



FOR LEASE

Basement Space

8th & Olive Building
115 W 8th Avenue
Eugene OR 97401

BASEMENT DETAILS

- B-100 North | Approximately 3,866 RSF
- B-200 | Approximately 12,166 RSF
- Basement space with elevator access
- Convenient Downtown location close to parking, public transit service and many public and private agencies
- 40¢ per square foot, per month

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

Stephanie Seubert
Stephanie@eebcre.com

541.345.4860

Licensed in the State of Oregon.

Basement Floor Plan

8th & Olive Building
115 West 8th Avenue, Eugene OR 97401

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Stephanie
Seubert**

stephanie@eebcre.com

541.345.4860

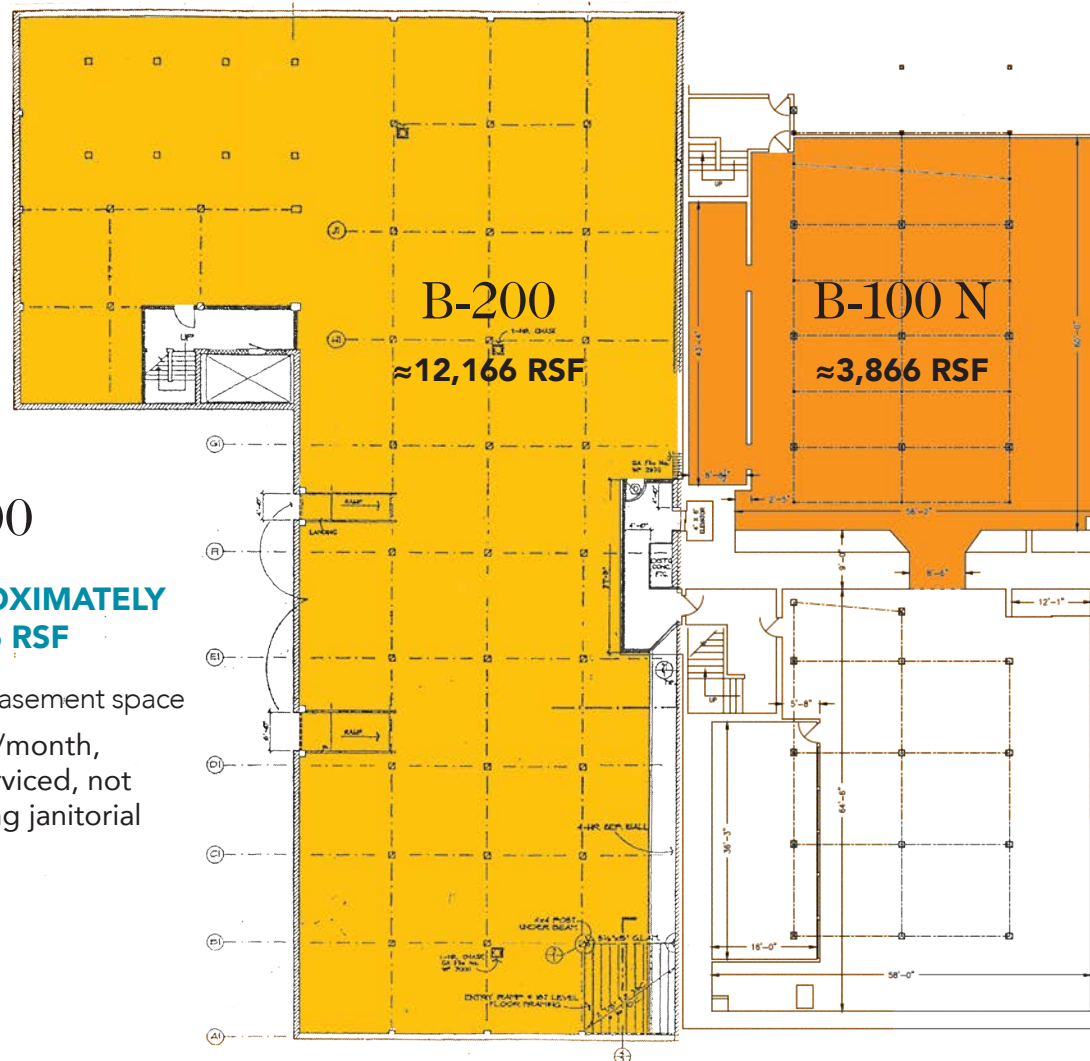
101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

B-200

**APPROXIMATELY
12,166 RSF**

- Open basement space
- 40¢/rsf/month, fully serviced, not including janitorial



B-100 North

**APPROXIMATELY
3,866 RSF**

- Basement space
- Some shelving included
- 40¢/rsf/month, fully serviced, not including janitorial

Overview

8th & Olive Building
115 West 8th Avenue, Eugene OR 97401

**Evans
Elder
Brown &
Seubert**

COMMERCIAL REAL ESTATE

CONTACT

**Stephanie
Seubert**

stephanie@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.



Most special of all is a hidden piece of local history, preserved within one of the suites: the original 12 inch high "RUBENSTEIN" storefront lettering, retained on what was once an exterior brick wall.



Welcome to the 8th & Olive Building

Rooted in the American dream, the 8th & Olive Building stands as a proud, community-centered monument to Eugene's downtown heritage. Originally established as the home of the Rubenstein Furniture Company, this prominent downtown corner has welcomed visitors for generations.

When 8th & Olive LLC acquired and carefully converted the property into office space during the 1990s, they chose to preserve the unique architectural character that connects the building to its past.

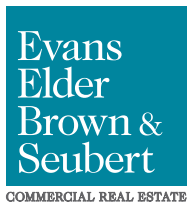
Today, visitors and tenants can still admire the historic arched-top windows that frame the east-facing wall and fill the building with morning light.

The 8th & Olive LLC was formed in 1994 and subsequently undertook a comprehensive top-to-bottom renovation of the property, transforming the 81,088 SF building into a modern office space while preserving many of the historical features.

Over the years, 8th & Olive LLC has invested in renovations and improvements to support the evolving needs of its tenants and to enhance the building's common areas. These ongoing investments have contributed to the building's appeal and helped strengthen the downtown business environment.

Location

8th & Olive Building
115 West 8th Avenue, Eugene OR 97401



CONTACT

Stephanie Seubert
stephanie@eebcre.com

541.345.4860