

**Evans  
Elder  
Brown &  
Seubert**

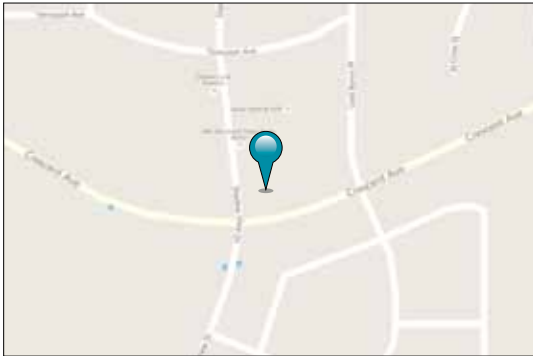
COMMERCIAL REAL ESTATE

101 E. Broadway  
Suite 101  
Eugene, OR 97401  
(541) 345-4860

*eebcre.com*

## FOR LEASE

**Schimmer Building**  
Shadowview and Crescent  
Eugene, Oregon



### CONTACT

**Stephanie Seubert**  
stephanie@eebcre.com

**Irene Alltucker**  
irene@eebcre.com

(541) 345-4860

## Highly Visible Location Adjacent to Crescent Village

- Brand new office building
- Available Fall 2018
- Located in North Eugene
- Easy access to Beltline, I-5, PeaceHealth Sacred Heart Medical Center at Riverbend
- \$40 Tenant Improvement Allowance
- \$30 square foot NNN

