

**LEGACY**  
REAL ESTATE

FOR LEASE

# EAST SALEM COMMUNITY CENTER OFFICE SUITE 101

1850 45TH AVE. NE, SALEM OR



**JAMES HAUGE** PRINCIPAL BROKER  
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# OFFICE SUITE 101 FOR LEASE

## SUITE 101 LEASE DETAILS

**Lease Rate**     **\$1.65 FS /month**

Lease Rate /yr     \$19.80 FS /yr

Total Monthly Rent     \$7911.75

Lease SqFt     4,795 SqFt

Offices     12-14

Bathrooms     1 Private + Additional Shared

Parking     Ample Common Spaces

Landlord Responsibilities     Property Taxes, Insurance, Gas, Water/Sewer, Trash Removal

Tenant Responsibilities     Personal Property Insurance, Janitorial, Internet/Phone

**4,795 SqFt Office Suite  
ideal for Non-Profits  
available today.**

Suite 101 offers an ideal blend of private workspace, functional amenities, and access to exceptional shared facilities, making it perfect for organizations seeking a polished, well-located headquarters.

Conveniently positioned in East Salem, the building offers excellent accessibility with ample parking and a welcoming environment for both staff and visitors.

## PROPERTY INFORMATION

Name     East Salem Community Center

Address     1850 45th Ave NE  
Salem, OR 97305

Building SqFt     27,000 SqFt

Total Acreage     13.23 Acres

Amenities available for rent     Fellowship Hall  
Auditorium  
Conference Room  
Kitchen

## SUITE 101 HIGHLIGHTS

- **4,795 SqFt**  
of flexible, efficient office space
- **12-14 Private Offices**  
Perfect for executives, managers, counselors, or specialized staff
- **Private Breakroom/Kitchenette**  
For staff convenience
- **Large Reception Area**  
Ideal for check-in, waiting, or administrative support
- **Private Restroom**  
Exclusive to this suite
- **Dedicated Storage Room**  
For equipment, supplies, or records





NOV 2025

# Exterior Photos



**Suite 101**  
- 4795 SqFt -



\*Additional spaces available for rent per hour

## BUILDING AMENITIES

■ **Conference Room\***  
For meetings, training, and collaboration

■ **Auditorium\***  
with seating capacity for up to 600 guests, ideal for presentations, events, seminars, and large-scale gatherings

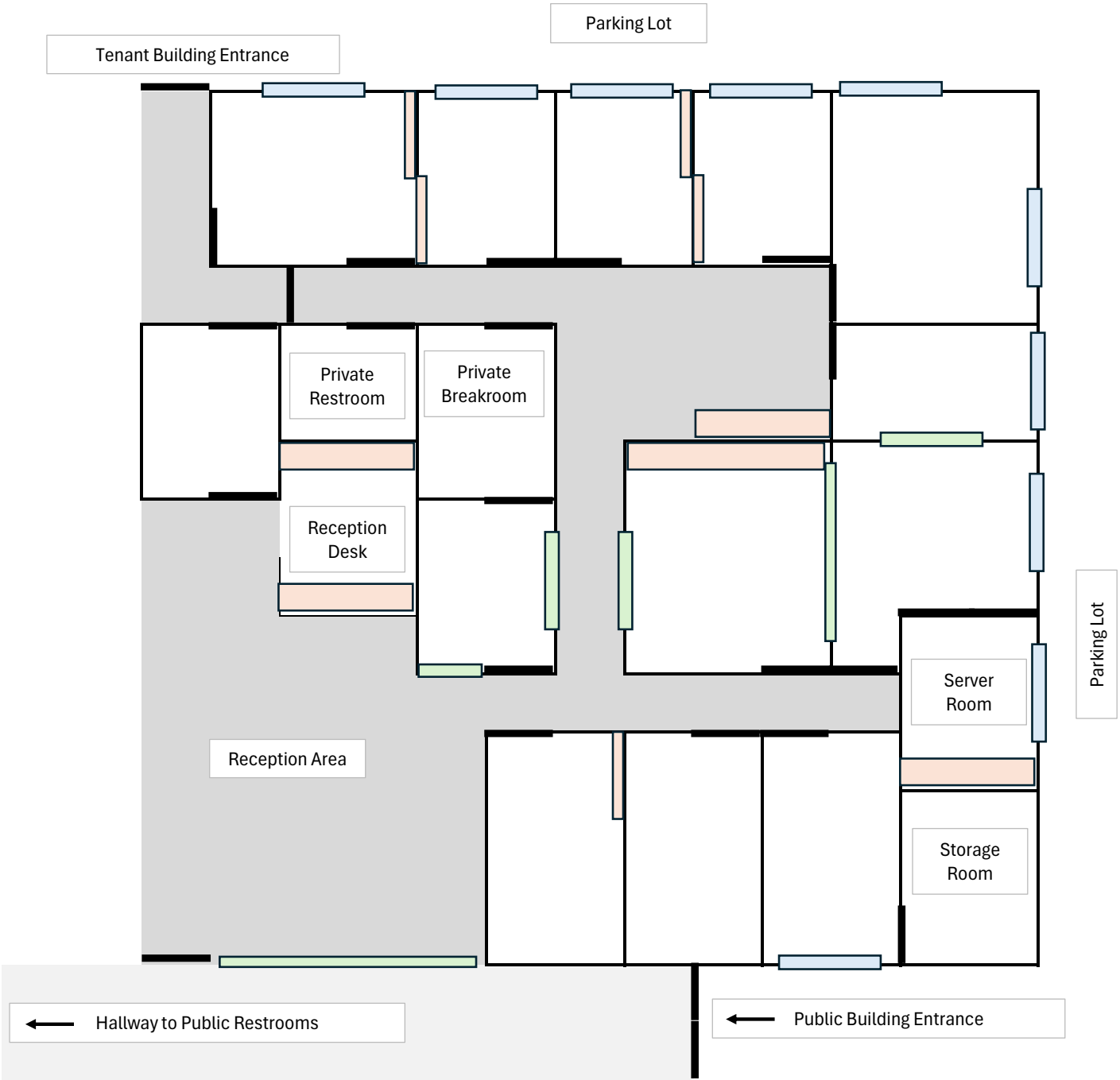
■ **Fellowship Hall\***  
A versatile gathering space

