

FOR LEASE

MINER BUILDING

132 E BROADWAY EUGENE, OREGON

AVAILABLE OFFICE SUITES:

SUITE 200:	3,289 SF
SUITE 211:	1,052 SF
SUITE 314:	764 SF
SUITE 320:	237 SF
SUITE 331:	991 SF
SUITE 420:	666 SF
SUITE 532:	1,645 SF
SUITE 716:	892 SF
SUITE 730:	349 SF

HIGH-SPEED FIBER NETWORK

HISTORIC BEAUTY WITH MODERN UPGRADES

LOCATED IN THE HEART OF DOWNTOWN'S TECH HUB

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ABOUT THE BUILDING

Built in 1924, The Miner Building was Eugene's first high-rise serving the professional community of Eugene. The building's historic character of the past is constantly being preserved, while renovations and upgrades will provide a unique and modern work environment for the next generation of professionals. This building is known for being the birthplace of NIKE, PHA (New Pacific Source), Slocum Center and many other successful local businesses. The University of Oregon owned this building for over 35 years. Located in the middle of downtown's tech-hub, this is the perfect address for those who appreciate the charm of the past with today's conveniences and amenities.

NEXT GENERATION UPGRADES

Lobby Renovation with new coffee shop, retail, bike parking and restrooms

New facade treatment for ground floor spaces

Exterior front entrance identity upgrades

Modern finishes with open and flexible office plans

New building infrastructure from HVAC, to electronic, to network connectivity

EUGNet FIBER OPTIC

The Miner Building is now LIT on EUGNet, the utility based fiber optic plan and has speeds up to 10 Gbps. XS Media is the building's Internet and Voice Provider that offers tenants great rates starting at under \$100 per month for 1 Gbps. They provide a variety of voice services over fiber.

The building is also served by Century Link and Comcast.



MINER BUILDING

■ AVAILABLE OFFICE SUITES:

Suite 200:	3,289 SF	\$1.87/SF/month
Suite 211:	1,052 SF	\$1.87/SF/month
Suite 314:	764 SF	\$1.87/SF/month
Suite 320:	237 SF	\$500 per month
Suite 331:	991 SF	\$1.87/SF/month
Suite 420:	666 SF	\$1.87/SF/month
Suite 532:	1,645 SF	\$1.87/SF/month
Suite 716:	892 SF	\$1.87/SF/month
Suite 730:	349 SSF	\$675 per month

■ All leases are fully serviced (minus janitorial)



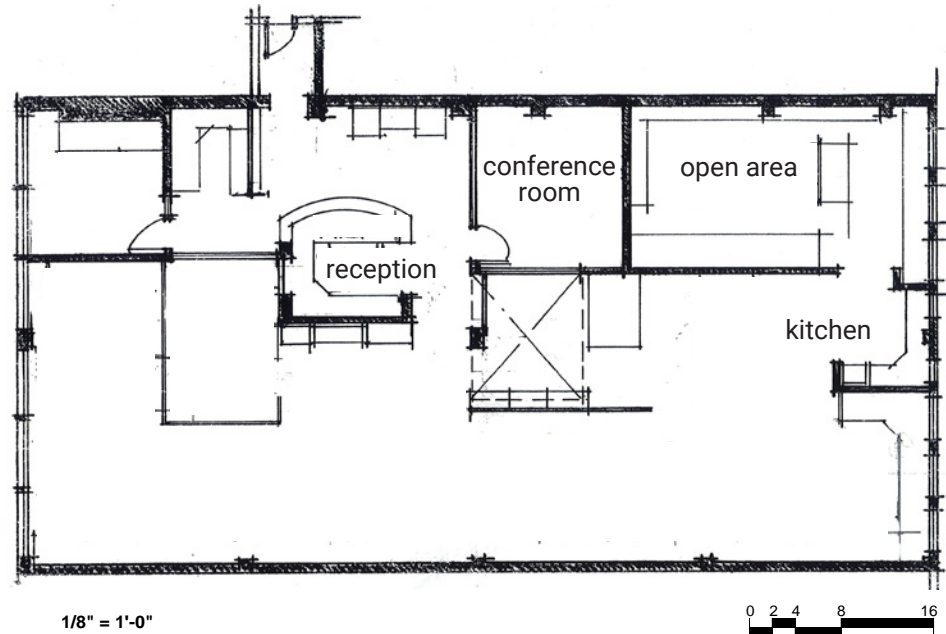


FLOOR PLANS

SUITE 200

3,289 SF

Open light space with reception area, conference room, kitchen, and back open area.



