

FOR LEASE



132 EAST BROADWAY | EUGENE, OREGON

EUGENE'S FIRST HIGH-RISE | AN ICONIC OFFICE BUILDING

THE MINER BUILDING

Historic Downtown Office Landmark

Flexible Office Suites | Ground Floor Retail or Office Available

244 - 3,289 SF



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Licensed in the State of Oregon

Eugene's First High-Rise | Downtown Office Landmark

Built in 1924, the Miner Building is Eugene's first high-rise and a defining downtown landmark.

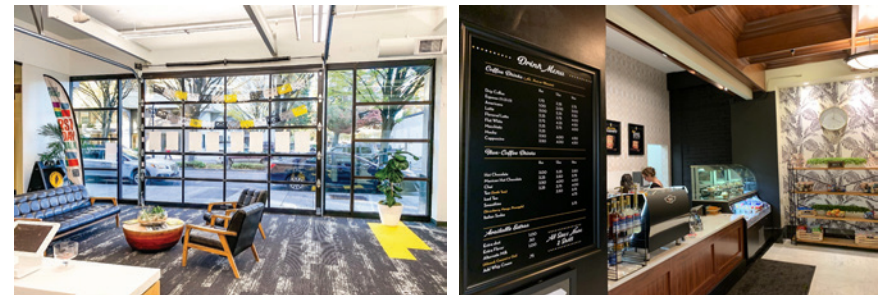
The property blends historic character with modern infrastructure, flexible office suites, and walkable access to restaurants, services, transit, and the University of Oregon.

ENTREPRENEURIAL ORIGINS

The Miner Building played a role in Eugene's entrepreneurial history as an early workshop location for Nike, where its founders experimented with waffle irons to develop the now-iconic waffle-sole running shoe. The building also served as an early home for several prominent Northwest organizations, including Slocum Orthopedics and PacificSource Health Plans, both of which grew to become leading healthcare institutions in the region.

OFFICE FEATURES & AMENITIES

- Renovated lobby and modernized common areas
- High-speed fiber connectivity
- Elevator-served professional office environment
- Adjacent public parking garages and nearby surface parking
- Abundant natural light and downtown views





AVAILABLE SUITES

Flexible Office Suites | Downtown Eugene

Suite	SF	Lease Rate
103 (retail or office)	1,182 SF	\$1.87/SF
200	3,289 SF	\$1.87/SF
211	1,052 SF	\$1.87/SF
215	826 SF	\$800/month
220	244 SF	\$550/month
314	764 SF	\$1.87/SF
532	1,645 SF	\$1.87/SF
600	1,540 SF	\$1.87/SF
716	892 SF	\$1.87/SF
PENTHOUSE	1,420 SF	\$1,800/month



