

# FOR LEASE

[www.firstcommercialoregon.com](http://www.firstcommercialoregon.com)

**FIRST  
COMMERCIAL**  
real estate services LLC



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## Quiet Park-Like Professional Office

876 Welcome Way SE | Salem, OR 97302



### PROPERTY HIGHLIGHTS

#### LEASE RATE

\$0.95/RSF/Mo. - Modified Gross

#### SIZE

Approx. 2,037 RSF Professional Office

#### ZONE

CO (Commercial Office)

#### FEATURES

- Professional office space in a quiet park-like setting located just off Commercial St. SE with views of the creek.
- Space includes 5 private offices, large reception/waiting area, kitchenette area, 2 restrooms and a storage area.
- Located on lower level of building, but is ADA accessible.
- Tenant responsible for: Electricity, content & liability insurance, interior building maintenance, janitorial and personal property taxes.
- This location provides good access to downtown and South Salem including numerous businesses and retail services.
- Shared on-site parking provided with some street parking available on Welcome Way.

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.

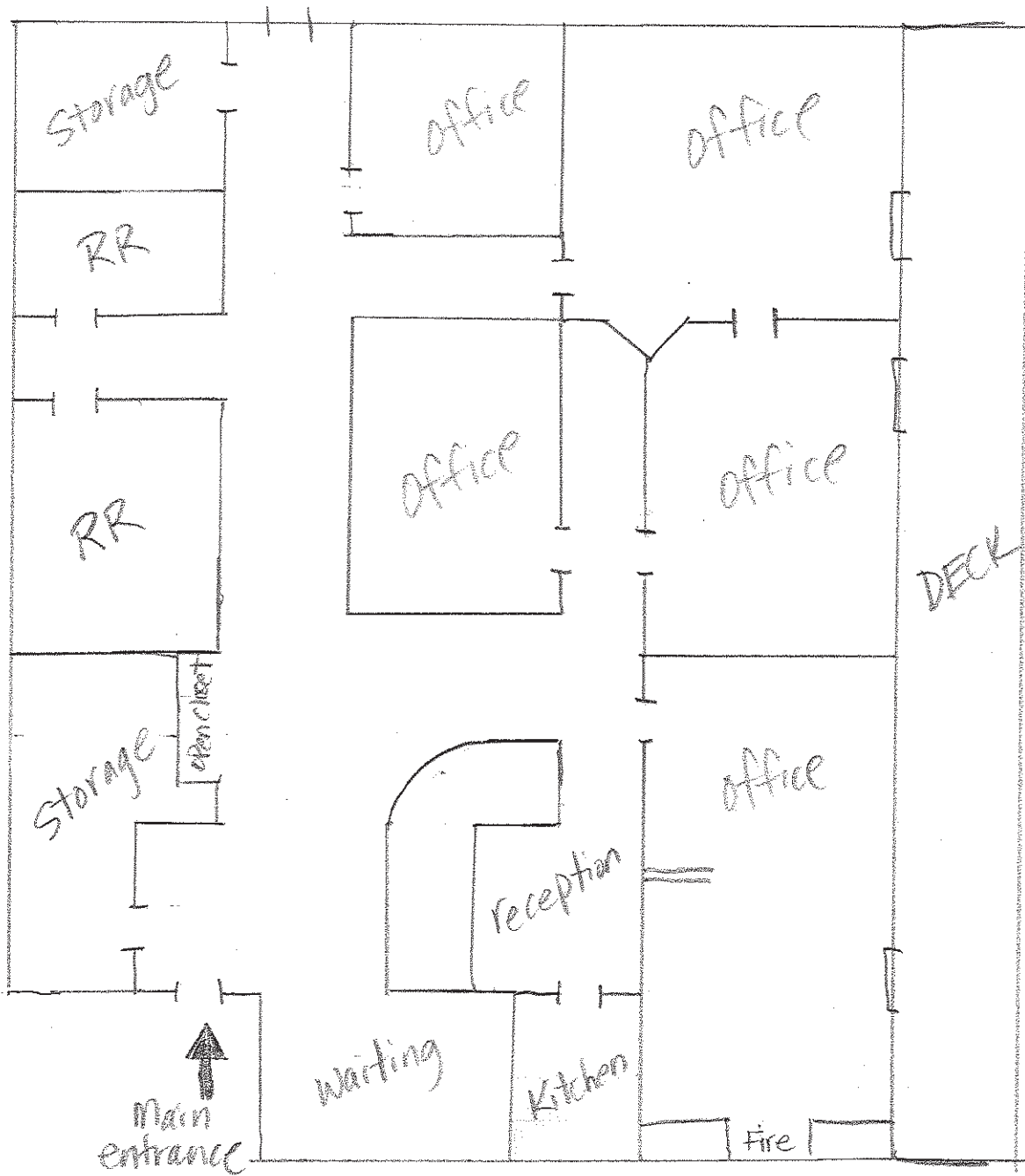
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Floorplan is approximate. Not to scale.