Suite 200



Suite 200

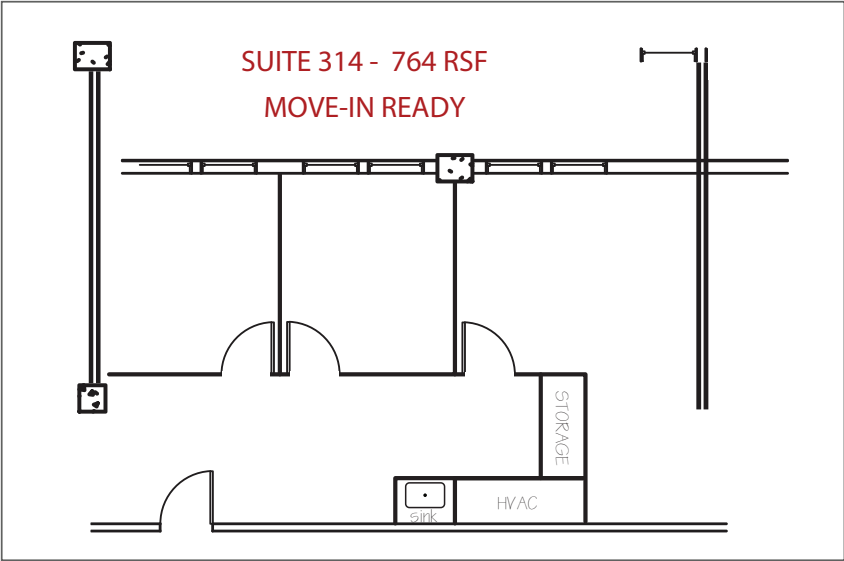


Suite 200





FLOOR PLANS

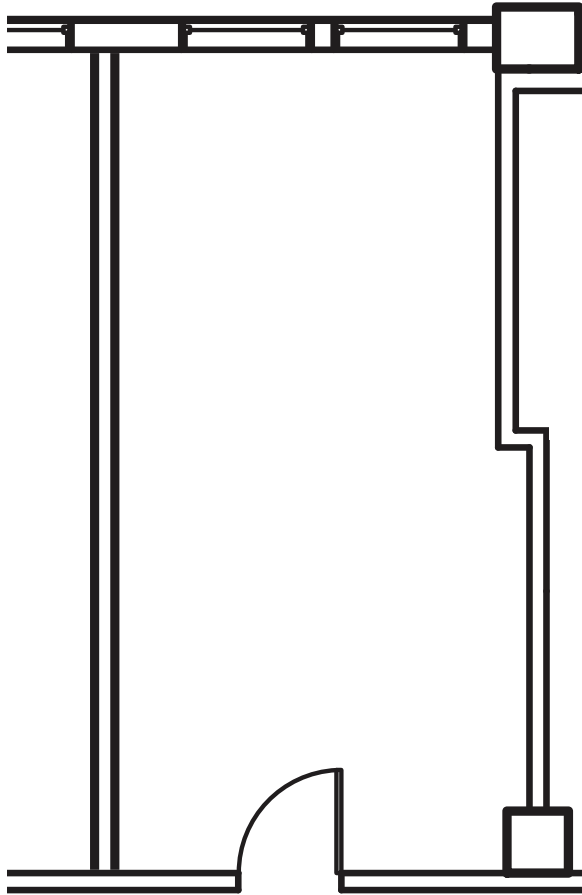


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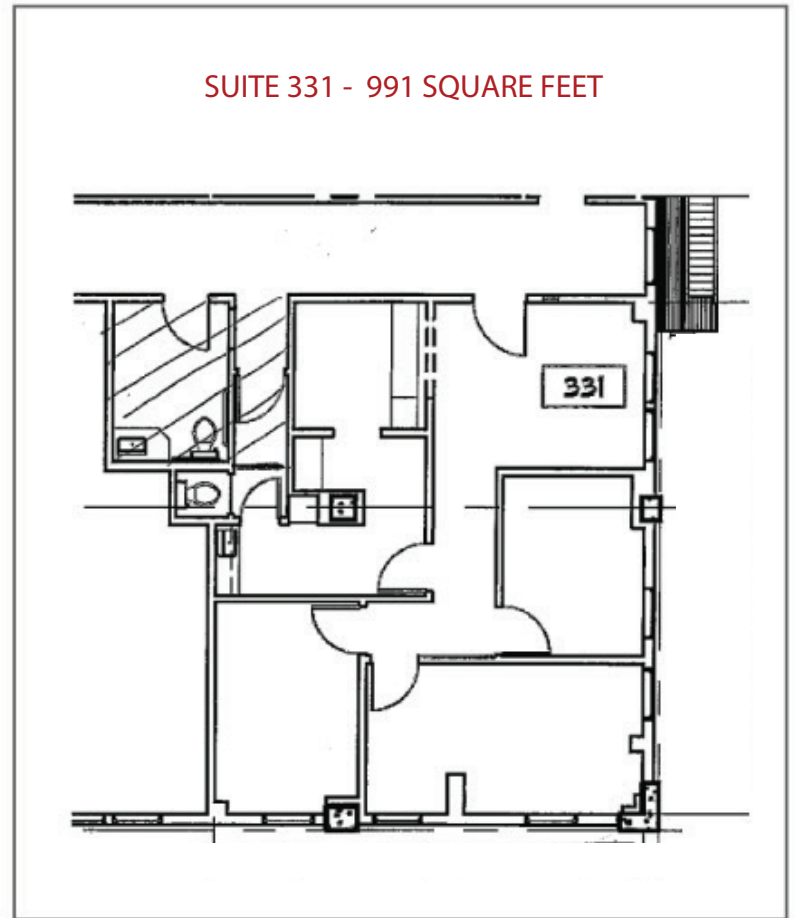


