

# FOR LEASE CLASS A OFFICE SPACE

At The U of O Riverfront Research Park

1776 Millrace Drive - Eugene, OR

*Campbell*  
COMMERCIAL  
REAL ESTATE

[www.campbellre.com](http://www.campbellre.com)



LOCATED ACROSS FROM THE UNIVERSITY OF OREGON CAMPUS AND NEXT TO  
THE SOON TO BE BUILT KNIGHT CAMPUS FOR ACCELERATING SCIENTIFIC IMPACT

- LEED SILVER CERTIFIED BUILDING
- 19,194 SF (AVAILABLE MAY, 2019)
- CONFERENCE ROOMS
- NATURAL LIGHT & RIVERFRONT VIEWS
- CAT 6 CABLING
- AMPLE PARKING
- LEASE RATE: \$22.90 NNN  
NNN RATE: \$4.75/SF  
(not including property taxes)

*For more information contact:*

**TIM CAMPBELL**

[timc@campbellre.com](mailto:timc@campbellre.com) | (541) 484-2214

Licensed in the State of Oregon

**BILL NEWLAND**

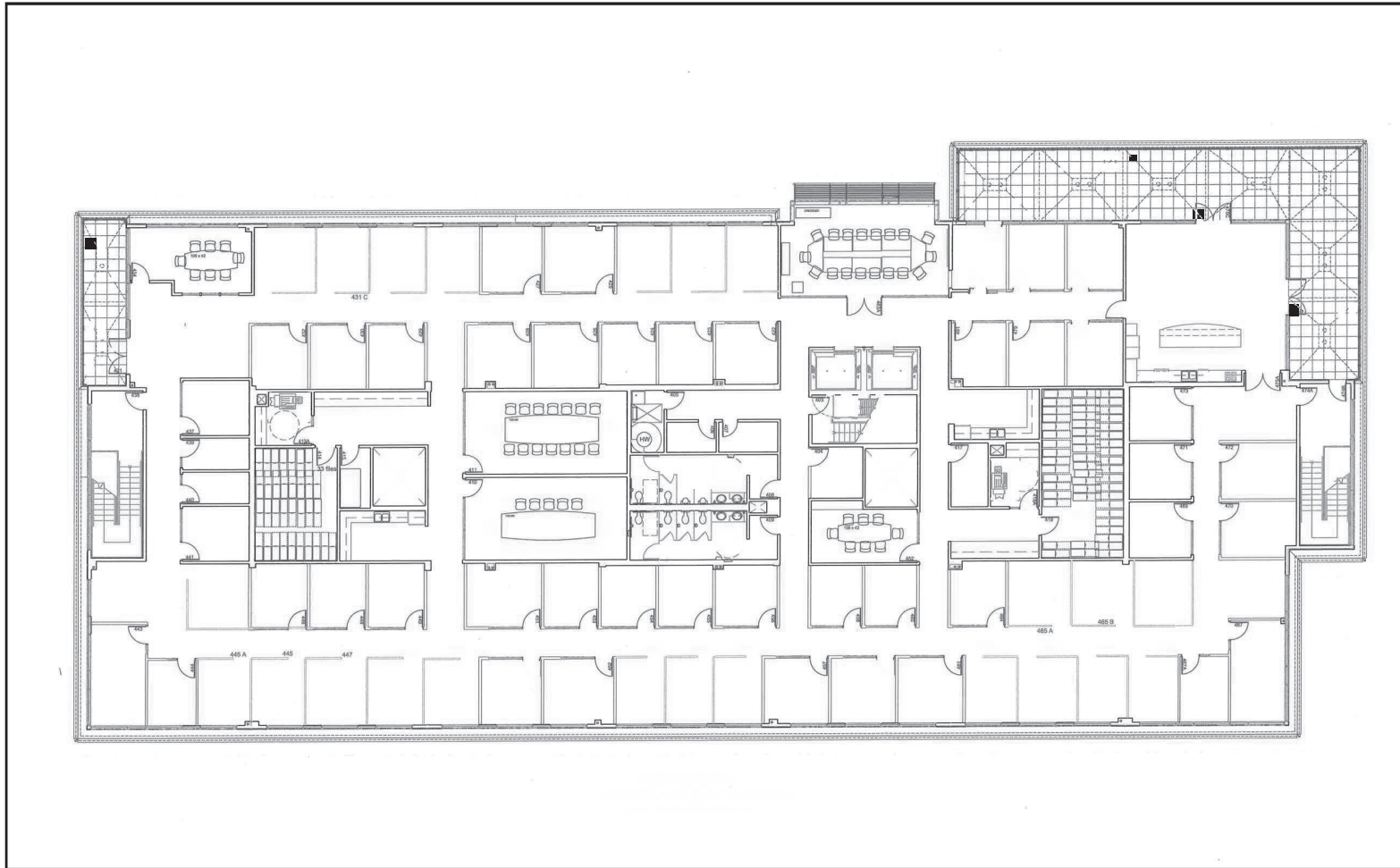
[bill@campbellre.com](mailto:bill@campbellre.com) | (541) 484-2214

Licensed in the State of Oregon

## FOURTH FLOOR

- 19,194 square feet available May, 2019
- Floor plan built out as shown
- Tenant may alter offices or internal space as needed

*Please see the sublet fact sheet for space composition and additional space & building information*



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.



## INTERIOR PHOTOS



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.



## SUBLET INFO

Square feet available May, 2019:  
19,194 Rentable Square Feet (RSF)

Parking spaces: 2.5 stalls allocated per 1,000 RSF



## BUILDING AMENITIES:

- Easy access to U of O, Downtown Eugene and Interstate 5
- Energy efficient w/ programmable HVAC and lighting systems
- Child care room
- Fiber-Optic cable to building and to wiring closets on each floor
- 170 seat conference center wired w/ multiple video projectors & speakers
- 22 sound proof interview rooms and lab space
- Two elevators
- Gym w/ lockers
- Access control system
- Exterior CCTV surveillance system
- Multiple kitchens, conference rooms an 4th floor lounge w/ deck



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.



## LOCATION

The Riverfront Research Park is located adjacent to the University of Oregon on the south bank of the Willamette River. Located across the street from campus is ideal for businesses and organizations to have access and collaboration with the well-respected research university. The Knight Campus for Accelerating Scientific Impact is next door to the research park, and Downtown Eugene with its growing Innovation District is right down the street.



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.



## AREA MAP

