

REDUCED RATE



**Reduced Lease Rate - \$1.45 psf + NNN**

**Renovated Freestanding Office Building**

**2650 Willamette Street, Eugene, Oregon**

## Move In Ready

Renovated 1,832 SF office suite with 6 private offices across two levels. This professional space offers high visibility on Willamette Street with dedicated parking and modern amenities throughout.

**1,832 SF**

Across two levels

**6 Private Offices**

Flexible layout

**Reception Area**

Conference-ready

**11 Parking Spaces**

Dedicated on-site

### Lease Rate

**\$1.45/SF/month + NNN**

NNN estimate: \$0.31/SF/month

### Property Features

- Renovated systems and LED lighting
- High-visibility signage opportunity
- Updated electrical, plumbing, HVAC

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## Schedule a Tour

**Rene' Nelson, CCIM**

Pacwest Commercial Real Estate Inc.

541-912-6583

[rene@1031guru.com](mailto:rene@1031guru.com)

eugene-commercial.com

# Interior Highlights

## Layout at a Glance

- Six private offices across two levels
- Reception or waiting area
- Conference-ready layout
- Second floor is walk-up, no elevator access

## Perfect For

- Counseling or therapy
- Accounting, financial services, insurance
- Legal, consulting, professional services
- Non-clinical medical or wellness admin
- Small creative or agency office



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 Information deemed reliable but not guaranteed, tenant to verify all information.