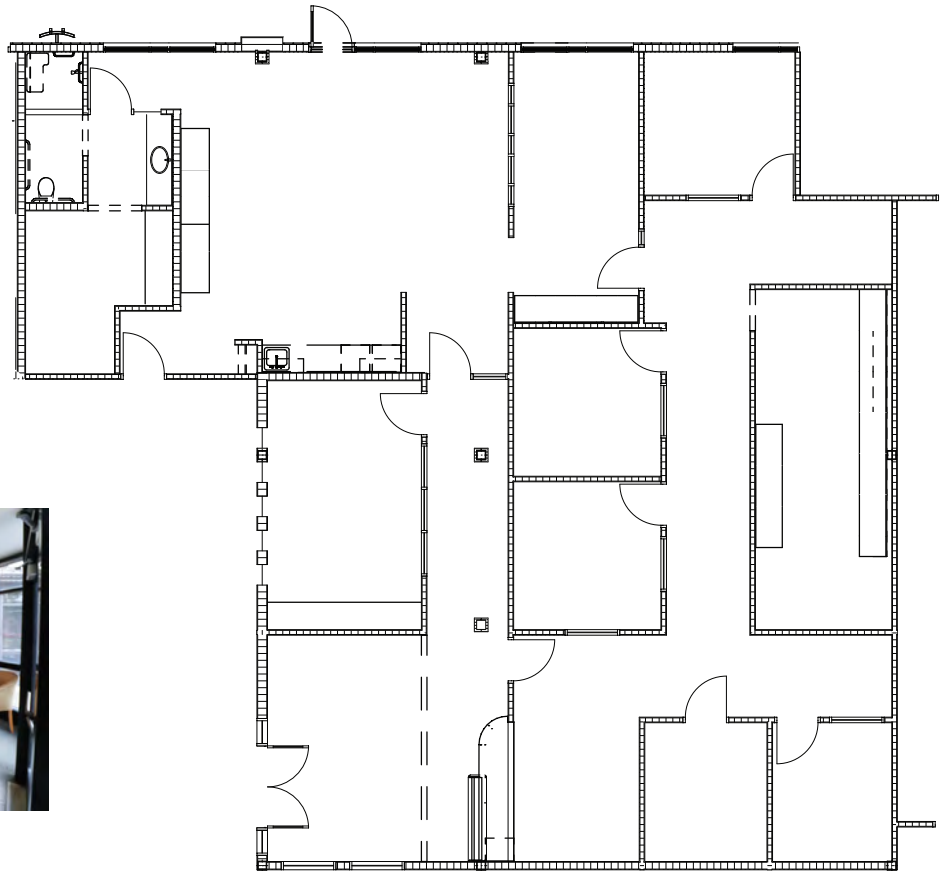
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**SUITE 350**