Licensed in the State of Oregon



The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

# First Floor Plan

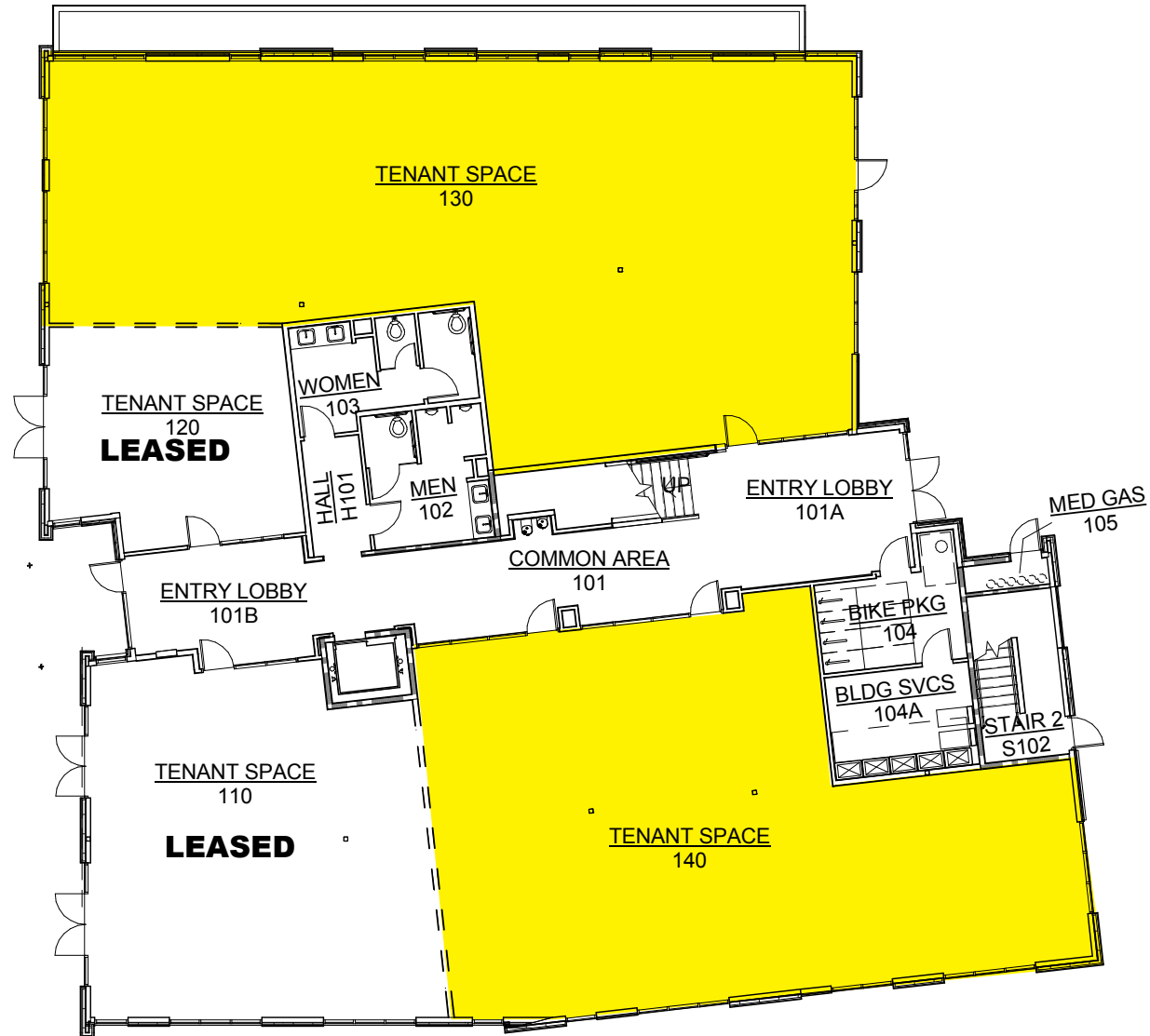
## Ground Floor Space

### Suite 130

- Approximately 2,967 rsf

### Suite 140

- Approximately 2,394 rsf

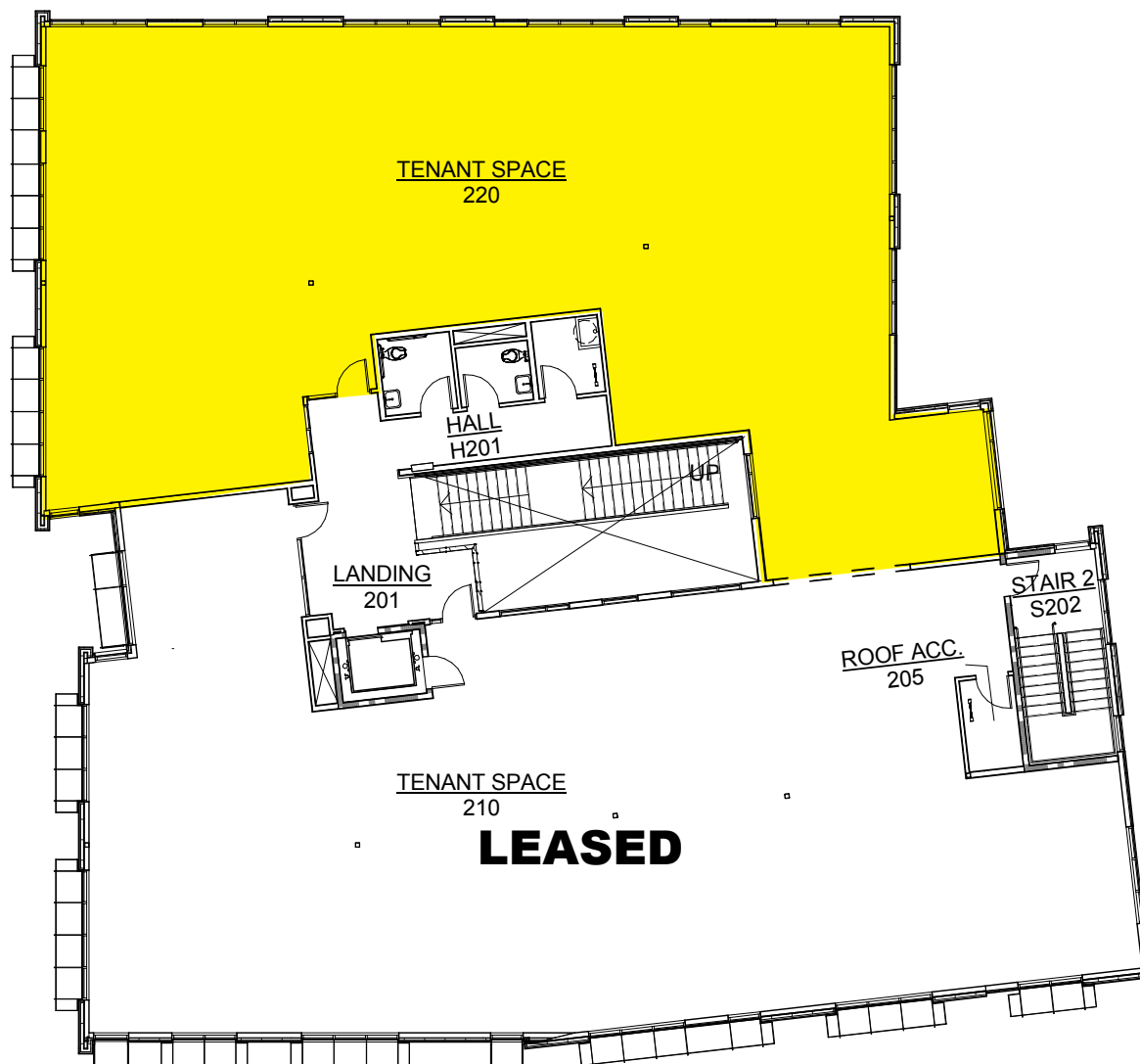


# Second Floor Plan

## Second Floor Space

### Suite 220

- Approximately 3,688 rsf



# The Neighborhood

## The Neighborhood

Anchor retail tenants are Bello Day Spa and Salon, Pho, B-2 Wine Bar, Mezza Luna Pizza, Izumi Restaurant

