

FOR LEASE



2053 LAURA STREET | SPRINGFIELD, OREGON

## OFFICE • SHOWROOM • WAREHOUSE

A flexible commercial facility combining professional office space with a functional showroom and warehouse

8,936 SF | 3 Grade-Level Doors | 20 Parking Spaces | LMCC Zoning

**\$9,300/Month NNN**



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# Property Overview

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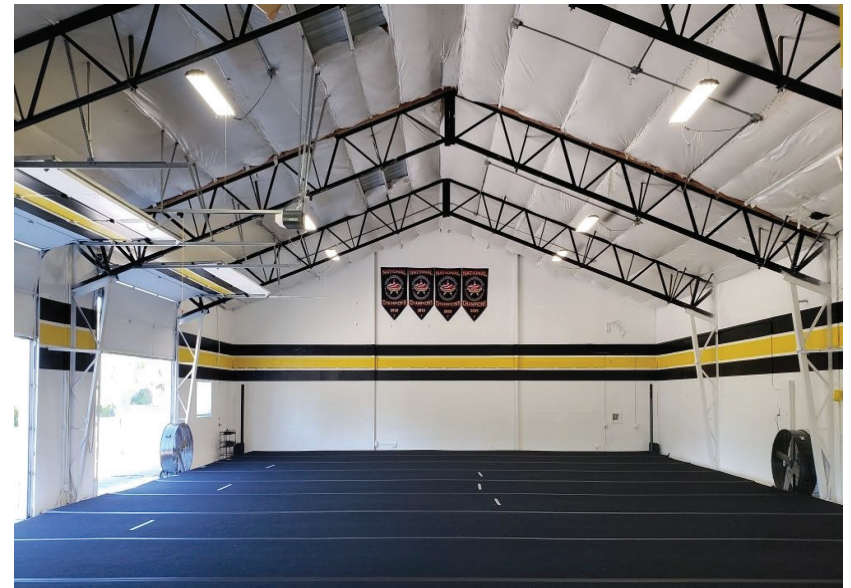
2053 Laura Street combines professional office and showroom space with a spacious warehouse, creating an efficient layout for businesses that need both customer-facing space and operational functionality. Convenient access to Highway 126 and Interstate 5 provides excellent regional connectivity.

## Building Configuration

|                                               |          |
|-----------------------------------------------|----------|
| <b>Total Building</b>                         | 8,936 SF |
| <b>Office / Showroom / Retail (1st Floor)</b> | 3,159 SF |
| <b>Warehouse</b>                              | 4,728 SF |
| <b>Office (2nd Floor)</b>                     | 1,049 SF |

## Property Highlights

- Three grade-level roll-up doors
- Professional office, showroom, and warehouse layout
- 20 on-site parking spaces
- LMCC (Light/Medium Industrial & Community Commercial) zoning
- Excellent access to Highway 126 & Interstate 5
- Flexible for office, warehouse & showroom users



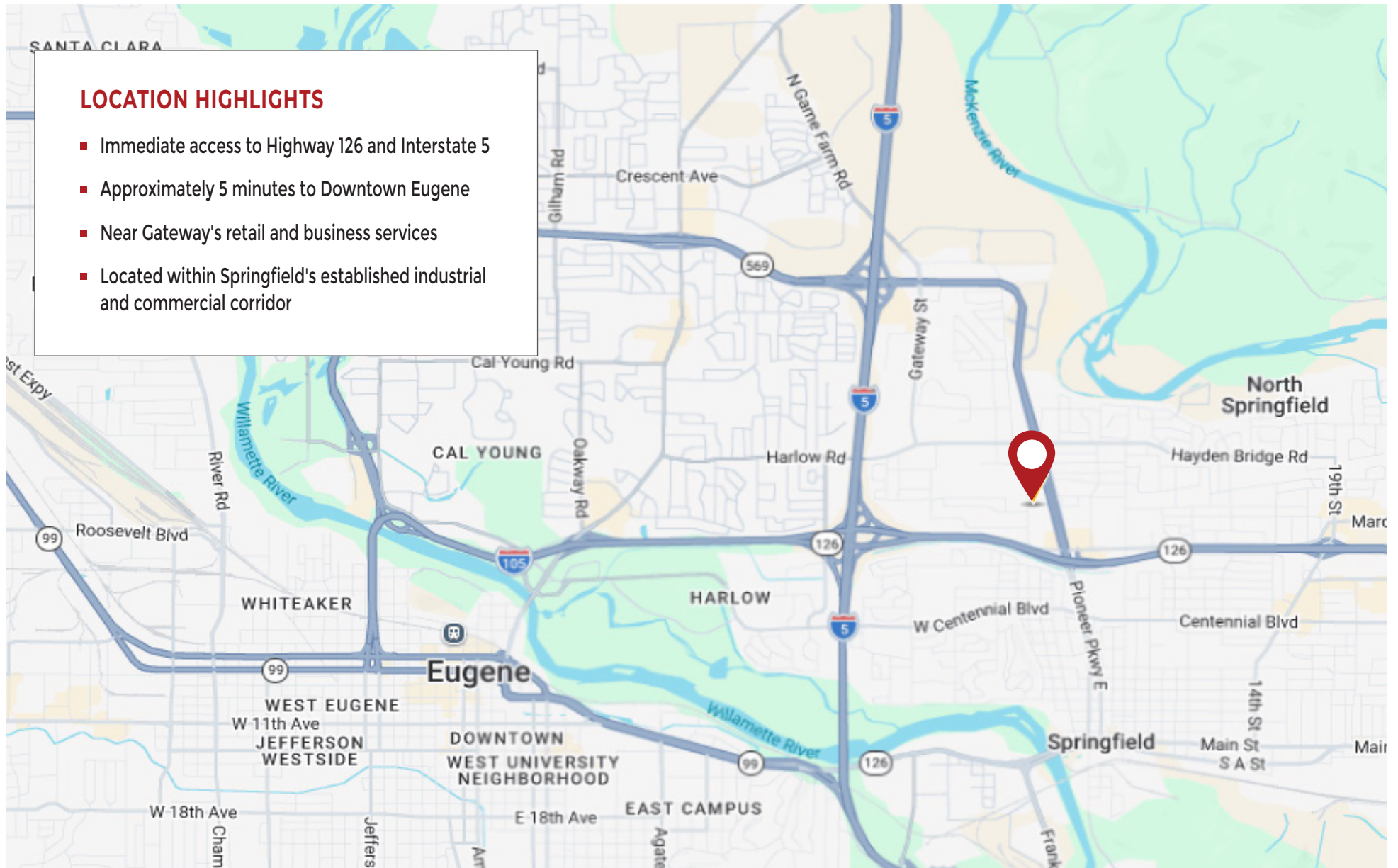
## PROPERTY PHOTOS



## PROPERTY LOCATION

### LOCATION HIGHLIGHTS

- Immediate access to Highway 126 and Interstate 5
- Approximately 5 minutes to Downtown Eugene
- Near Gateway's retail and business services
- Located within Springfield's established industrial and commercial corridor



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