The Miner Building — Downtown Eugene

Fully serviced leases; tenant responsible for in-suite janitor



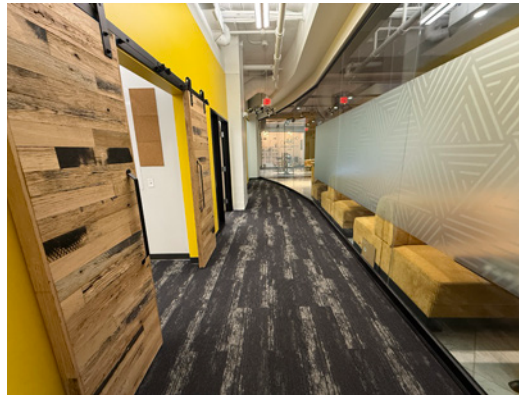
FLOOR PLANS

SUITE 103 - 1,182 SF

Ground floor retail or office space

Ample window frontage

Three large rooms

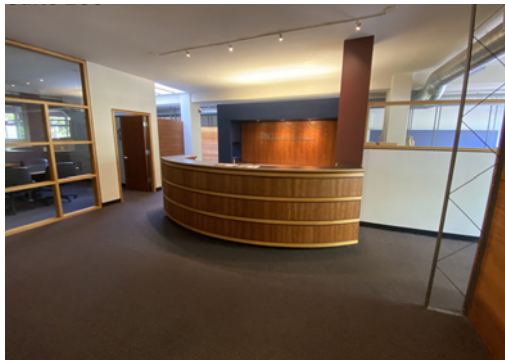
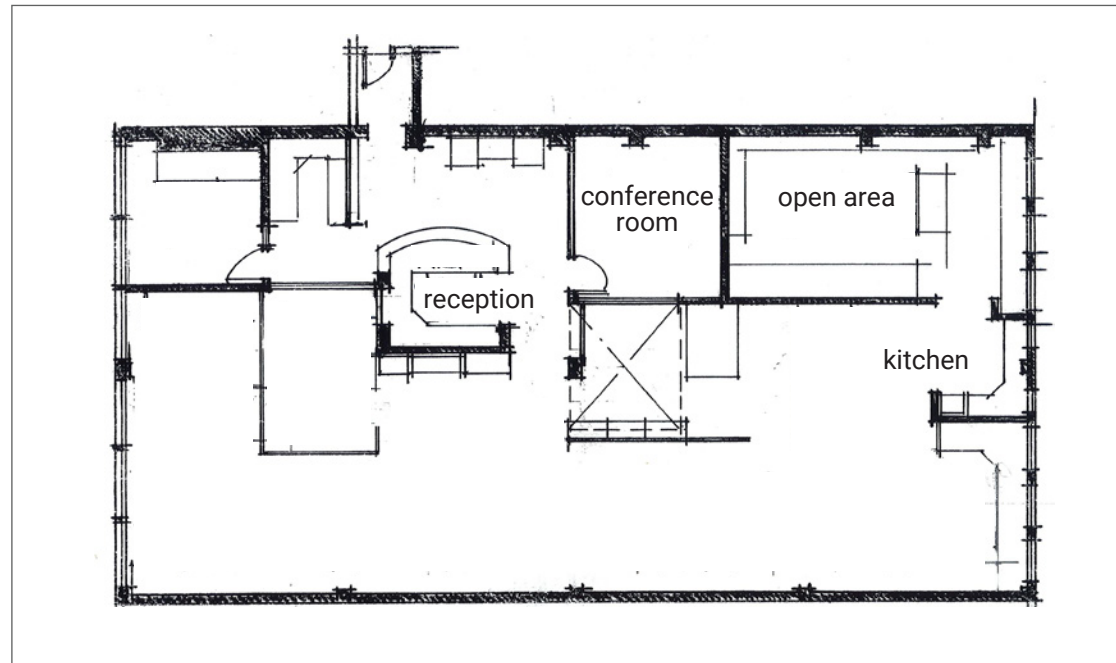




FLOOR PLANS

SUITE 200 - 3,289 SF

Open light space with reception area, conference room, kitchen, and open work area.



