



Available For Lease

Park 5 Business Center

200 Hawthorne Ave SE
Salem, OR 97301

Offering Memorandum Presented By:
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Table of Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
DEMOGRAPHICS	13

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PROPERTY INFORMATION

Section 1

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**Goho**
COMMERCIAL

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Property Description

Seven (7) building business park suitable for office, retail, flex and light industrial uses. IC - Commercial Industrial zone provides for excellent flexibility of tenant uses. Convenient, central Salem location with good parking and access.

Location Description

Park 5 Business Center is located on the corner of Hawthorne Ave SE and State St in central Salem.

Features

- Park 5 Business Center is one of Salem's premier business parks. Tenants and visitors benefit from the convenient central location, abundant parking, close proximity to I-5 and Hwy 22, and a high quality, diverse tenant mix.
- Abundant on-site parking can accommodate a wide range of office, retail and flex uses.
- IC-Commercial Industrial zone provides for a wide range of office, medical, retail, light industrial, and flex uses.
- Cable internet, DSL, fiber, satellite, and T-1 available to the site.
- Concrete-tilt construction, open floor plates, and high ceilings allow for flexible space plans and interior design options.
- Industrial-level, 3-phase, 240 amp electrical power is available.
- Most spaces available with one or more 10x12 grade-level roll doors.
- Well-maintained, nicely landscaped environment with pond and greenbelts.
- Excellent, highly visible building signage to Hawthorne Ave SE (Buildings A and E), State Street (Building G), and I-5 (Buildings G, F, and D).
- Available illuminated monument sign on Hawthorne Ave SE, subject to separate negotiation.
- On-site restaurant (Momiii Sushi Restaurant)

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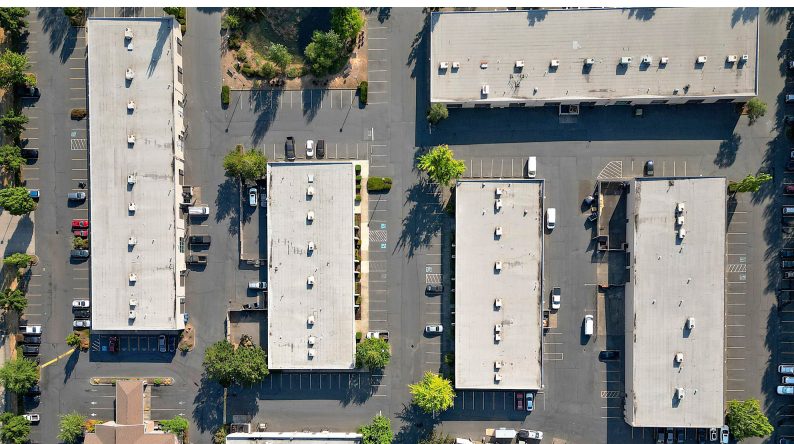
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Location Information

Building Name	Park 5 Business Center
Street Address	200 Hawthorne Ave SE
City, State, Zip	Salem, OR 97301
County	Marion
Cross-Streets	I-5, State Street

Building Information

Building Class	B
Tenancy	Multiple
Number of Floors	1
Number of Buildings	7

Property Highlights

- One of Salem's premier business parks.
- Convenient central Salem location provides easy access from I-5, Hwy 22, Hawthorne Ave SE, and State St.
- Numerous buildings with direct exposure and excellent signage to busy Hawthorne Ave SE and State St. Several buildings with visible signage to southbound I-5.
- Flexible space configurations and size ranges to meet the needs of a wide range of tenant uses.
- High quality and diverse tenant mix.
- Convenient access to area resources and services including retail, restaurants, financial services, and hotels.