FLOOR PLANS

SUITE 320 - 237 SQUARE FEET

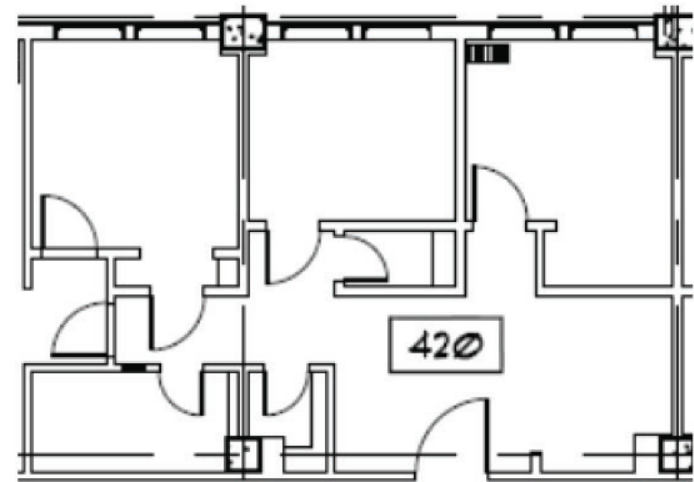


SUITE 331 - 991 SQUARE FEET

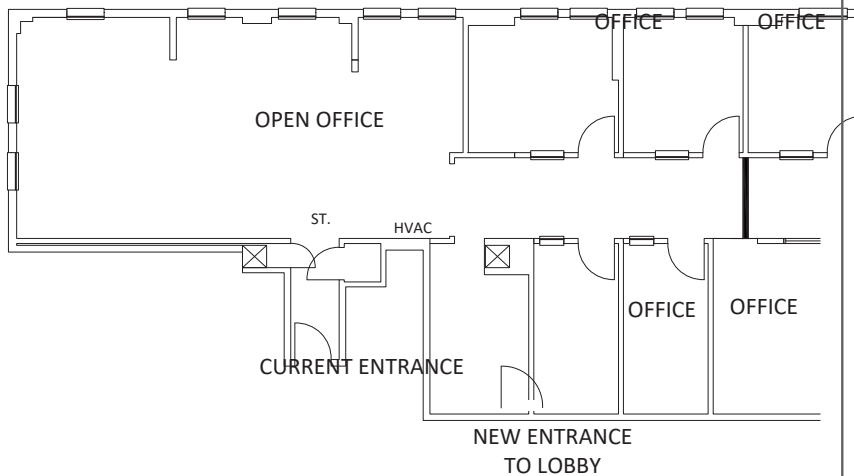




SUITE 420 - 666 SQUARE FEET



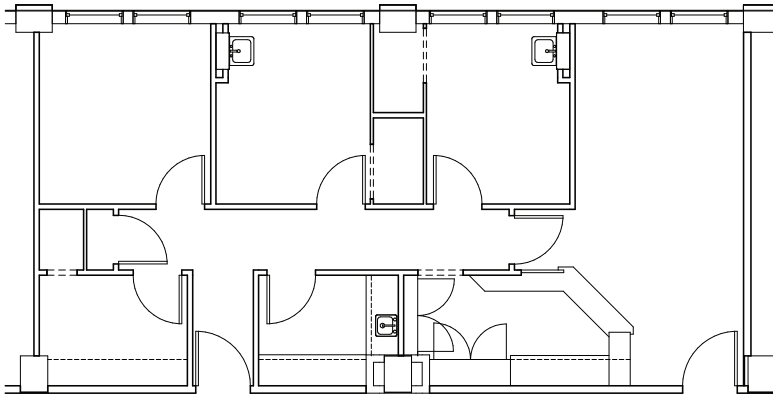
SUITE 532 - 1,645 SQUARE FEET



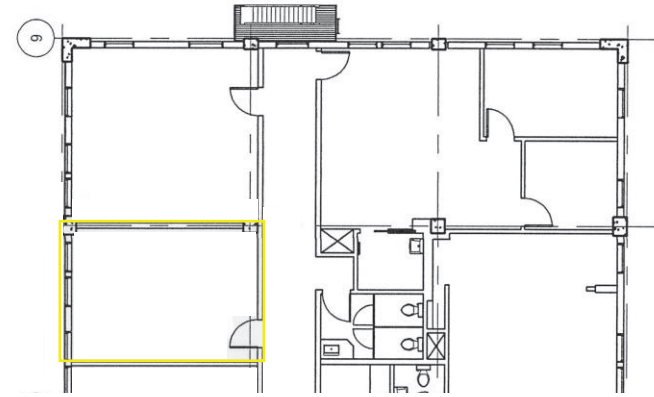


FLOOR PLANS

SUITE 716 - 892 RSF



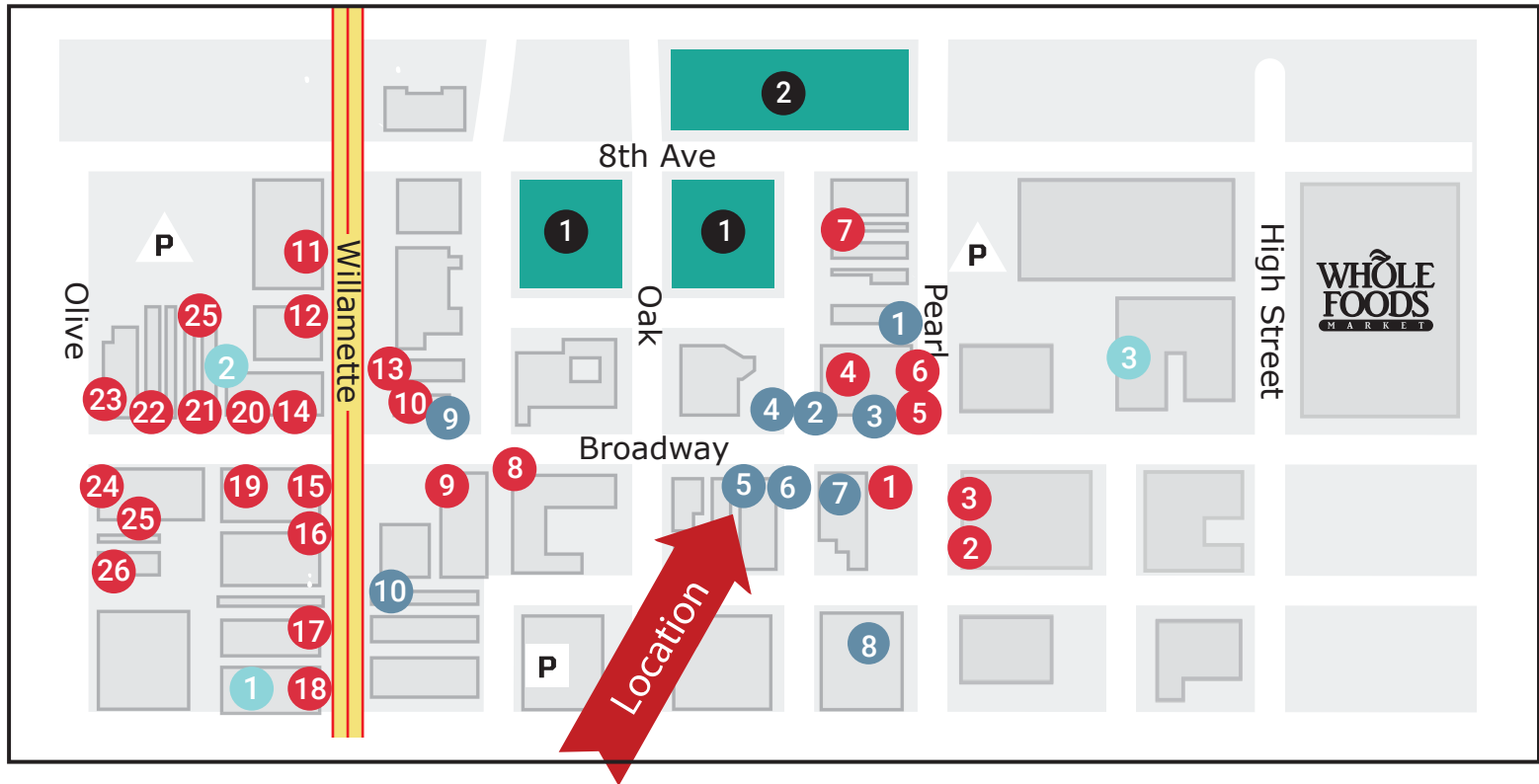
SUITE 730 - 349 RSF



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NEIGHBORHOOD ATTRACTIONS The Miner Building is located in the heart of Downtown Eugene with easy access to Lane Transit, public parking and bike lanes. It is just steps away from the best dining, shopping, arts and entertainment.



Food & Beverage

- | | | |
|------------------------|-------------------------|------------------------|
| 1 Ambrosia | 11 Bagel Sphere | 20 Party Bar |
| 2 Bo & Vine Burger | 12 Off the Waffle | 21 Party Market & Wine |
| 3 Mezza Luna Pizzeria | 13 Peek-a-Boo Ice Cream | 22 The Chicken Shanty |
| 4 Bon Mi | 14 Portal Tea | 23 The Horsehead Bar |
