

# FOR LEASE

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**FIRST  
COMMERCIAL**  
real estate services LLC



**Phone (503) 364-7400**  
3550 Liberty Rd. South, Suite 290 Salem, Oregon 97302

*Licensed in the State of Oregon*

## DOWNTOWN SALEM'S PREEMINENT REDEVELOPMENT



**OFFICE or RETAIL**

260 LIBERTY ST. NE, SUITE 200  
SALEM, OREGON 97301

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.

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## DOWNTOWN SALEM'S PREEMINENT REDEVELOPMENT

### PROPERTY HIGHLIGHTS

#### 260 LIBERTY ST. NE SUITES

#### SIZE (RENTABLE SF)

#### LEASE RATE

Suite 10: (Lower Level)

Approx. 11,200 USF

**LEASED**

\$0.90/SF/Mo. - Full Service (less jan.)

*Lower level is to be taken in "As-Is" Condition.*

Suite 200 (Second Level)

Approx. 11,000 USF (can be demised)

\$1.85/SF/Mo. - Full Service (less jan.)

*Second level office space will include a Tenant Improvement Allowance of \$30.00/USF for interior improvements such as floor covering, wall paint, demising wall structures, break area, etc. for a financially qualified tenant.*

For both suites, Tenant is also responsible for content & liability Insurance, interior building maintenance, personal property taxes and employee parking.

#### 268 LIBERTY ST. NE

#### SIZE (RENTABLE SF)

#### LEASE RATE

268 Liberty St. NE

Approx. 2,000 USF

**LEASED**

\$1.80/SF/Mo. - NNN

*Street retail or office space. Tenant is responsible for water/sewer, electricity, gas, janitorial,*

### FEATURES

- In the heart of downtown Salem and across from regional shopping center, Salem Center and Liberty Plaza. Close proximity to Salem area restaurants, shopping, hospitality, entertainment, transit, State and County government offices, Riverfront Park and more.
- Located in the CB (Central Business District) Zone.
- Liberty Street NE traffic counts in excess of 16,000 per day.
- Building anchored by Pacific Office Automation (POA) on the street level. Street retail/office available next to POA
- New elevator and lobby upgrades to serve the upper and lower levels.
- Free downtown street parking for clients as well as in nearby Chemeketa and Marion Parkades.



*Second floor view looking west*

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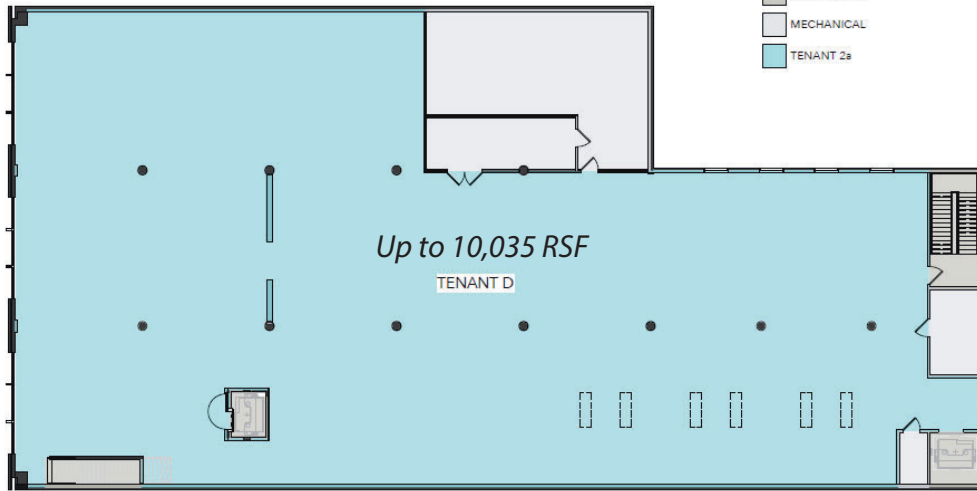


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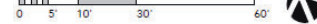
260 LIBERTY ST. NE  
Suite 200 (Second Level)

### ROOM LEGEND

- CIRCULATION
- MECHANICAL
- TENANT 2a



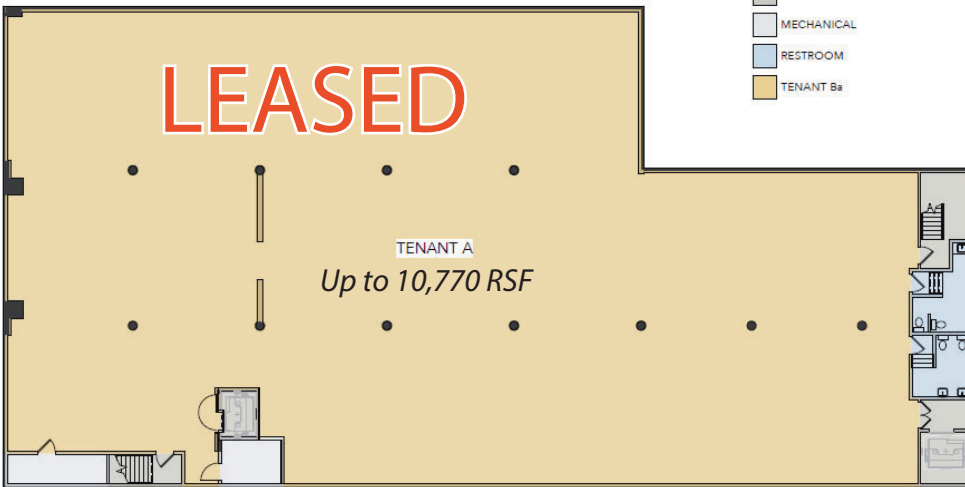
SCALE: 1/16" = 1'-0"