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Offering Summary

Lease Rate:	\$0.70 - \$1.30 SF/month (NNN)
CAM:	\$0.50/SF/month
Number of Units:	38
Available SF:	2,100 - 6,450 SF
Lot Size:	10.88 Acres
Total Building SF:	103,300 SF

Tenants

Sleeptech CPAP Supplies
 Cascade Living Group
 AT&T
 Judah Labor Force
 State of Oregon - Oregon Liquor and Cannabis Commission
 Adventures with Autism
 Oregon Appraiser Certification & Licensure Board
 Oregon Lock & Access
 Merry Maids
 NuMotion
 Rigado, Inc.
 Silke Communications
 1525, Inc.
 Quest Diagnostics
 Oregon Board of Accountancy
 Debbie Williams Counseling
 Clima-Tech
 Momiji Sushi Restaurant
 DBI Staffing
 Northwest Mobility
 Therapeutic Associates
 OTAK
 Around the Clock Support Services
 Roseburg Therapy
 Window Supply Company
 PT Northwest

Spaces	Lease Rate	Space Size
Suite A-100	\$1.30 SF/month	4,350 SF
Suite A-120	\$1.30 SF/month	2,100 SF
Suite B-240	\$0.70 SF/month	4,965 SF
Suite D-470	\$1.20 SF/month	3,240 SF
Suite E-530	\$1.30 SF/month	2,856 SF
Suite F-606	\$1.20 SF/month	2,250 SF
Suite F-610	\$1.20 SF/month	2,100 SF
Suite G-720	\$1.30 SF/month	2,446 SF

Additional information including photos and floor plans can be found on www.CohoCommercial.com or is available upon request.

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Available Spaces

Suite	Size (SF)	Lease Rate	Description
■ Suite A-100	4,350 SF	\$1.30 SF/month	Space consists of 4,350 SF and features four (4) large private offices, conference room, reception area and lobby, large open office or warehouse area served by a 10 x 12 roll door, work/copy room, large storage area, two (2) restrooms and a large break room with kitchen. End-cap unit features abundant natural light, high ceilings, excellent signage and convenient parking. Suitable for office or flex needs. Can be easily combined with adjacent suite A-120 to deliver 6,450 SF.
■ Suite A-120	2,100 SF	\$1.30 SF/month	Space consists of 2,100 SF and features one (1) large private office or conference room (approximately 300 SF) with the remainder of the space consisting of open office area, one (1) restroom, break room and a storage/IT closet. Can be easily combined with adjacent suite A-100 for 6,450 SF. Direct frontage to high-traffic Hawthorne Ave SE, with excellent visibility, signage and parking. Suitable for office and some retail uses.
■ Suite B-240	4,965 SF	\$0.70 SF/month	This office/industrial flex space consists of 4,965 SF of combined private office (5), large conference rooms (2), open office area, restrooms (4), large break room, two (2) kitchenettes and an approximate 800 SF finished flex space with 22' ceilings. Additionally, there is approximately 3,075 SF of warehouse area available at the rear of the space which provides access to two (2) 12 x 14 grade-level roll doors and a truck dock.
■ Suite D-470	3,240 SF	\$1.20 SF/month	3,240 SF of predominantly open office space and consisting of two (2) large private offices/conference room(s), three (3) restrooms, large break room with kitchenette, IT/work room and rear storage area
■ Suite E-530	2,856 SF	\$1.30 SF/month	2,856 SF office. One of Park 5's best locations, directly at the main Hawthorne Ave. entrance. Excellent visibility, access, signage and parking. Would make excellent medical or dental office space or any use where visibility and easy access is valued. This suite consists of four (4) private offices, open office areas, large conference room, work room, reception area, break room and two (2) restrooms.
■ Suite F-606	2,250 SF	\$1.20 SF/month	2,241 SF of predominantly open office/flex space, with two (2) small private offices, two (2) restrooms, coffee bar and an approximate 300 SF storage/warehouse area with a 10x12 roll door. Large open office space with excellent natural light from the abundant windows. Fenced yard area is available subject to negotiation. Can be combined with adjacent suite F-610 for 4,337 SF and would include the existing fenced yard area.
■ Suite F-610	2,100 SF	\$1.20 SF/month	2,096 SF office space with shop area and consisting of five (5) private offices, reception/lobby, two (2) restrooms, break room and approximate 500 SF warehouse/shop area with a 10 x 12 roll door. Can be combined with adjacent suite F-606 to total 4,337 SF and would include exclusive use of the fenced yard area. If leased separately from F-606, use of the yard area would be subject to negotiation.
■ Suite G-720	2,446 SF	\$1.30 SF/month	2,450 SF of professional office space located at the State St. entrance to Park 5. Great visibility, access and signage.

