

Riverfront Property

500 East 4th Avenue, Eugene OR

Approximately
100,000 SF of Office,
Mixed Use, Special
Purpose Space Available



PROPERTY OVERVIEW

This property is in the heart of Eugene, on the edge of the downtown financial/retail area and the only part of Eugene downtown that touches the Willamette River. The neighboring Downtown Riverfront development is under transformation to become a vibrant riverfront district and community destination.

This special property is in a defined HUD Opportunity Zone which may provide eligibility for preferential tax treatment. The City of Eugene is constructing an extraordinary \$18M park project; the three-acre Downtown Riverfront Park with adjacent one-acre public plaza will trace the edge of the EWEB property.

PARKING AND AMENITIES

High speed fiber connectivity is available; currently XS Media and Light Speed Networks have active circuits in the building.

The North and South buildings are connected by an enclosed second-floor breezeway.

A fountain is in the central courtyard between the buildings.

The property includes an adjacent parking area that can accommodate 244 vehicles.

SOUTH BUILDING

Building Type	Office
Building Size	86,300 SF
Year Built	1988
Building Class	B
Building Height	4 Story
Typical Floor Size	25,000 SF

The first three floors of the South Building are configured for general office use. The fourth floor is configured for IT use.

NORTH BUILDING

Building Type	Office
Building Size	14,700 SF
Year Built	1988
Building Class	B
Building Height	2 Story

The ground floor of the North Building is predominantly configured with large meeting rooms. The second floor was developed as a commercial kitchen and those systems are still intact. The second floor terrace offers stunning views of the city parks and Willamette River.

BUILDING SIZE BY FLOOR

South Building	86,300 SF
First Floor	25,600 SF
Second Floor	26,000 SF
Third Floor	22,800 SF
Fourth Floor	11,900 SF
North Building	14,700 SF
First Floor	7,700 SF
Second Floor	7,000 SF

DOWNTOWN RIVERFRONT PARK



Visit <https://www.eugene-or.gov/3506/Downtown-Riverfront> for information on redevelopment of Eugene's downtown riverfront.