**The Tennyson** – 263 high-end apartments 95% occupied 1 block from the Schimmer Building

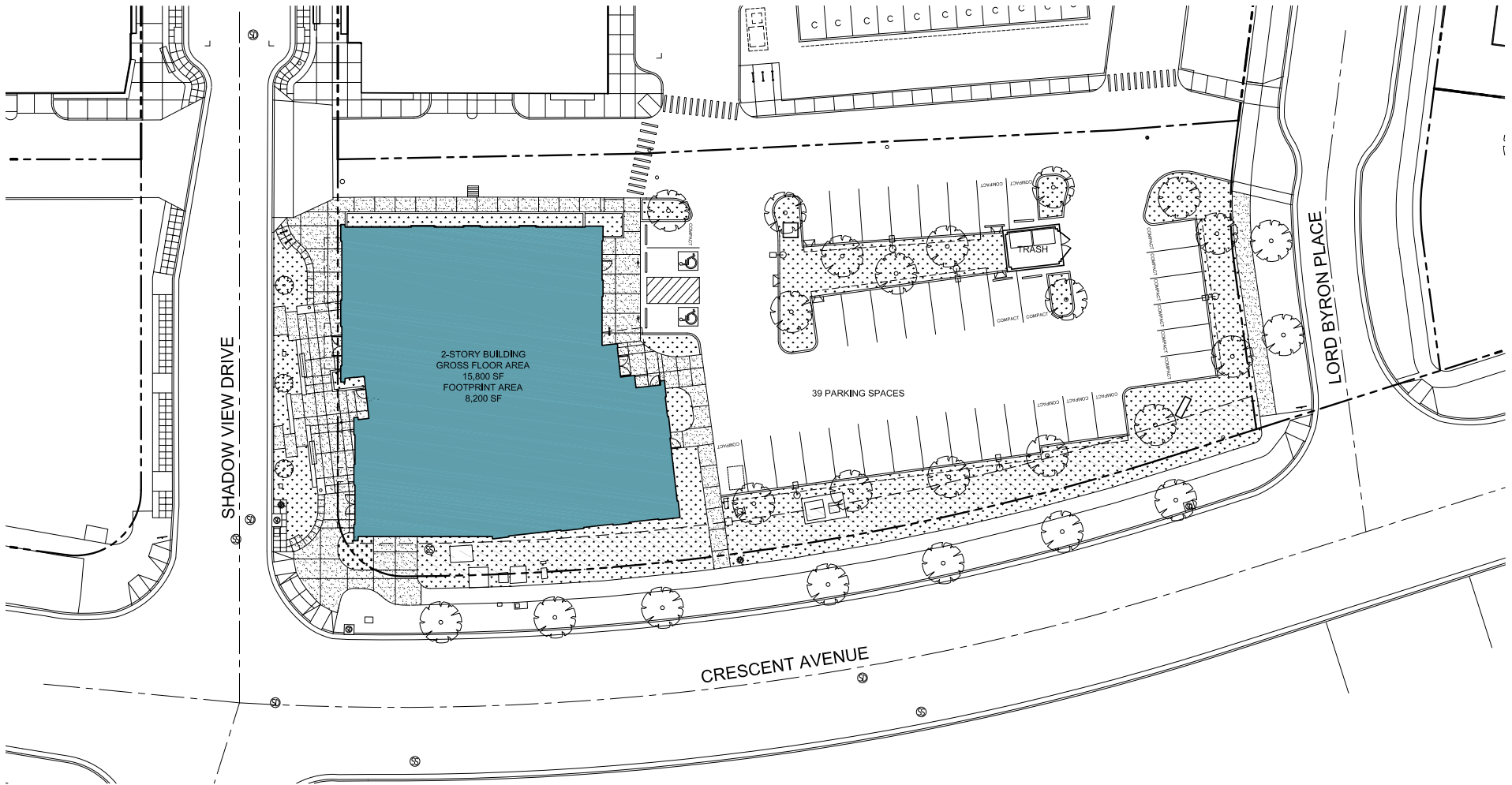
**Village East/West** - Located across the street from the Schimmer Building, the apartments in Village East and West are 100% occupied.



**Crescent Meadows** – Located East of Crescent Village high end subdivision contains 221 large single family homes built in the late 90's and early 2000.

**Town Homes** – 62 High end townhouse adjacent to the Schimmer Building

# Site Plan



# Location