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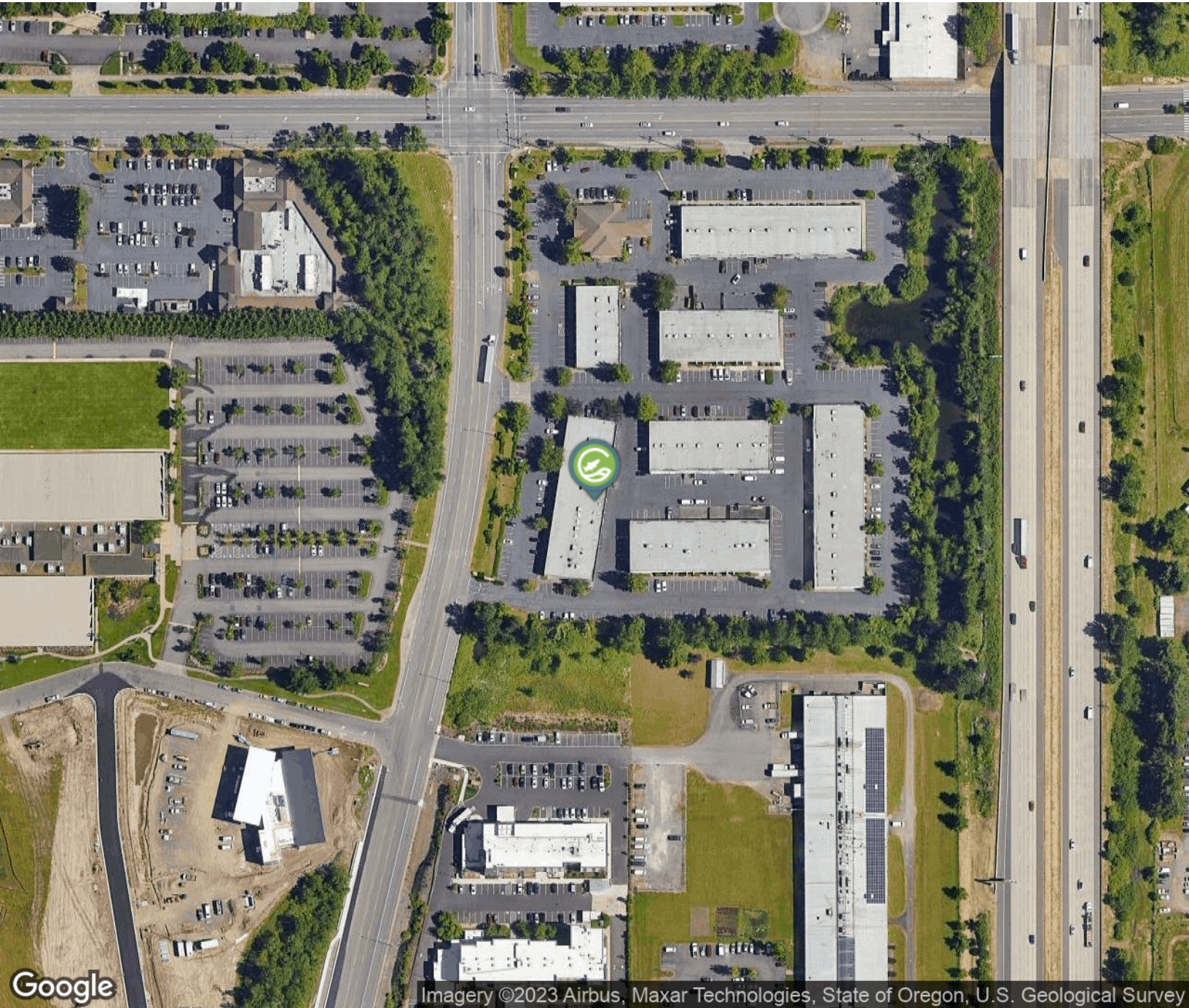
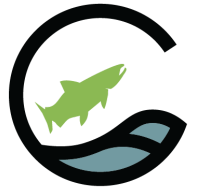
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Aerial Map

