



FOR SALE OR LEASE...

PARK FOR SALE AT MORTGAGE VALUE!

SALE PRICE: \$69.00/ SF FOR ENTIRE PARK

LEASE PRICE: \$0.50/SF/MO. NNN

OR LEASE TO OWN!

PROPERTY ADDRESS

1710-1750 WILLOW CREEK CIRCLE
EUGENE, OR 97402



- *FIVE INDUSTRIAL FLEX-TYPE BUILDINGS
- *BLDG. COMPLETED: 1985 - 1996
- *PARKING RATIO:
4:1000 NSF ADDITIONAL AVAILABLE
- *LOT SIZE: 10.2 ACRES
- *ZONING: I-1



FOR ADDITIONAL

INFORMATION, CONTACT:

DAN BERREY PRINCIPAL

(503) 485-2246 FAX: (503) 362-4172

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2720 COMMERCIAL ST. SE, SALEM, OR 97302



Site Description

- ***Size:** The subject consists of approximately 10.20 acres, or 444,410 square feet located in 5 contiguous tax lots. The property is located within the Eugene city limits and the Urban Growth Boundary and contains one zoning district. The site is currently improved with five industrial flex-type buildings.
- ***Topography:** Level, slightly terraced topography sloping north to south.
- ***Soils:** According to the Soil Survey of the Lane County Area, published by the USDA Soil Conservation Service, the subject property contains primarily Hazelair Silty Clay Loam, Class III and IV soils.
- ***Abutting Properties:**
 - North:** Vacant industrially zoned land currently utilized as parking.
 - South:** Willow Creek Circle (west 18th Avenue), followed by the Hyundai property.
 - East:** Vacant Industrially zoned land currently in agricultural use.
 - West:** The Hyundai chip manufacturer.
- ***Utilities:** The subject is currently served by Eugene Water and Electric Board (water and electricity), City of Eugene (sewer), US West (telephone), and Northwest Natural Gas.
- ***Street Improvements:** Willow Creek Road and Willow Creek Circle (West 18th Avenue) are both two-lane, asphalt paved roadways. Willow Creek Circle (West 18th Avenue) has concrete curbs, gutters, and streetlights. Willow Creek Road was improved in the summer of 1997, improving access to West 11th Avenue. There were no assessments levied against the subject.
- ***Site Access:** There is currently one access to the park from Willow Creek Circle, which is adequate.
- ***Exposure:** Good to both Willow Creek Road and Willow Creek Circle (West 18th Avenue).
- ***Easements:** No apparent easements, encroachments or other encumbrances are noted.
- ***Flood Plain:** Subject property is located in Zone X of the flood plain, an area defined to be of minimal flooding with no special restrictions applied to the zone designation.
- ***Wetlands:** According to the West Eugene Wetland Conservation Plan Inventory, dated December 18, 1995, no wetland areas are located on the subject property.

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General Construction Details

- *Foundation:** Continuous concrete foundation slab.
- *Exterior Walls:** Reinforced concrete columns with metal frames and glass panels.
- *Roof Structure:** Flat roofs with laminated beams and plywood joints 24" OC with built-up cover.
- *Ceiling Height:** 16-foot ceiling height at the exterior walls.
- *HVAC:** The buildings are equipped with roof mounted heat pump systems.
- *Electric/Lighting:** Recessed ceiling-mounted fluorescent fixtures. Adequate electrical service.
- *Plumbing:** Each restroom has three toilets and two lavatories that are handicap accessible. There are also kitchenette(s) in each building.
- *Interior Framing:** Interior partitions are metal frame with painted textured drywall surfaces.
- *Ceiling:** Drop T-bar system with acoustical tiles.
- *Doors:** Interior doors are metal and solid core oak. Entry doors are metal. There is a 10' x 12' metal overhead door located in most of the buildings.
- *Fire Sprinklers:** The buildings are fully fire sprinkled.
- *Insulation:** Fully insulated ceilings, including ducts.
- *Interior finish:** The interior finish is fairly standard for office users, with carpet and vinyl floor coverings, painted drywall and a dropped acoustic tile T-bar system. Some partitions are movable. The general build-out throughout the five buildings is mainly standard open / private office configuration. There is only a small percentage of unfinished workspace in the buildings.
- *Condition:** The buildings are of good quality and are similar construction to industrial/ flex buildings with average quality class C office build-out. Overall, the condition is rated to be above average for all of the buildings, relative to their effective age. The condition of the buildings constructed in the mid-to late 1980s is of the same general quality and condition of the newer buildings. All have been well maintained and cared for by both tenant and landlord.

