

**FOR LEASE**



**340 - 390 E 40TH AVENUE - EDGEWOOD SHOPPING CENTER - EUGENE, OR**

## **EDGEWOOD SHOPPING CENTER - RETAIL or OFFICE**

- Ground Floor retail/office space - Approximately 500 SF
- Open front area with large windows to the front, could be retail or office space
- Second room is office space with a re-lite window to the front space
- Back space is a break area with potential for storage
- Common area restroom behind Premise
- Great location in an active neighborhood shopping center
- Good sign potential

*Lease Rate:* \$725 per month, NNNs = \$.44/SF per month (Tenants pay for utilities, garbage service, and interior maintenance)



*For more information contact:*

**SUSAN EDWARDS**  
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541-484-2214 (office)

Licensed in the State of Oregon

# PROPERTY LOCATION MAP

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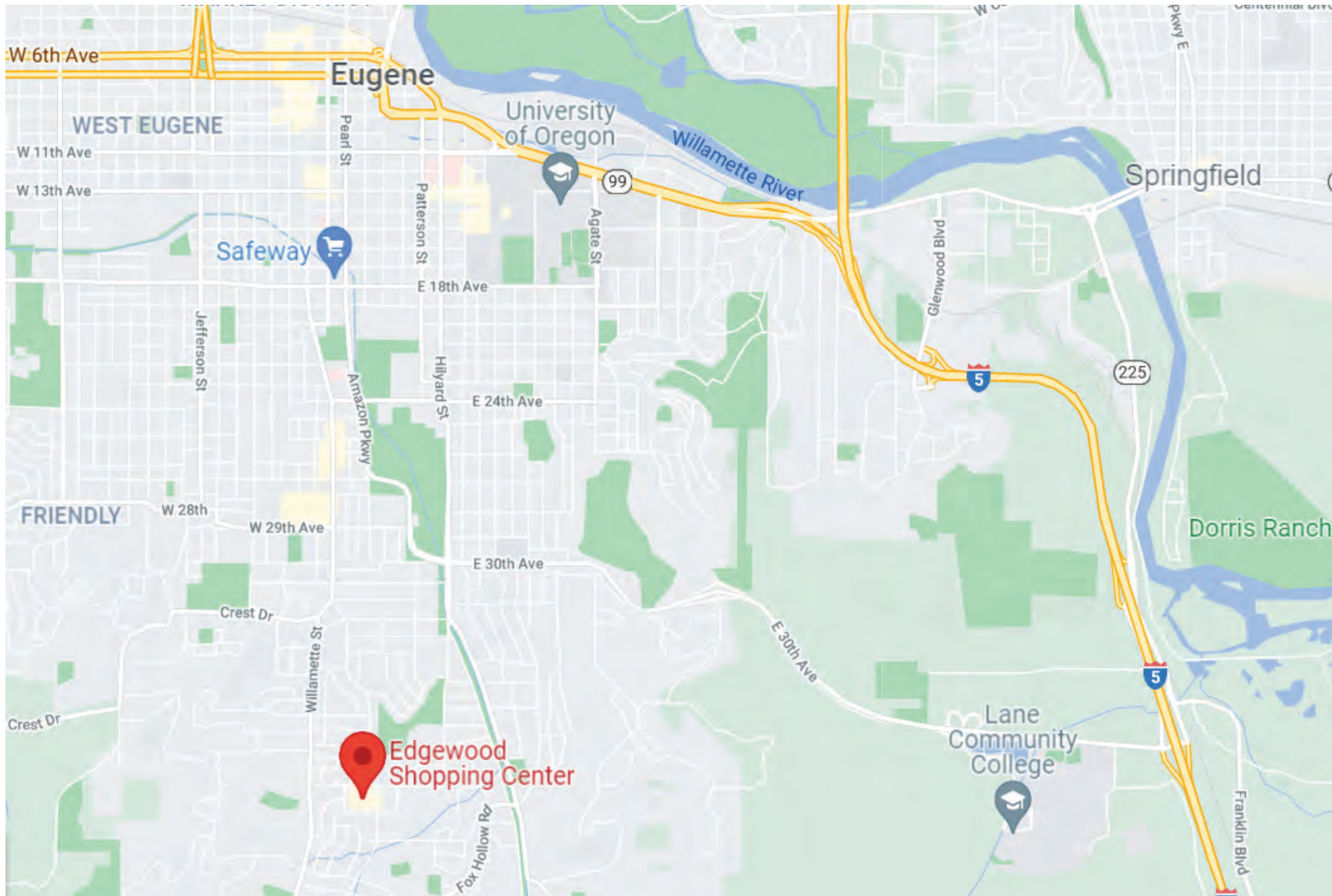
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# SANTA CLARA VILLAGE



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