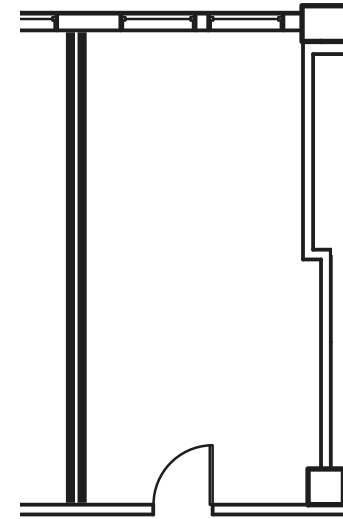


FLOOR PLANS

SUITE 215 - 826 SF

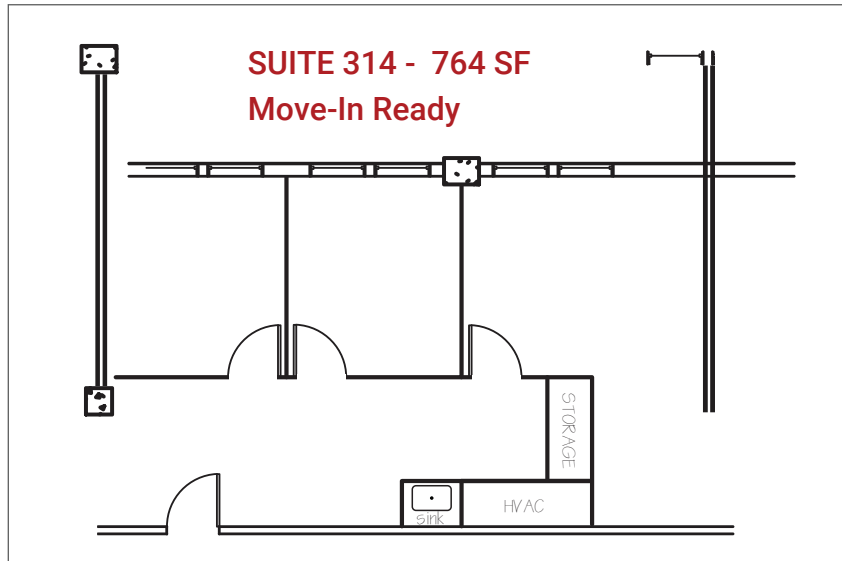


SUITE 220 - 244 SF





FLOOR PLANS

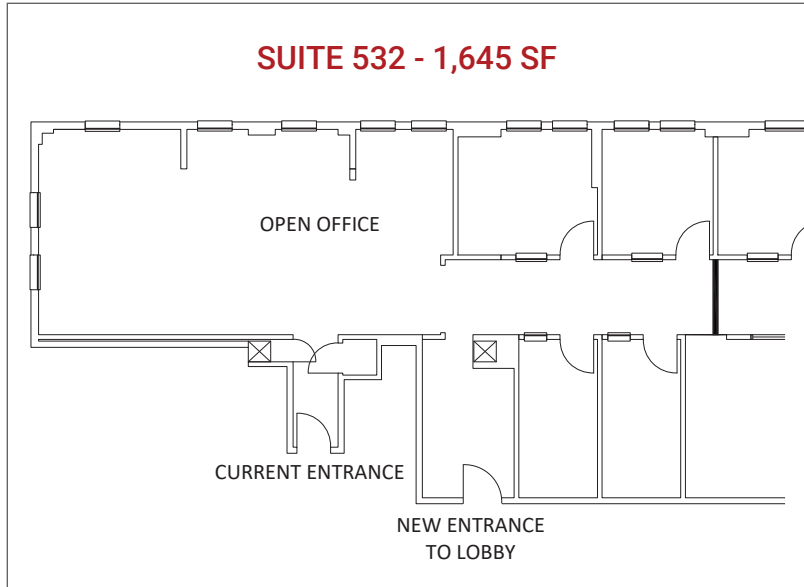


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FLOOR PLANS

SUITE 532 - 1,645 SF



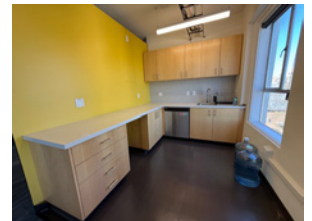
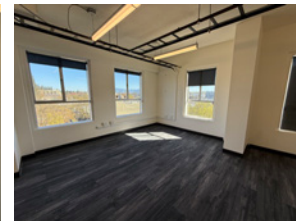
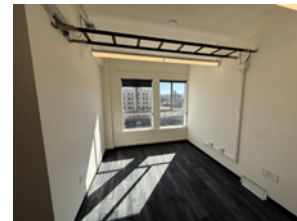
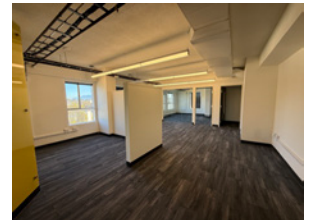
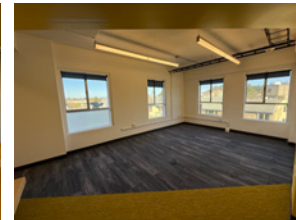
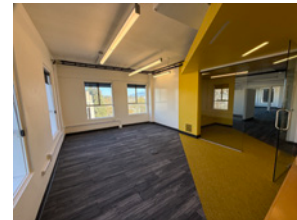
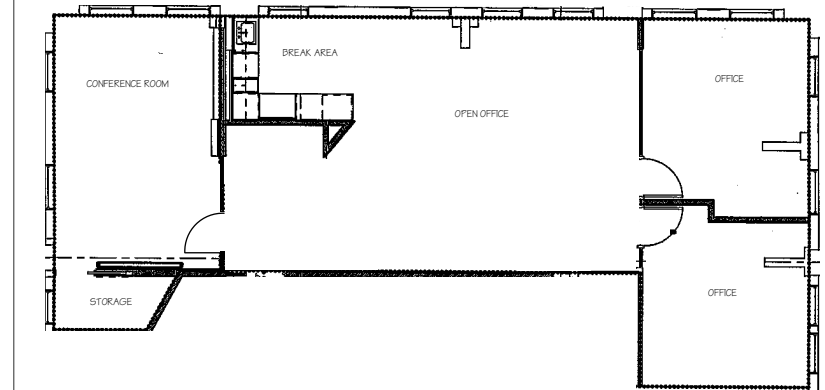
Suite 532