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WESTEC

BUSINESS PARK



Summary

Building	Building Size	Lot Size	Space Vacant	Annual Rent	Lease Expirations
1710:	14,400 SF	2.31 acres	NSF: 6,876	\$70,978	2/28/2009
1720:	21,600SF	2.32 acres	NSF: 13,475	\$112,116	2/28/2009
1730:	14,400SF	1.37 acres	NSF: 6,050	\$98,628	10/31/2009
1740:	14,400SF	1.51 acres	NSF: 14,400	\$0	N/A
1750:	21,600SF	2.7 acres	NSF: 21,600	\$0	N/A
Sub Total:	86,400SF	10.2 acres	NSF: 62,400	\$281,722	

There are many different options available to reach your desired square footage.

Sale Price of Individual Buildings:

1710:	\$1,152,000
1720:	\$1,728,000
1730:	\$1,152,000
1740:	\$1,152,000
1750:	\$1,728,000

Sale Price of Entire Park:

\$5,900,000

Rental Terms

Rental Rates: \$0.50 / Sqft. / Month

Term: Minimum of three (3) year lease on spaces greater than 2,000 Sqft. with option to extend for an additional five (5) year term.

Lease Type: NNN

- Tenant improvement packages available to be amortized over the term of the lease.
- Additional allowances available for rental rate adjustment.
- Lease with the option to purchase individual buildings is also available.

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Tax Lot Map



<u>Building</u>	<u>Building size (SF)</u>	<u>Lot Size</u>	<u>Parking Spots</u>	<u>Year</u>
1710	14,400	2.31acres	69	1984-85
1720	21,600	2.32acres	91	1990
1730	14,400	1.37acres	61	1994
1740	14,400	1.51acres	61	1996
1750	21,600	2.7acres	106	1989

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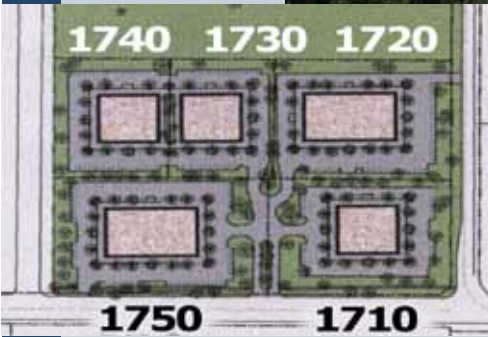
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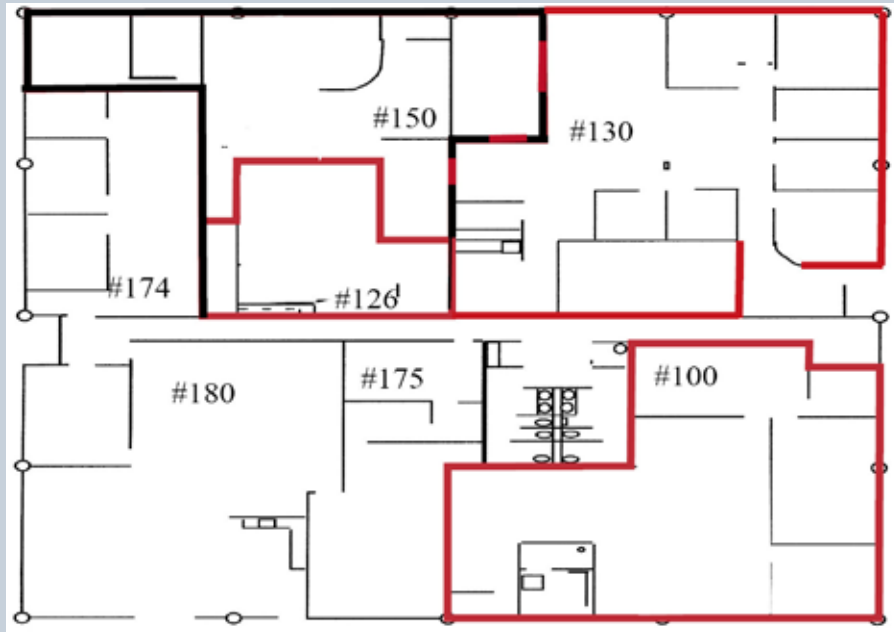


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1710 WILLOW CREEK CIRCLE
#100: 2,712 SF AVAILABLE # 126: 864 SF AVAILABLE
#130: 3,300 SF AVAILABLE