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DEMOGRAPHICS

Section 3

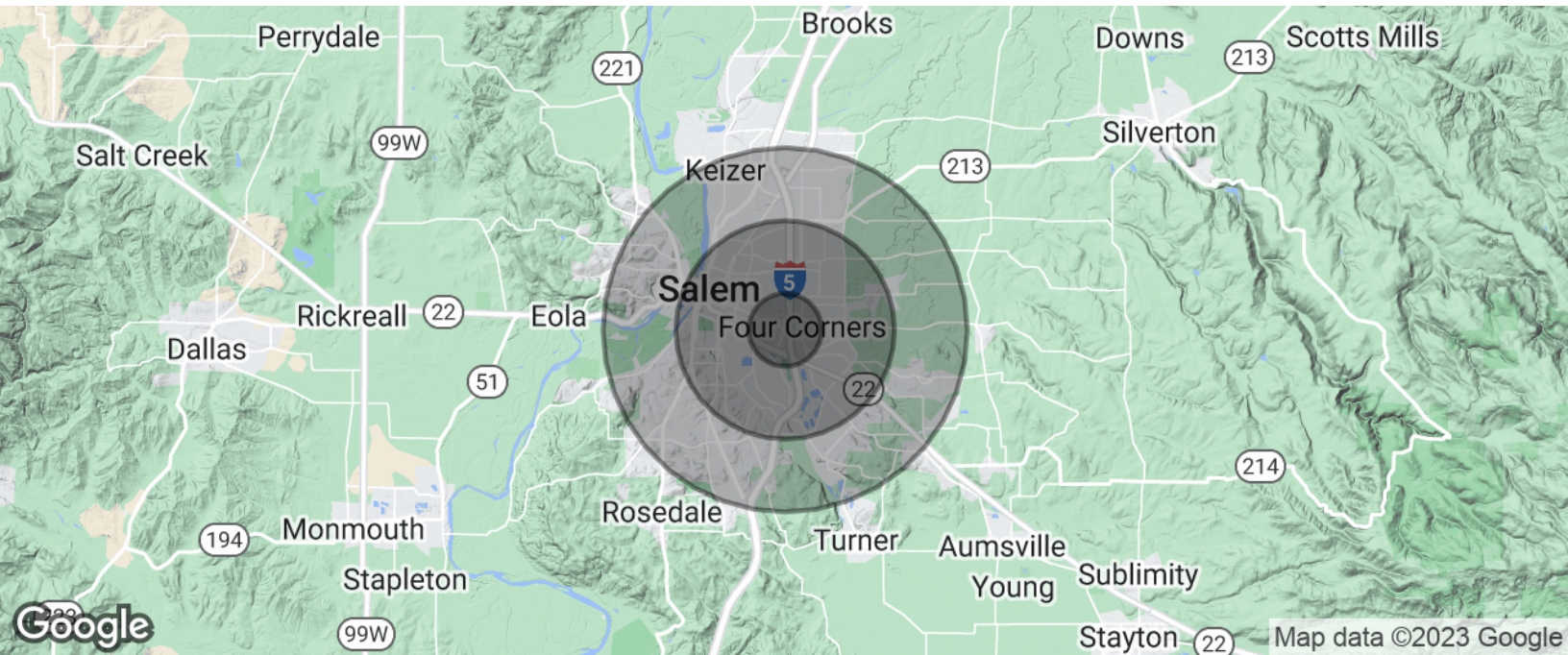
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,009	99,019	216,650
Average Age	39.0	35.5	36.4
Average Age (Male)	36.5	35.2	35.8
Average Age (Female)	38.2	35.3	36.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,869	36,601	81,865
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$52,968	\$61,374	\$70,208
Average House Value	\$196,806	\$209,542	\$240,962

* Demographic data derived from 2020 ACS - US Census

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