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## Quiet Park-Like Professional Office



Reception area



Waiting area



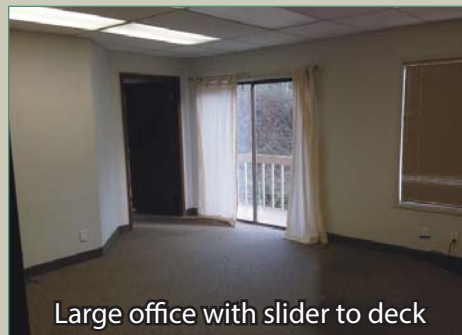
Large office with  
fireplace



Kitchen Area



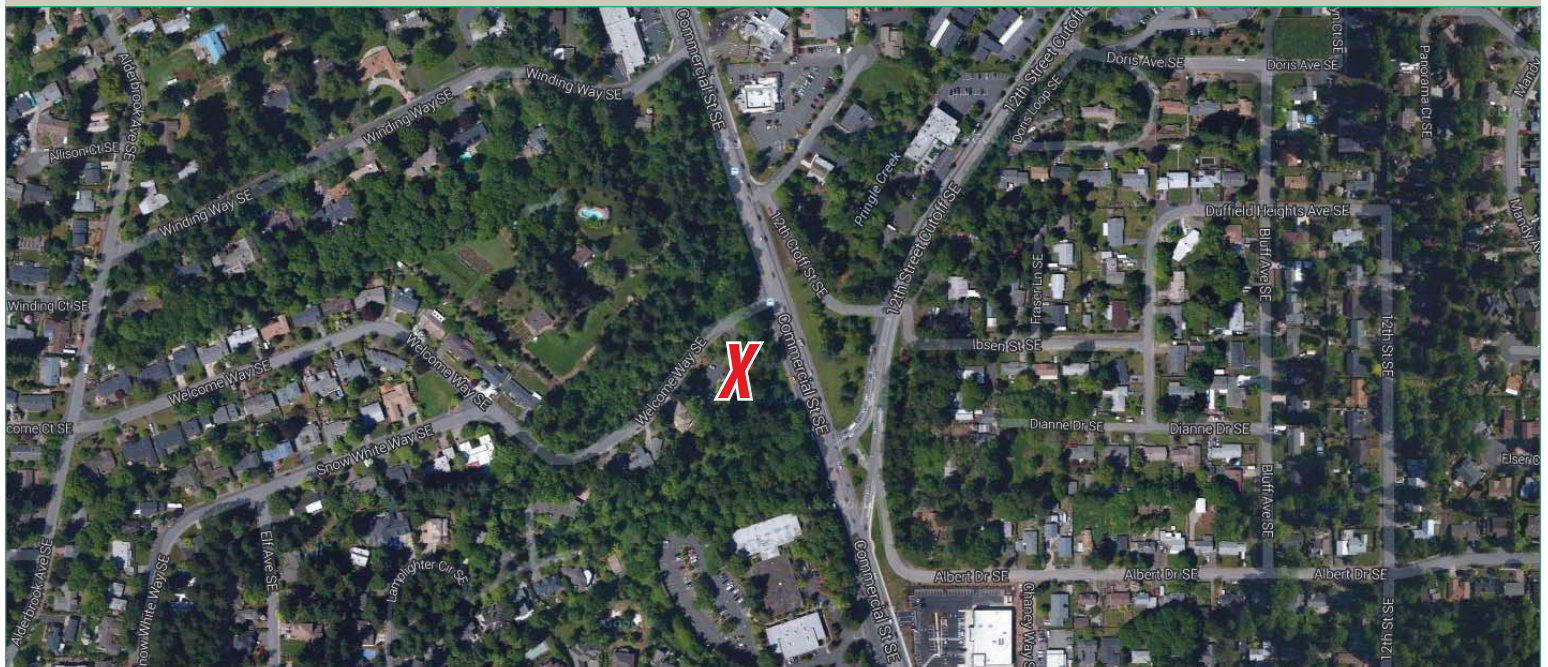
Office with expansive window



Large office with slider to deck



Back deck overlooking creek



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