

FOR LEASE



2640 WILLAMETTE STREET | EUGENE, OR

PRIME SOUTH EUGENE LOCATION

PROFESSIONAL OFFICE SPACE

6,418 SF | Former Dental Office • On-Site Parking

Located in the Eugene Eye Clinic Building Upper Level

\$1.33/SF/MO NNN (Estimated CAM: \$7.68/SF/Year)



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PROPERTY OVERVIEW

FLEXIBLE SOUTH EUGENE OFFICE SPACE

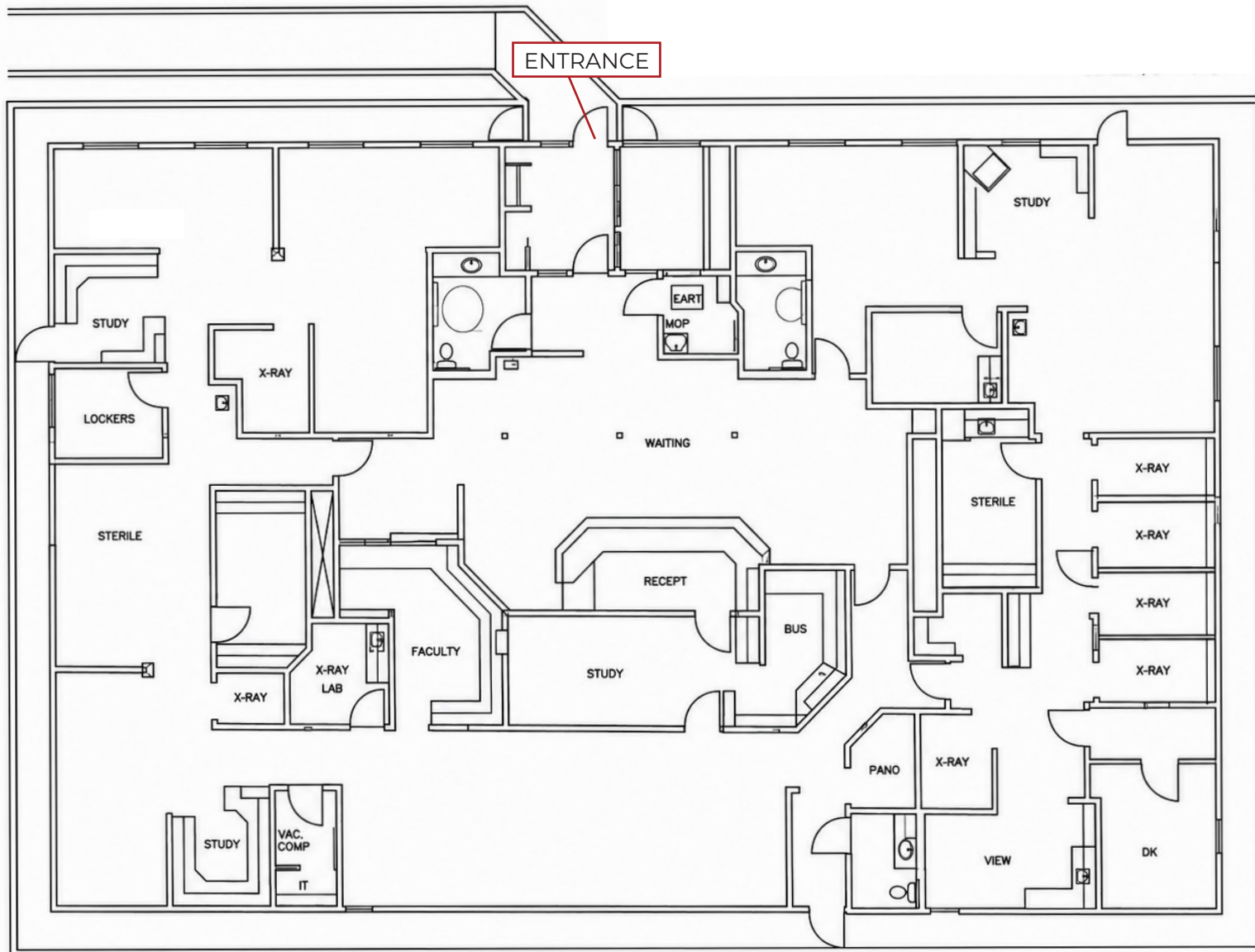
Join Eugene Eye Clinic in a rare opportunity to lease approx. 6,418 square feet of upper-level office space along Willamette Street in South Eugene. Being a former dental office, the space has multiple treatment rooms, existing plumbing, and reception waiting area.

PROPERTY HIGHLIGHTS

- Approximately 6,418 SF available
- Entire upper-level office space
- Flexible layout for a variety of professional users
- Former dental office with potential for medical reuse
- ADA accessible
- On-site parking
- Willamette Street signage
- Suitable for medical, dental, counseling, general office or showroom use



SPACE FLOOR PLAN



The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.

SPACE INTERIOR PHOTOS



IDEAL FOR:

- Dental Practice
- Orthodontics
- Oral Surgery
- Behavioral Health / Counseling
- Physical Therapy
- Occupational Therapy
- Specialty Medical Practice
- Chiropractic / Integrative Medicine
- Professional Office Users

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PROPERTY LOCATION

