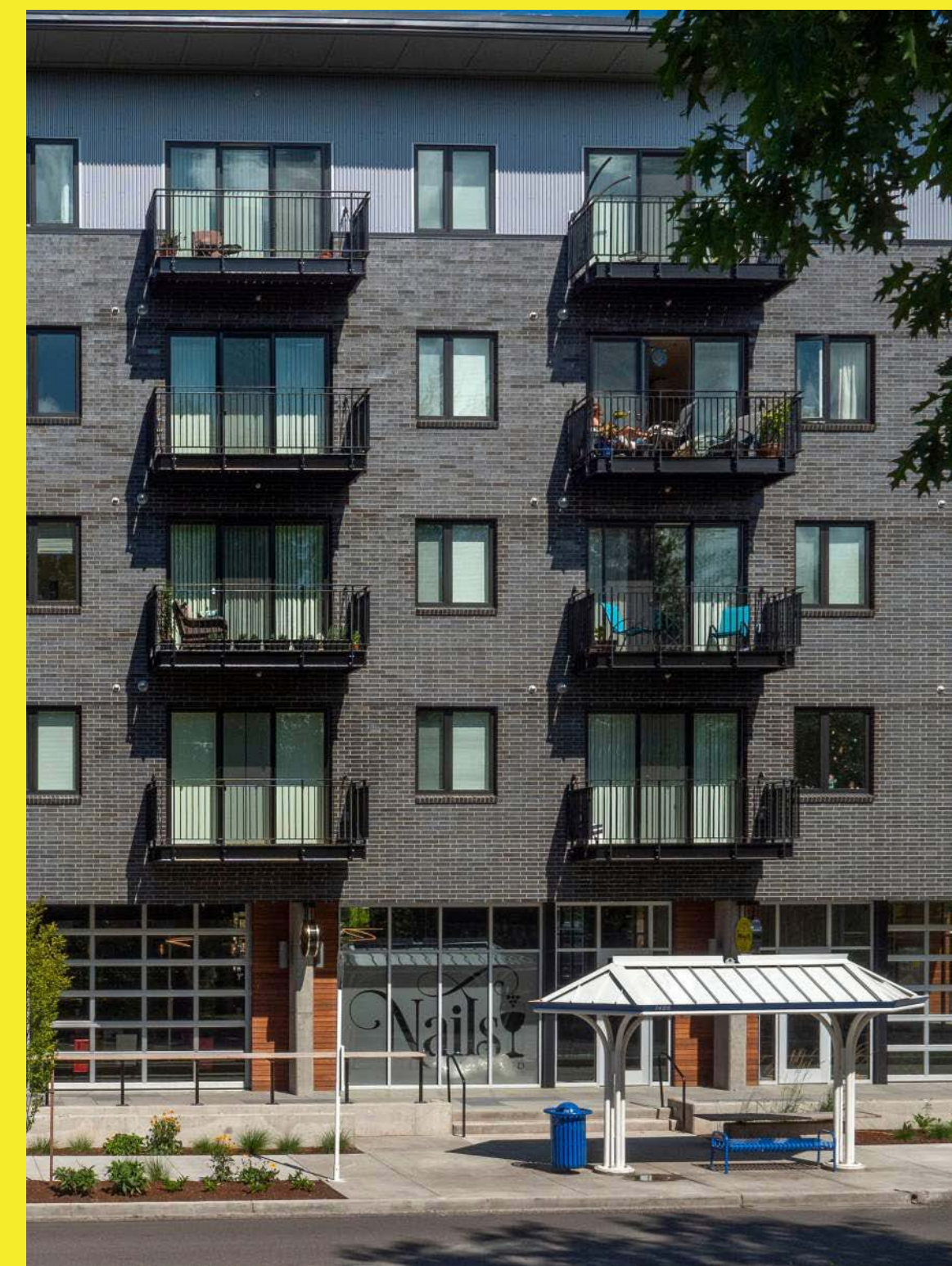
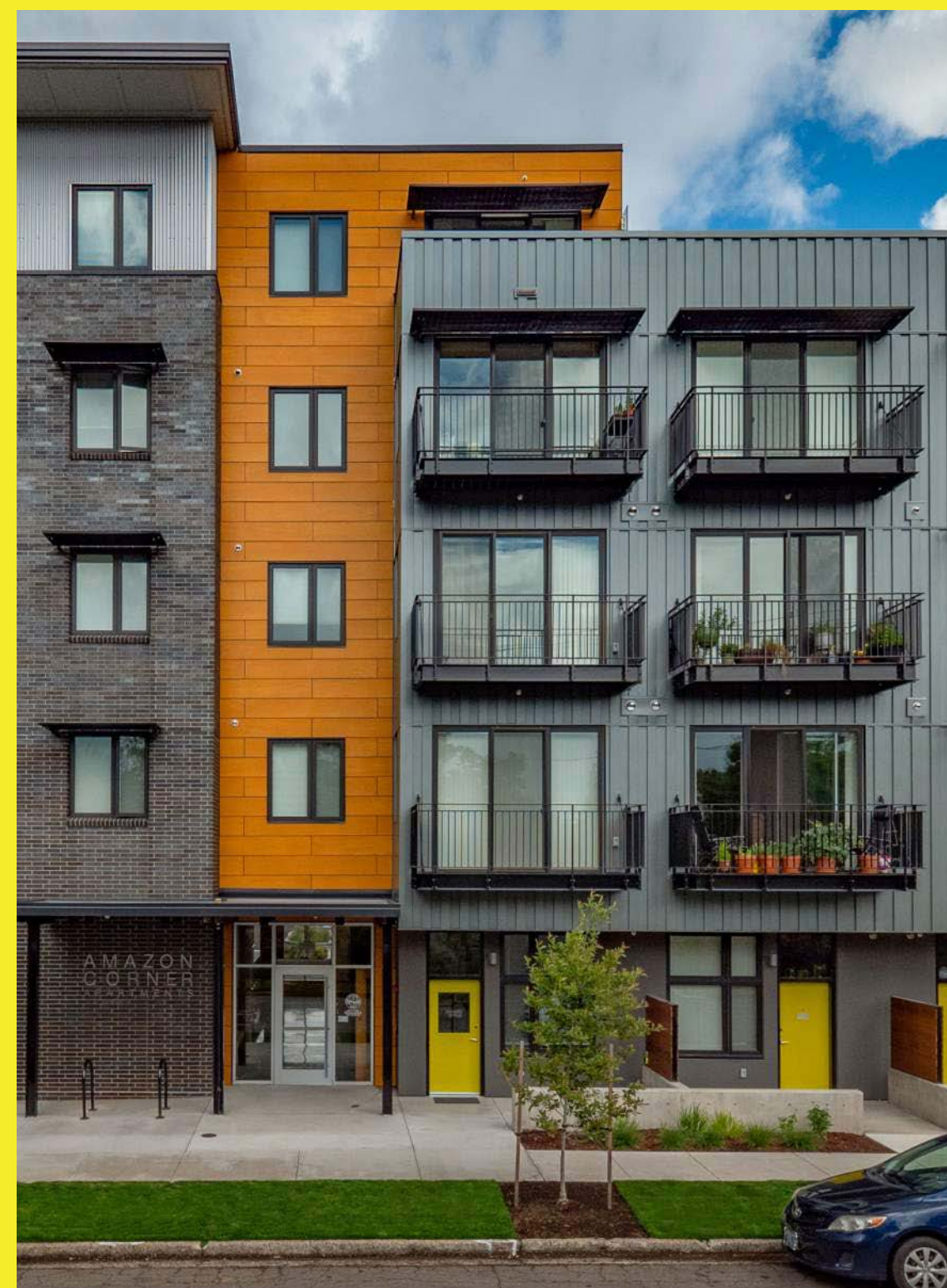
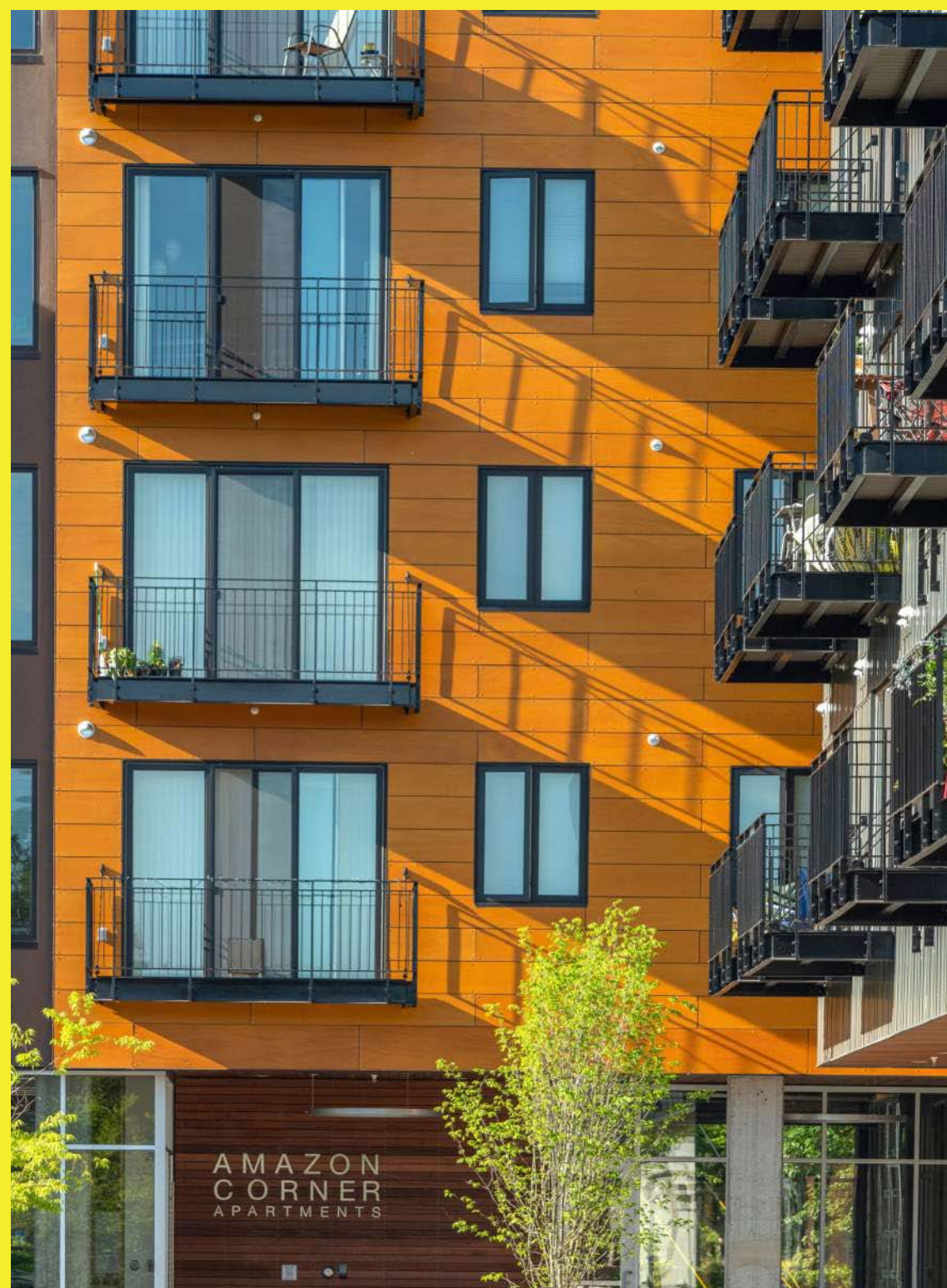
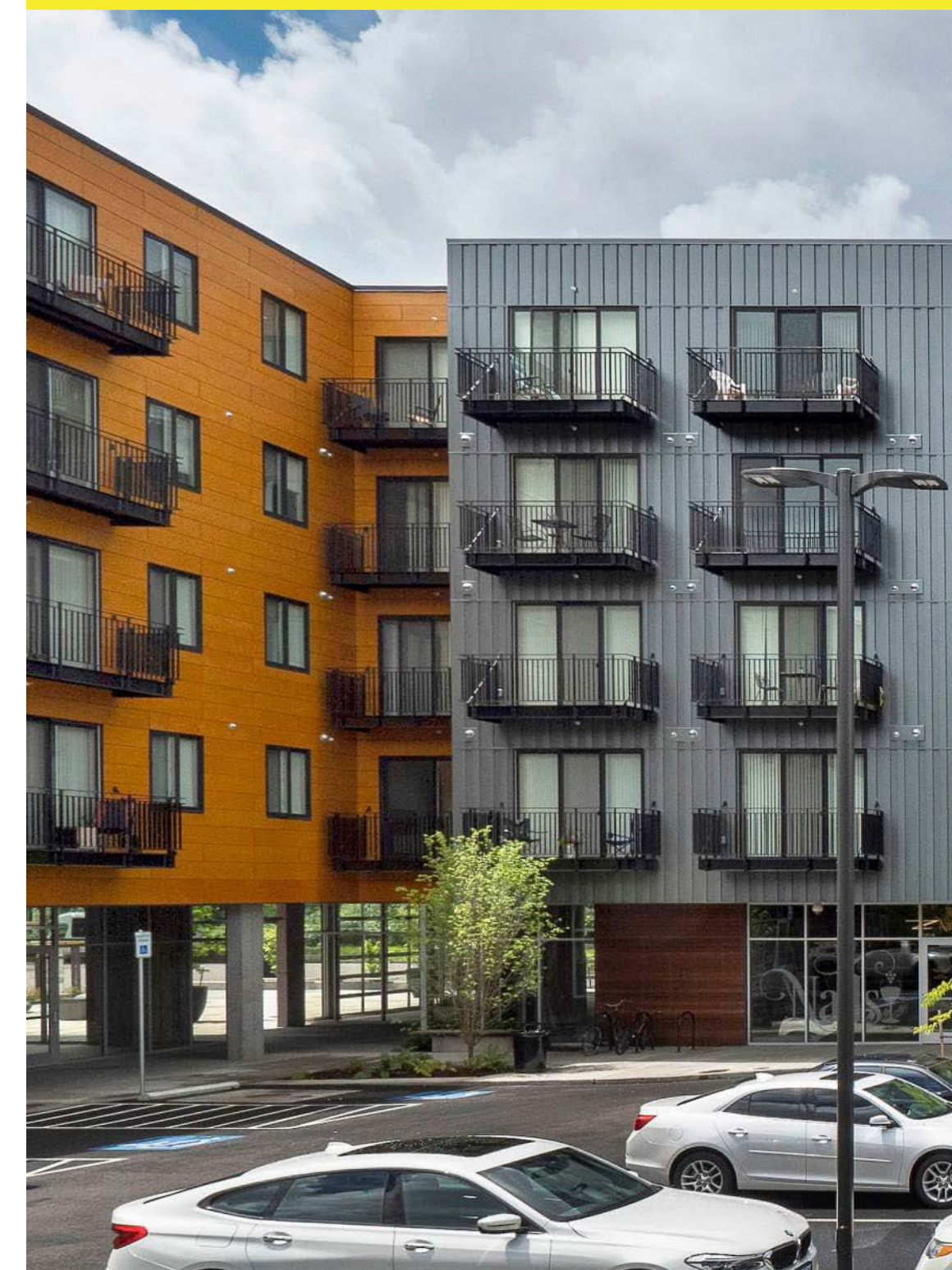


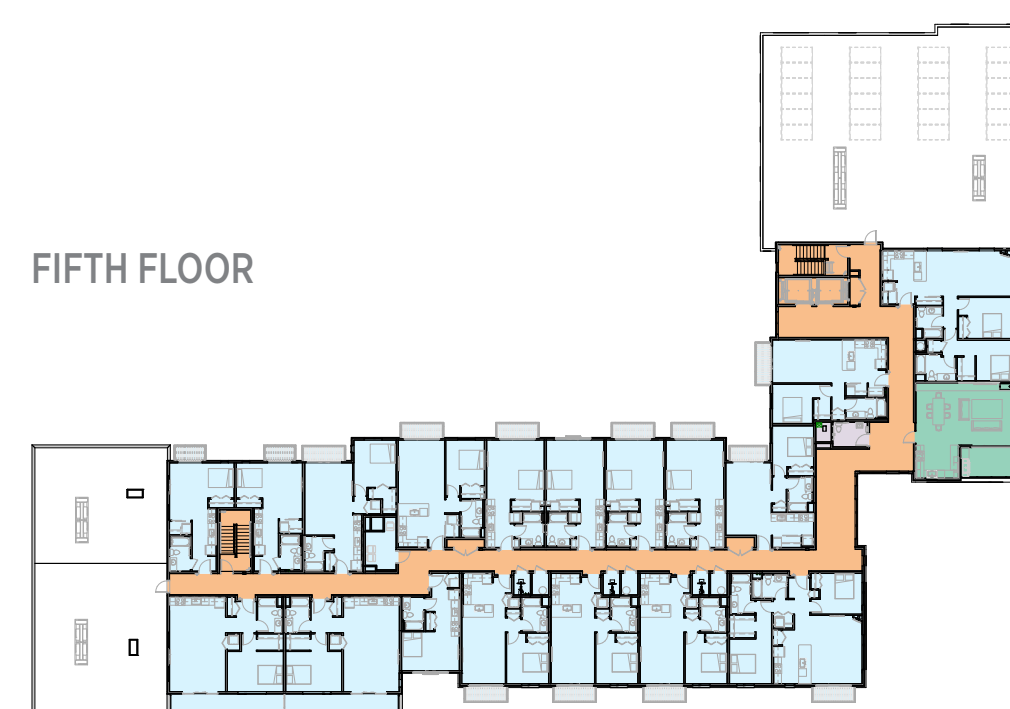
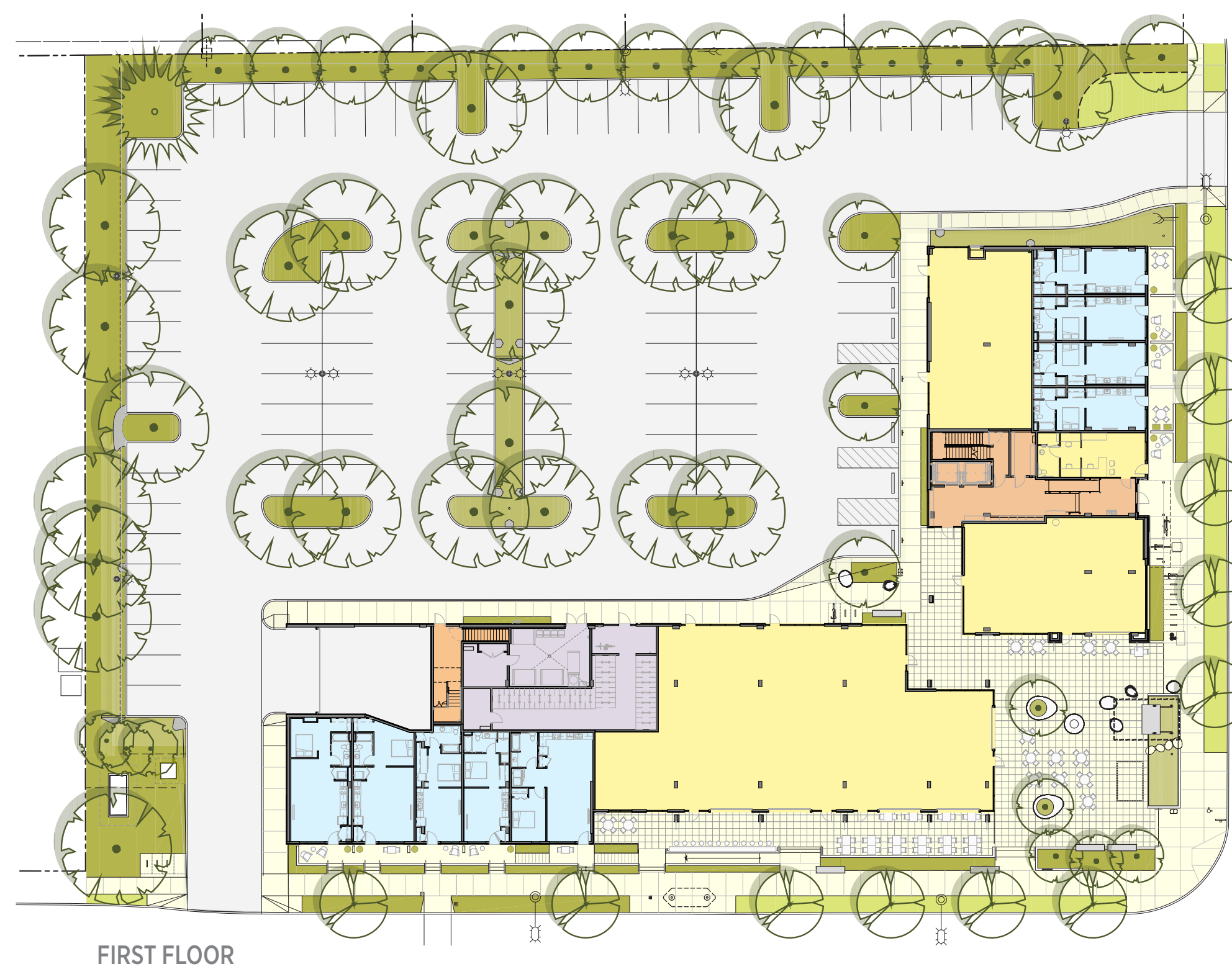
# AMAZON CORNER



## EXPANDING HOUSING OPTIONS IN THE SOUTH HILLS

Amazon Corner is a 120,000 sf, 