



**FOR LEASE**

# Market District Flex Space

375 West 4th Ave.  
Eugene OR 97401

## UNIQUE MIX OF RETAIL, OFFICE, & WAREHOUSE/STORAGE SPACE

- 2,202 - 19,455 Square Feet
- Spaces can be combined or leased separately
- Elevator served building
- Dock loading
- On-site parking
- \$0.40 - \$1.36/sf per month, triple net

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

## CONTACT

**Stephanie Seubert**  
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**Lilly Storment**  
lilly@eebcre.com

**541.345.4860**

Licensed in the State of Oregon.

# Location

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## McCracken Building

Located on the corner of West 4th Avenue & Lawrence Street in the Market District, this historical building offers a rare mix of retail, office and warehouse space. Listed in the national register of historic places and restored per historical guidelines, the McCracken Building offers functional commercial space with industrial and art deco details.

Nearby local restaurants include The Wheel Apizza Pub, Claim 52 Brewing, Uumami Mediterranean and Paper Plate BBQ. Headquarters Wine Bar, Oregon Wine Lab & Capitello Wines are all located within two blocks. The 5th Street Market & Downtown Eugene are within walking distance.



# 1st Floor Plan

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## GROUND FLOOR RETAIL/OFFICE

- Approximately 2,530 SF (north) and 5,166 SF (south), can be leased together or separately
- Access to two 8x10 roll-up doors with dock-high loading
- Open floor plan
- Common area ADA restrooms
- North Retail/Office \$0.90/SF/Mo. NNN
- South Retail \$1.20/SF/Mo. NNN



# 2nd Floor Plan

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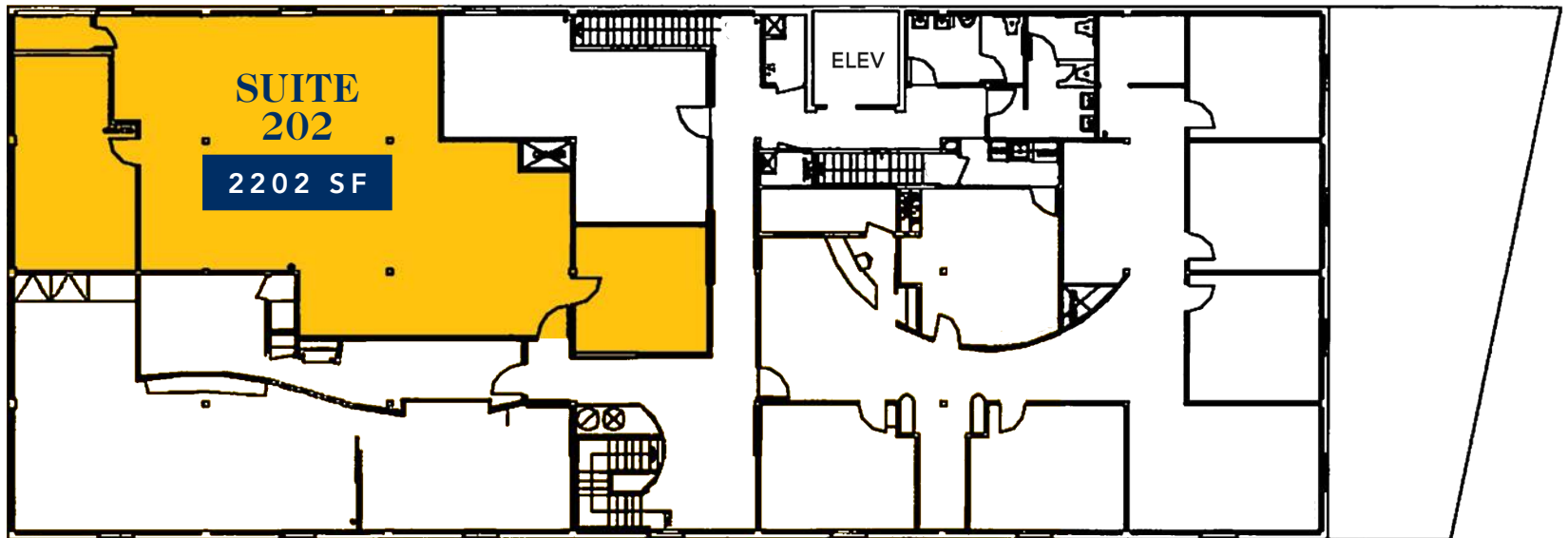
**541.345.4860**

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## SECOND FLOOR OFFICE | 2,202 SF

