

# FOR LEASE

## Downtown Eugene

**Corner of 8th Avenue and Charnelton Street**

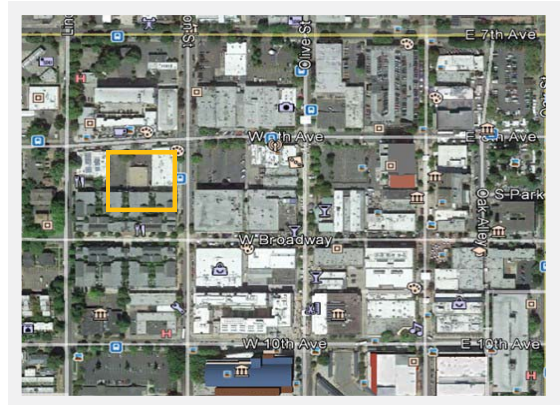
Two Smaller Retail Spaces  
Or  
One Large Retail Space

Downtown retail space with open display area, large back room and/or open office space. Close proximity to the Lane Community College Downtown Campus and downtown living. Dedicated on-site parking!

**1,866 Sqft** 806 Charnelton Street. Expansive showroom display windows. Corner of Charnelton Street and 8th Street.

**2,658 Sqft** 220 W. 8th. Large open space.

Combine for **4,524 Sqft**  
of high visibility open retail, showroom space.



Dedicated On-Site Parking  
Plus on-street or adjacent  
City parking garage

Retail \$1.35/sqft  
(plus utilities)  
Warehouse at \$.50/sqft

Lease Term Negotiable

