

**LEASE** | **OFFICE/RETAIL**  
**GARFIELD PLAZA**  
**1158 Garfield - Eugene, OR**

*Available Space:*

**560 SQUARE FEET**

*Lease:*

**\$788 PER MONTH - MODIFIED GROSS**

**SUBLET THRU 02/28/2030**

**(TENANT PAYS GAS, ELECTRIC & JANITORIAL -  
LANDLORD PAYS WATER, SEWER & GARBAGE)**

*For more information contact:*

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Licensed in the State of Oregon



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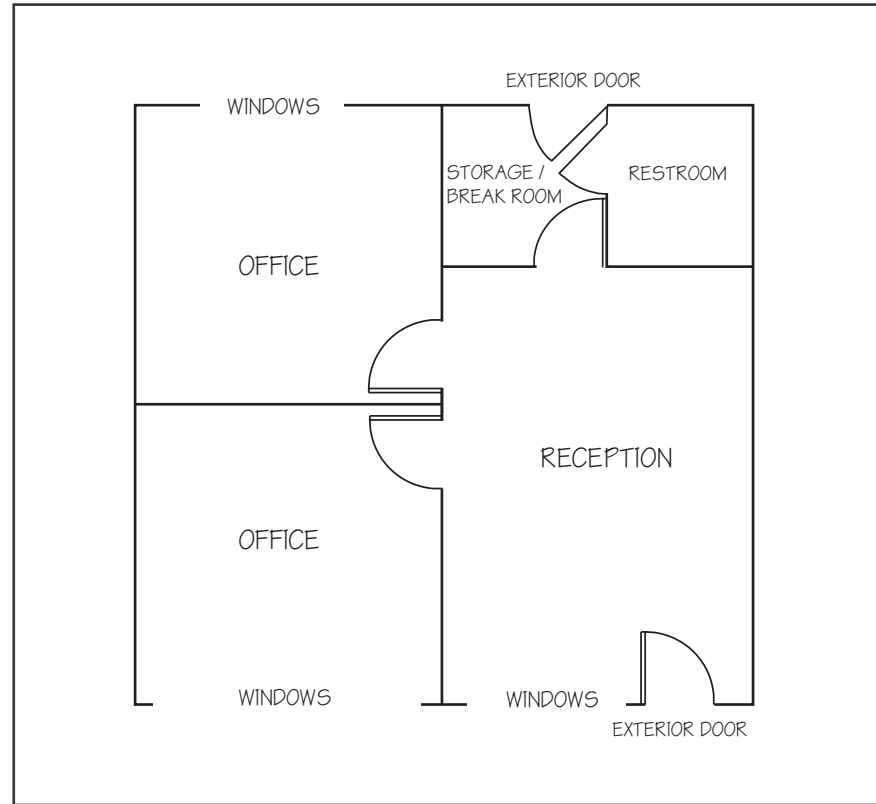
*Property Highlights:*

- **560 SQUARE FOOT SPACE**
- **HIGH TRAFFIC LOCATION**
- **ON-SITE TENANT AND CUSTOMER PARKING**
- **STORAGE ROOM AND RESTROOM**
- **GOOD SIGN POTENTIAL**

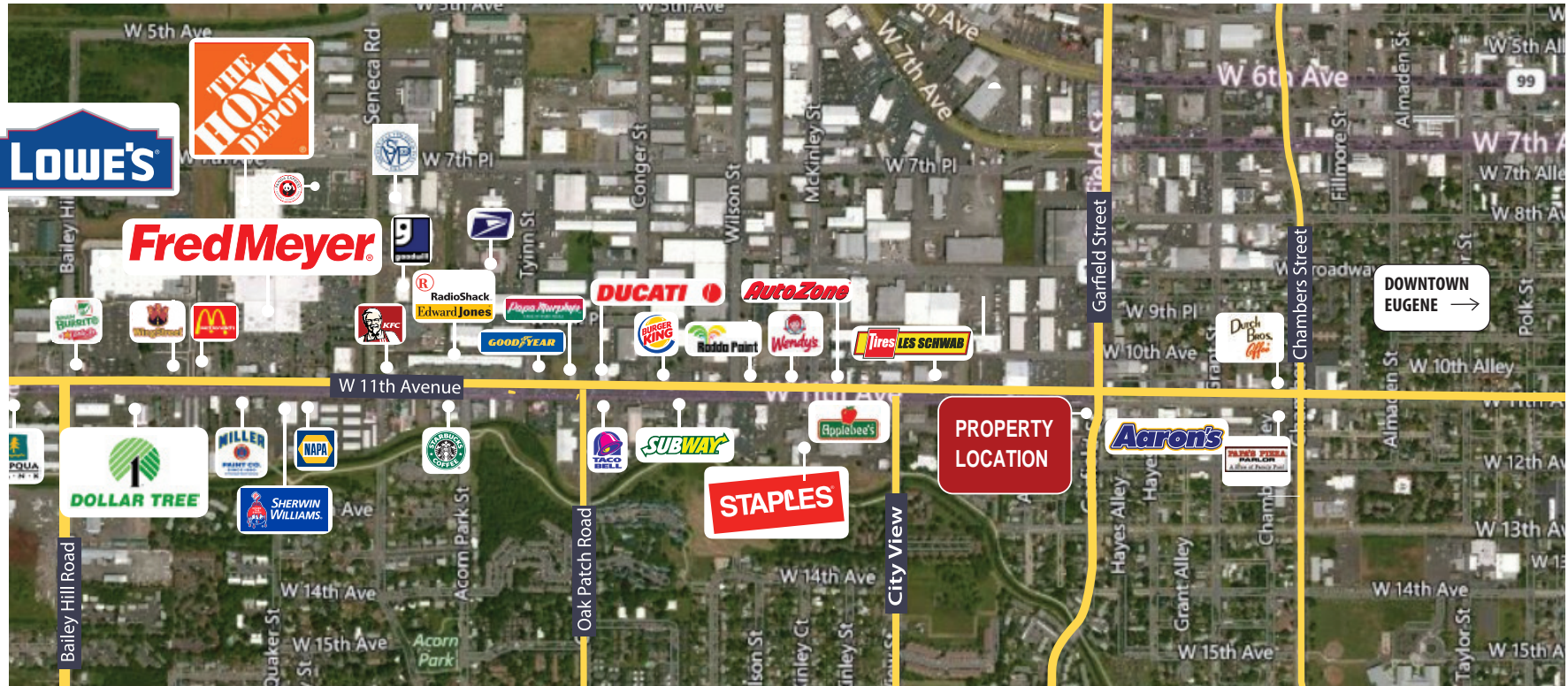
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**SPACE FEATURES:**

- TWO OFFICES WITH WINDOWS
- RECEPTION AREA
- STORAGE/BREAKROOM
- RESTROOM
- LARGE FRONT WINDOWS



# 1158 GARFIELD - LOCATION MAP



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