- Two large private offices
- Open work area
- Exposed wood ceilings
- Skylights and windows provide abundant natural light
- Elevator access
- \$1.36/SF/Month NNN



# Basement Floor Plan

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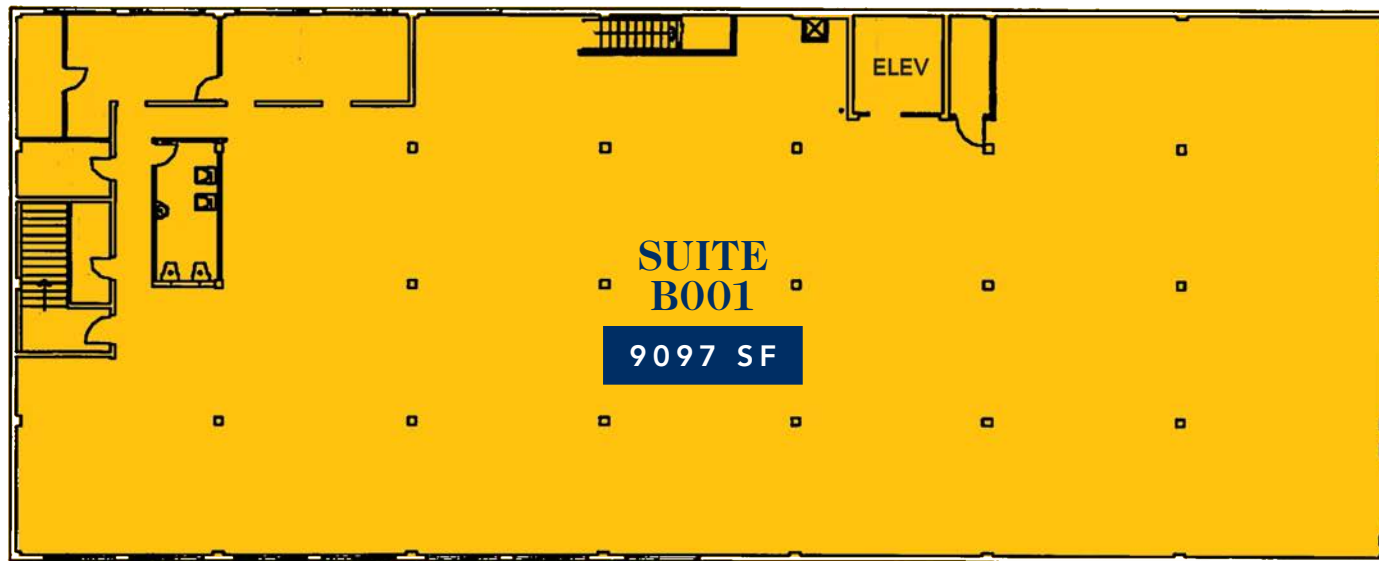
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## BASEMENT FLEX SPACE | 9,097 SF

- One restroom
- Break area
- Two private offices
- Open concept storage served by an elevator
- Windows provide natural light
- \$0.40/SF/Month NNN



# McCracken Building

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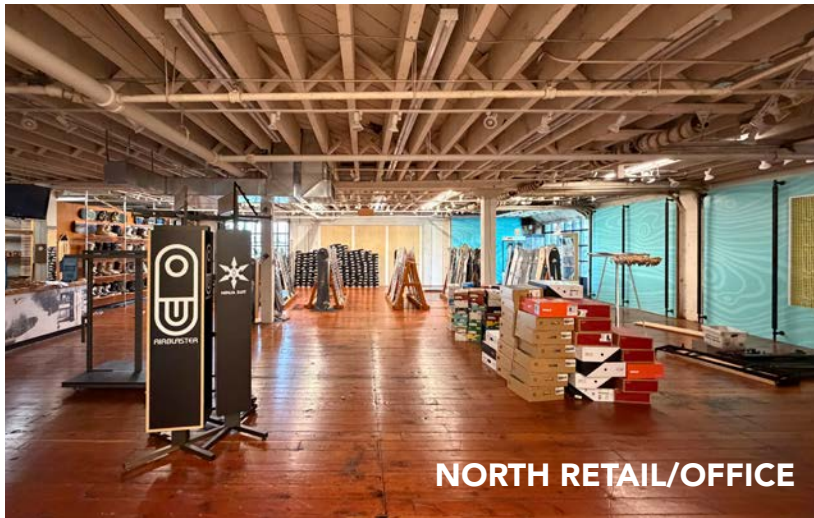
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**NORTH RETAIL/OFFICE**



**2ND FLOOR COMMON AREA**

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