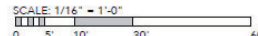
260 LIBERTY ST. NE  
Suite 10 (Lower Level)

### ROOM LEGEND

- CIRCULATION
- MECHANICAL
- RESTROOM
- TENANT Ba



SCALE: 1/16" = 1'-0"



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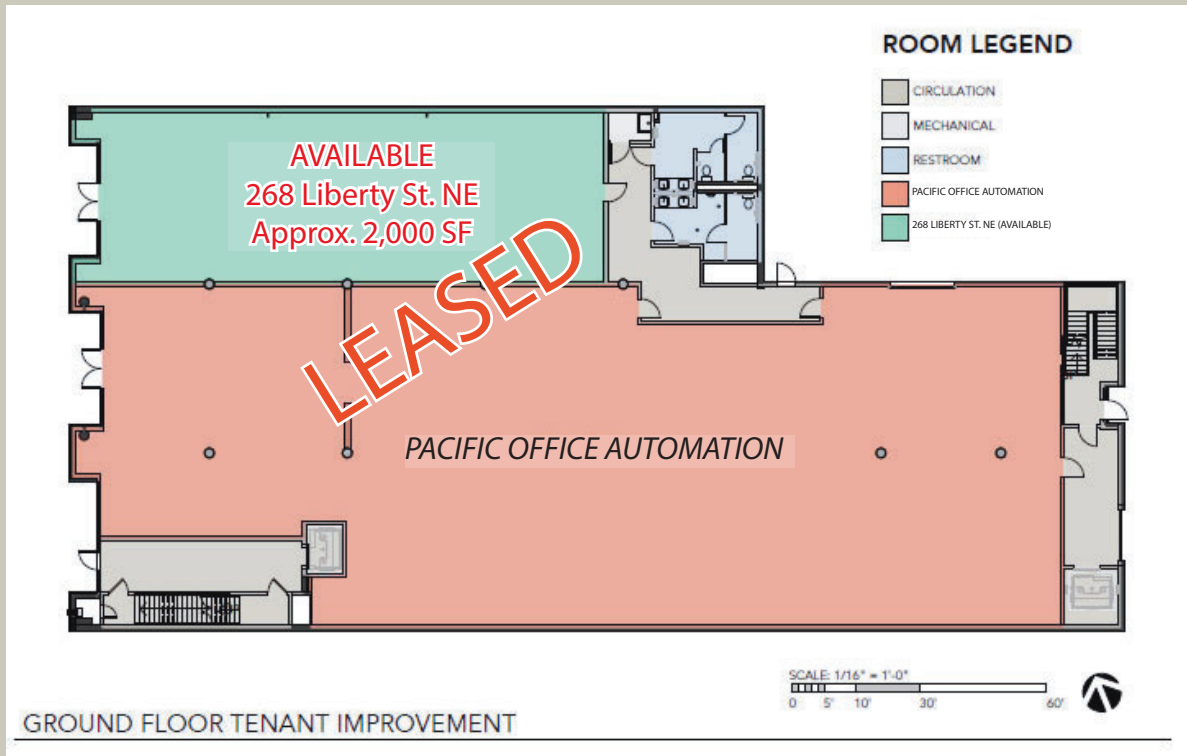
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## DOWNTOWN SALEM'S PREEMINENT REDEVELOPMENT

### Surrounding Neighbors:



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## DOWNTOWN SALEM'S PREEMINENT REDEVELOPMENT

### ABOUT SALEM

Salem is the capital city of Oregon with a population over 160,000. Centrally located, Salem is 47 miles south of Portland and an hour from the Cascade Mountains and the ocean beaches. Salem is in the midst of sustained, steady growth. Ongoing preservation of historic downtown buildings, along with a downtown core master plan for residential and commercial development, ensures managed growth.

Salem is an exceptional community for living and working with new and well-established neighborhoods. Residents represent many cultural and religious groups resulting in a vibrant and diverse community. Many who live in the Salem area do so because of its family-friendly ambiance and small town feel.

The commutes are short, our air pure, the parks are beautiful. There is a ready and willing workforce, great training programs, and a city that works hard to make doing business easy.

### ABOUT DOWNTOWN

Salem is located in the heart of the Willamette Valley and is the cultural center for the region. The third largest city in Oregon, Salem is a unique city that values its history. Salem is a place of creative energy and is home to one of Oregon's biggest art fairs and festivals each summer. You can enjoy First Wednesdays in bustling downtown, events which always attract featured artists and musicians. The City is also home to theaters and art galleries which present regionally recognized artists throughout the year.

Downtown Salem is one of Oregon's healthiest downtowns and is home to a diverse range of civic, commercial, residential and institutional uses. Over the past five years, several new housing developments have been built, numerous new retails and restaurants have opened and major improvements have been made to streets, parks and other public areas.



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