| 5 541Sushi Bar | 15 Slice Pizza | 24 The Davis |
| 6 Taco Mogo | 16 The Barn Light | 25 Cowfish Cafe |
| 7 Palace Bakery & Cafe | 17 Poppi's Anatolia | 26 Lucky's |
| 8 Sushi Seoul | 18 The Sushi Spot | |
| 9 Voodoo Donuts | 19 Killer Burger | |
| 10 John Henry's | | |

Retail

- 1 NW Hat Company
- 2 Footwise
- 3 Mokwheel E Bikes
- 4 Goldworks Jewelry
- 5 Passionflower
- 6 Porterhouse Clothing
- 7 J Micheal's Books
- 8 Oregon Art Supply
- 9 Lazar's Bazar
- 10 Shoe-a-holic

Entertainment

- 1 Actor's Cabaret
- 2 Metro Cinema
- 3 The Shedd Institute

Community

- Parking Lot
- Parking Garage
- Saturday Market/Park Blocks
- Town Square/Farmer's Market

MINER BUILDING

BUILDING LOCATION

- Located central downtown on East Broadway in Eugene's downtown district

BUILDING DATA

- Eugene's first high rise
- 8 stories
- 95,661 total square feet
- Efficient floor plates with a typical size of 9,760 square feet
- Historic building built in 1924

RENOVATIONS

- Exterior front entrance identity
- Expansive floor lobby upgrades
- New and upgraded elevators

PARKING

- Numerous parking options available in the immediate neighborhood, including adjacent garage and the Oak Street parking garage

AMENITIES

- Ample window line with spectacular views of Eugene and surrounding areas
- Large operable windows and excellent natural light
- Street-level retail and services
- Robust bike storage facility with bike racks
- Tenant storage available in secure basement space
- Responsive property management

LOCATION HIGHLIGHTS

- BIKE SCORE - 100: Eugene has the highest bike score in Oregon
- WALK SCORE - 98: "Walker's Paradise". Location is in the middle of downtown and is easy to walk to restaurants, bus line, banks & living areas
- TRANSIT SCORE - 64: Eugene has good transit with the bus station a few blocks away

INTERNET AND VOICE PROVIDERS

- EUGNet, Eugene's utility based fiber optic plan
- Centurylink is stubbed in building
- Comcast

PROJECT TEAM

- Ownership: Eugene Professional Building LLC
- Property Management: Campbell Commercial Real Estate
- Leasing: Campbell Commercial Real Estate