■ **Kitchen\***  
Stainless steel appliances and cleaning stations

■ **Overflow Parking**  
Ample parking available in a nearby lot included with Suite 101

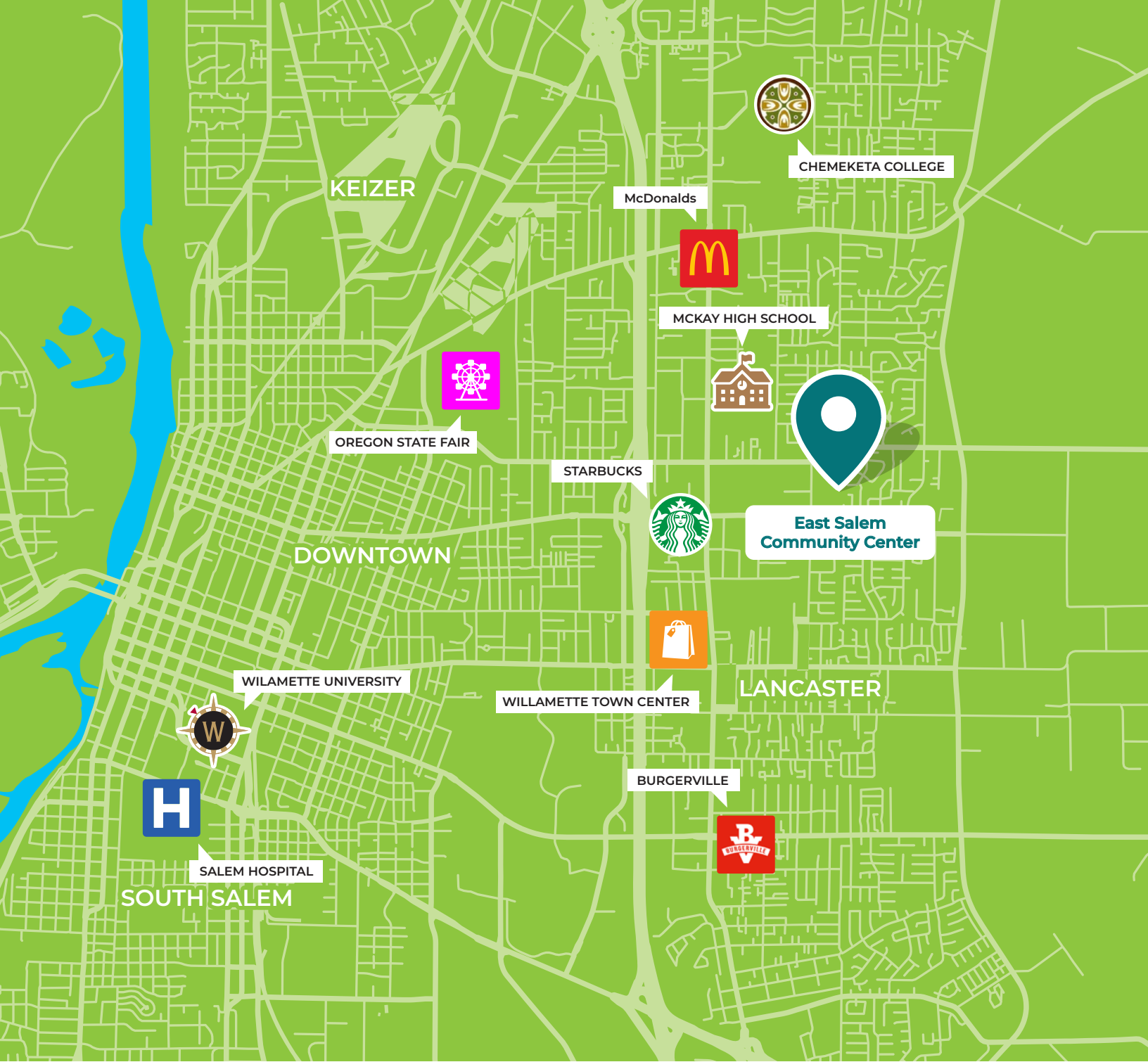


# SUITE 101 LAYOUT



- Exterior Window
- Interior Window
- Built In Cabinet / Shelving
- Door

*NOTE: Diagram is not to scale*



# 1850 45<sup>TH</sup> AVE NE.

Salem, OR 97305

Located in NE Salem, offering a convenient, residential-community feel while remaining just a short drive from downtown.

With a population of 170,000, Salem is located in the heart of the Willamette Valley as Oregon's capitol. It is known best for its world-renowned wineries and outdoor recreational opportunities. The city has a vibrant arts and culture scene, with numerous museums, galleries, and performing arts venues. With Salem's mild climate, low cost of living, and abundant natural beauty, it has become an increasingly popular destination for people from all over the country.

# CONTACT



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