



FOR LEASE | RATE REDUCED

# Class A Office Space

2645 Suzanne Way  
Eugene OR 97408

## SECOND FLOOR OFFICE SUITE

- 4,300 square feet
- Second floor with elevator
- On-site parking
- Occupancy October 1, 2025
- ~~\$1.90~~ \$1.65 PSF, modified gross
- Seven (7) private offices
- Four (4) restrooms
- Large coffee bar
- Lounge
- Large meeting area

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

**Jeff Elder**  
jeff@eebcre.com

**Ashley Hope Wells**  
ashley@eebcre.com

**541.345.4860**

Licensed in the State of Oregon.

# Overview

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101 East Broadway  
Suite #101  
Eugene, OR 97401

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# 2nd Floor Plan

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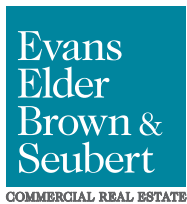
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# Location

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