117-unit, mixed-use apartment building at 32nd Avenue and Hilyard Street in South Eugene. The building is a “four-over-one” with below-grade parking, ground-level retail and residential units, and four floors of residential living offered in a range from studios up to two-bedroom apartments. Developer Mike Coughlin, a long-time Eugene resident and prominent businessman, well-known for his Burley bike trailer company, was intent on contributing a high-quality mixed-use building that would build upon the south hills neighborhoods and increase livability and housing options.

Durability, quality, and timeless, but forward-looking design were important goals of the project. The building exterior is brick, metal, and stucco, with natural wood accents. A southwest-facing plaza with ground-floor retail invites the larger community of Eugene to enjoy a lively outdoor space. Retail focus in the plaza will be toward food and beverage providers with restaurant/pub and bakery/coffee shop/deli as desired anchor tenants. Private balconies are provided for many residents and the building exterior form maximizes views while creating neighborhood attractiveness and an urban vibrancy.



## PROJECT TEAM

- Amazon Corner LLC**  
Owner
- Tokatee Capital Management**  
Developer  
Mike Coughlin, Jon Lauch, Dan Straub
- Rowell Brokaw**  
Architect  
Gregory Brokaw, John Rowell, Peter King, Frank Visconti, Ken Hutchinson, Lorri Nelson, Britni Jessup, Peter Utsey, Paul Harman
- Essex General Construction**  
Contractor
- Catena Consulting Engineers**  
Structural
- KPFF Consulting Engineers**  
Civil
- Innovative Air**  
Mechanical
- Twin Rivers/Colebreit Engineering**  
Plumbing
- Contractors Electric**  
Electrical
- Jet Industries**  
Fire Protection