1720 WILLOW CREEK CIRCLE
#510: 9,020 SF AVAILABLE #519 1,338 SF AVAILABLE
#525: DIVIDED TO 1,837 AND 1,280 SF AVAILABLE

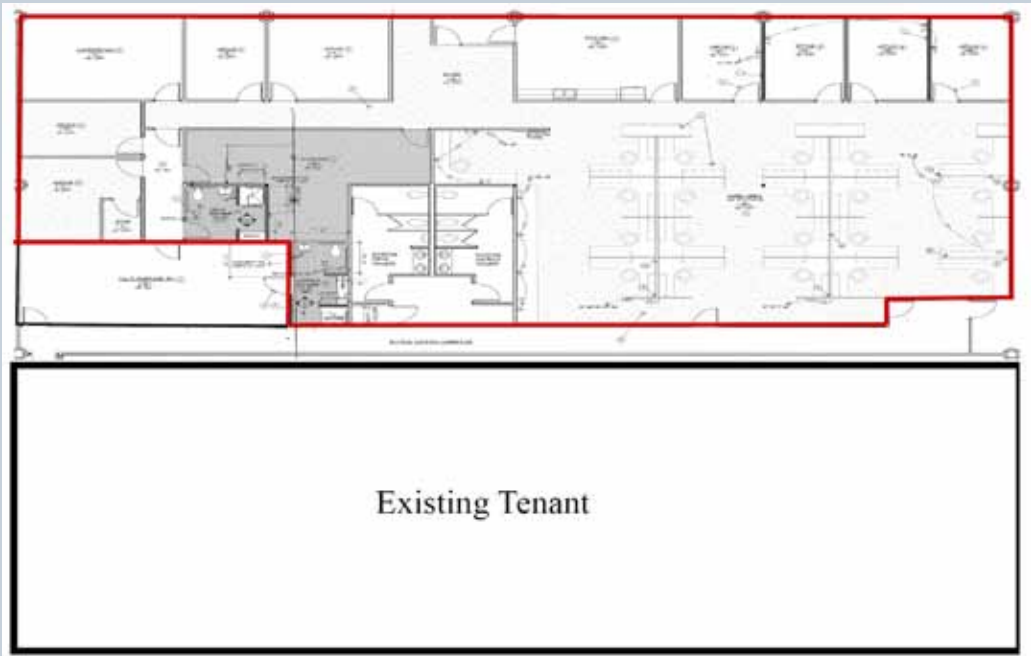


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1730 WILLOW CREEK CIRCLE SUITES:
#200: 6,050 SF AVAILABLE



1740 WILLOW CREEK CIRCLE SUITES:
#100 : 14,400 SF AVAILABLE



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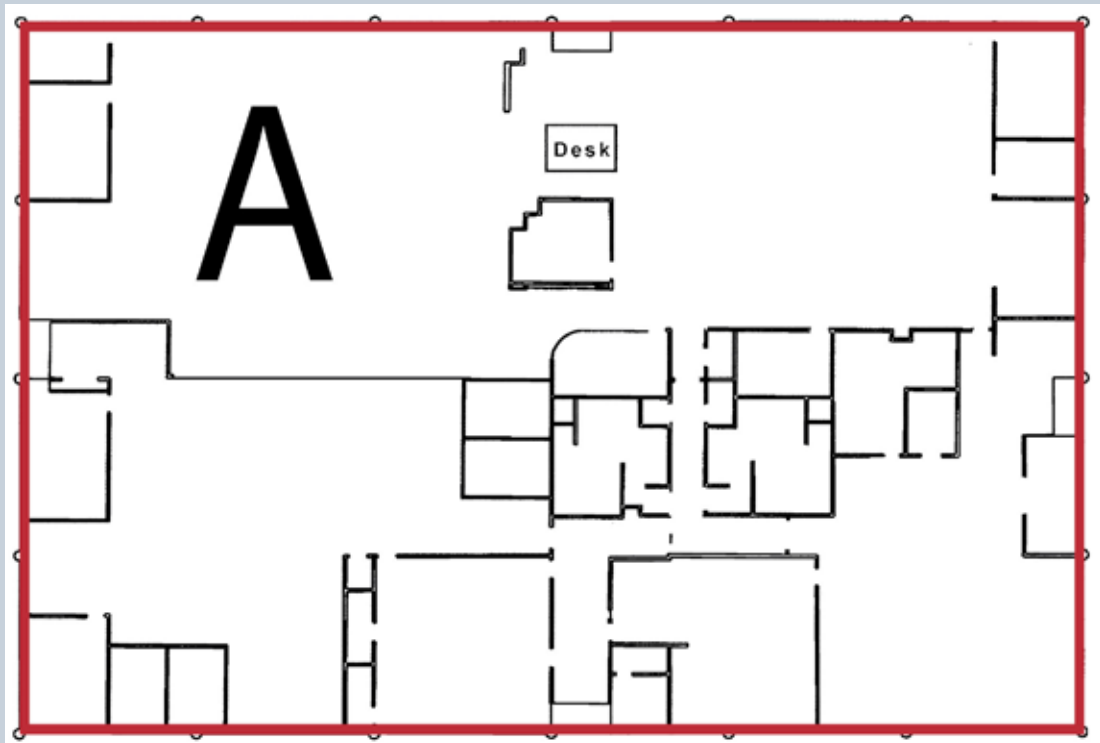
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1750 WILLOW CREEK CIRCLE SUITES:
#100 : 21,600 SF AVAILABLE



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