**SPACE: OFFICE**

**SIZE: 3,847 RSF**

**Lease Rate: \$2.50/RSF, Full Service**



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# AVAILABLE SPACE

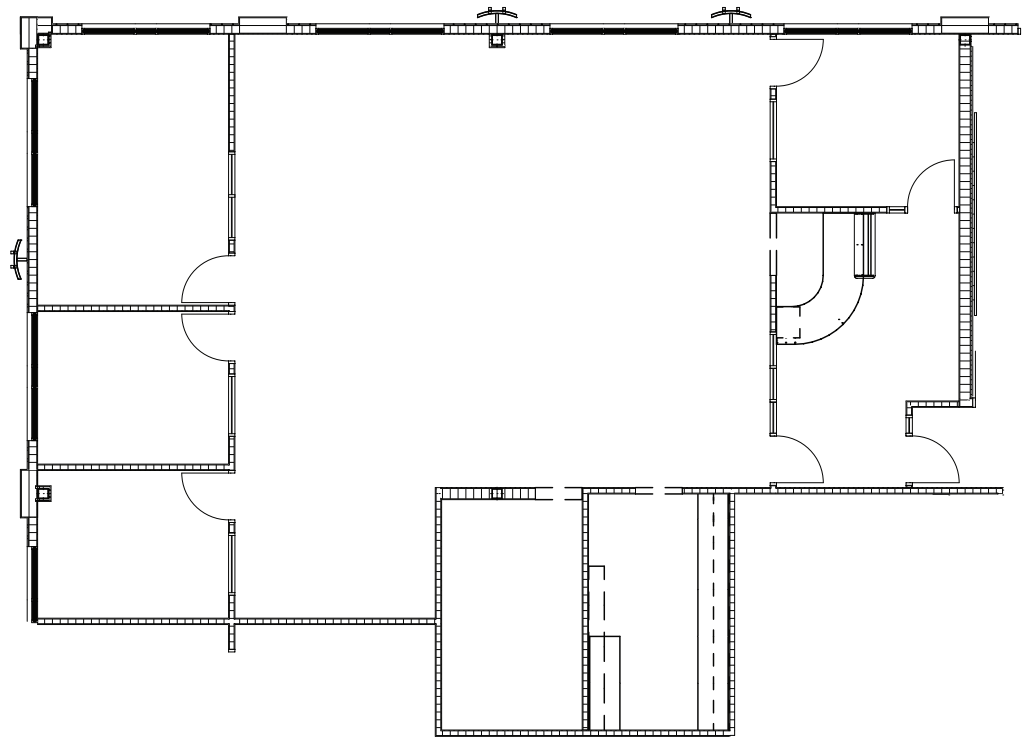
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**SUITE 380**

**SPACE: OFFICE**

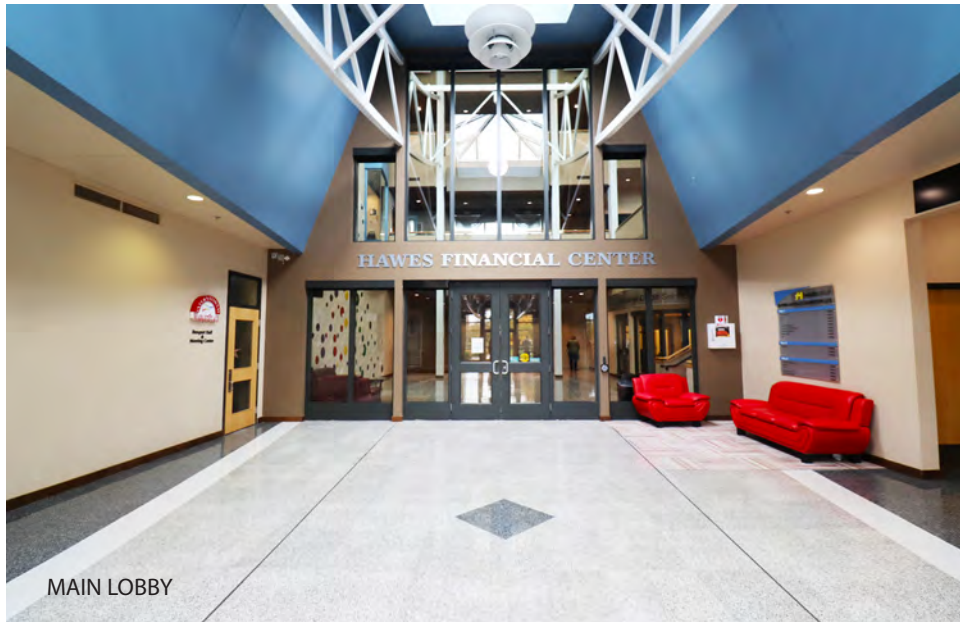
**SIZE: 2,812 RSF**

Lease Rate: \$2.00/RSF, Full Service



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# BUILDING INTERIOR



MAIN LOBBY



TENANT FITNESS FACILITY



COFFEE SHOP/DELI (FOR LEASE)



TENANT BREAK ROOM

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# PROPERTY LOCATION



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