Suite 532



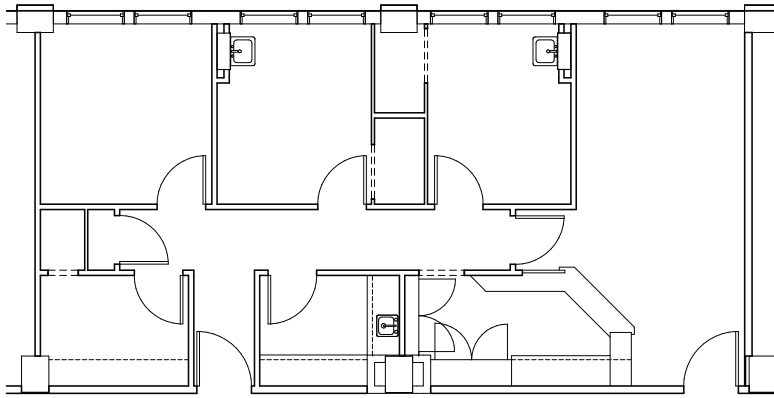
SUITE 600 - 1,540 SF



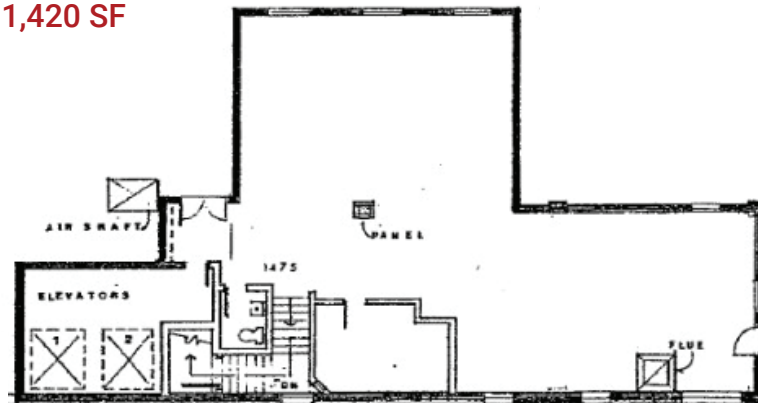


FLOOR PLANS

SUITE 716 - 892 SF



PENTHOUSE - 1,420 SF



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M MINER BUILDING

BUILDING LOCATION

- Located central downtown on East Broadway in Eugene's downtown district
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BUILDING DATA

- Eugene's first high rise
 - 8 stories
 - 95,661 total square feet
 - Efficient floor plates with a typical size of 9,760 square feet
 - Historic building built in 1924
-

RENOVATIONS

- Exterior front entrance identity
- Expansive floor lobby upgrades
- New and upgraded elevators

AMENITIES

- Ample window line with spectacular views of Eugene and surrounding areas
 - Large operable windows and excellent natural light
 - Street-level retail and services
 - Robust bike storage facility with bike racks
 - Tenant storage available in secure basement space
 - Responsive property management
-

PARKING

- Numerous parking options available in the immediate neighborhood, including adjacent garage and the Oak Street parking garage
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INTERNET AND VOICE PROVIDERS

- EUGNet, Eugene's utility based fiber optic plan
 - Centurylink is stubbed in building
 - Comcast
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PROJECT TEAM

- Ownership: Eugene Professional Building LLC
- Property Management: Campbell Commercial Real Estate
- Leasing: Campbell Commercial Real Estate

PRIME DOWNTOWN LOCATION

Central Downtown Eugene

The Miner Building is centrally located in downtown Eugene's walkable business district, providing convenient access to restaurants, retail, services, public transit, and professional amenities. The property benefits from strong connectivity to major transportation corridors and proximity to the University of Oregon, government offices, and regional employers.

LOCATION HIGHLIGHTS

- Walkable downtown Eugene location
- Surrounded by restaurants, retail, and services
- Near public transit routes
- Close proximity to the University of Oregon
- Convenient access to Interstate 5 and Highway 126
- Adjacent parking garages and public parking nearby

99

WALK SCORE
(VERY WALKABLE)

100

BIKE SCORE
(BIKER'S PARADISE)

64

TRANSIT SCORE
(GOOD TRANSIT)



Downtown Eugene — Central Business District