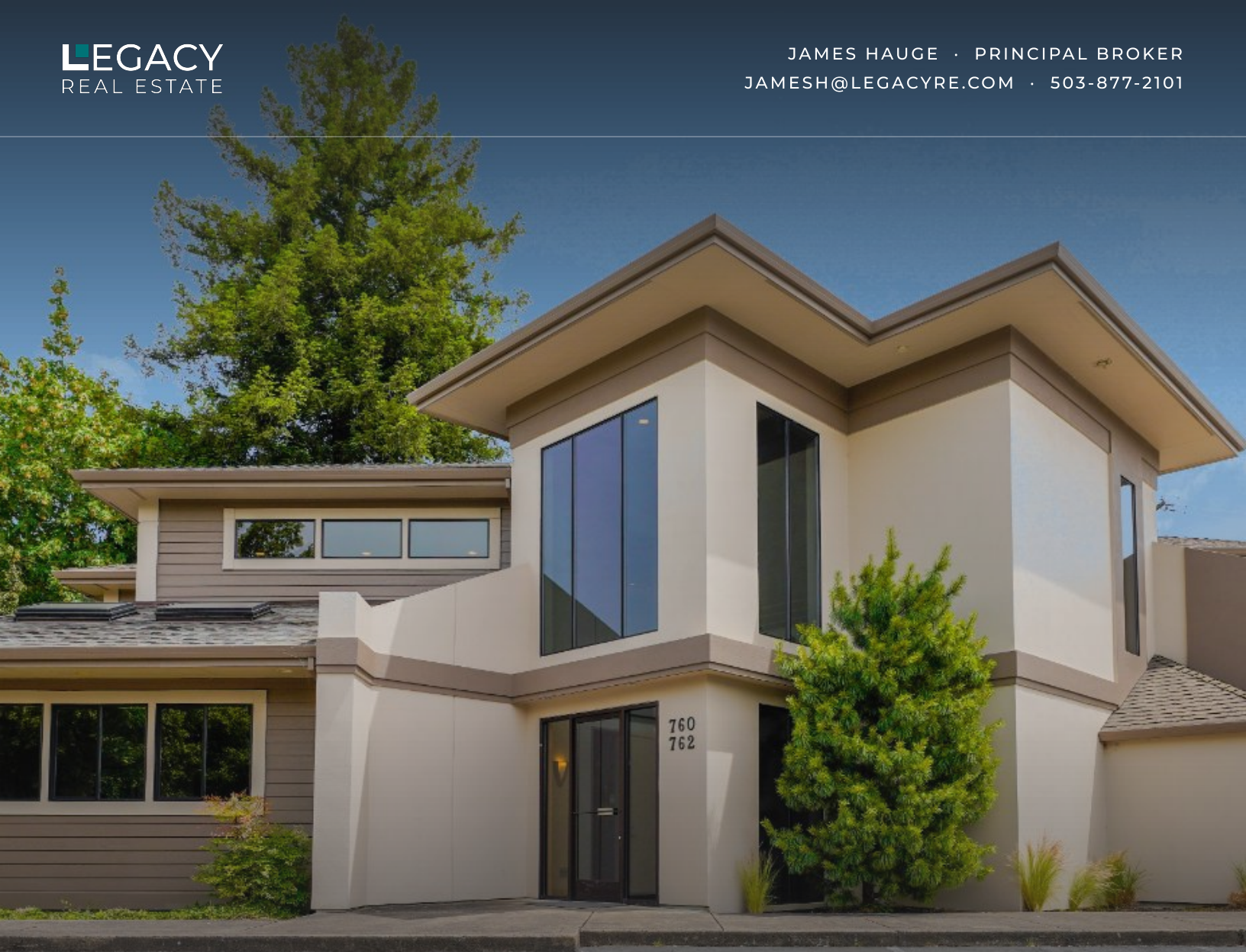




FOR LEASE

PREMIER PROFESSIONAL OFFICE & MEDICAL SPACE

760 HIGH ST NE
SALEM, OREGON 97301

\$2.50 SQ FT / MO · \$30 SQ FT ANNUAL · MODIFIED GROSS LEASE

OFFER SUMMARY

Move-in ready office in Downtown Salem

LEASE INFORMATION

Address	760 High St NE, Salem, OR
Lease Type	Modified Gross
Location	2nd Floor
Square Feet	2,111 SF
Total Rooms	10
Operatory Rooms	5
Private Office	1
ADA Restrooms	2
Reception & Storage	Yes
Shared Parking Spaces	20 + 1 ADA
Elevator Access	Yes

Exceptional second-floor suite offering 2,111 SF in one of Salem's premier professional office locations. Originally designed for a dental practice, the flexible floor plan accommodates a wide variety of healthcare, wellness, and professional office users with minimal tenant improvements.

Elevator access, abundant onsite parking, modern reception and waiting areas, multiple private treatment or office rooms, ADA accessibility, and a dedicated break room make this space well suited for businesses seeking a high-quality environment in the heart of downtown Salem.

LEASE RATE

\$2.50 / SQ FT / MO

\$30 / SQ FT ANNUAL · MODIFIED GROSS

MODIFIED GROSS LEASE — RESPONSIBILITIES

Tenant Responsible For

- Base rent
- Suite electricity
- Phone / internet
- Interior maintenance
- Interior janitorial

Landlord Responsible For

- Property taxes
- Building insurance
- Common area maintenance
- Exterior maintenance

PROPERTY HIGHLIGHTS

2,111 SF • Move-in ready • Available immediately

- | | |
|---|---|
| ■ 2,111 SF professional office suite | ■ Large laboratory / work area |
| ■ Available immediately | ■ Dedicated break room with cabinetry |
| ■ Elevator-served second floor | ■ Two ADA-compliant restrooms |
| ■ Twenty-one onsite parking spaces (incl. ADA) | ■ Medical-grade infrastructure already installed |
| ■ Excellent downtown Salem location | ■ Natural light throughout |
| ■ Reception and waiting area already in place | ■ Professional building with attractive landscaping |
| ■ Five treatment / exam rooms with plumbing | ■ Suited to medical, dental, wellness, therapy, or office users |
| ■ Multiple private offices and consultation rooms | ■ Flexible floor plan requiring minimal tenant improvements |

EXISTING MEDICAL IMPROVEMENTS

Save time and build-out costs — key infrastructure is already in place.

- | | |
|--------------------------------|-------------------------|
| ■ Existing plumbing throughout | ■ Reception area |
| ■ Five treatment rooms | ■ Laboratory / workroom |
| ■ Break room | ■ ADA accessibility |
| ■ Elevator service | ■ Ample onsite parking |

IDEAL FOR

A broad range of professional users

Dental

General Dentistry
Dental Specialists
Orthodontics
Oral Surgery
Endodontics
Pediatric Dentistry

Medical

Medical Clinic
Primary Care
Specialty Physicians

Wellness & Therapy

Physical Therapy
Occupational Therapy
Chiropractic
Massage Therapy
Speech Therapy
Nutrition Practice
Wellness Clinic

Behavioral Health

Mental Health Counseling
Psychology
Behavioral Health

Professional Services

Accounting
Law Office
Engineering
Architecture
Financial Services
Insurance Agency
Consulting

Many of these are permitted office, outpatient medical, personal service, educational, and business uses within the property's MU-I mixed-use zone.

ZONING & LOCATION

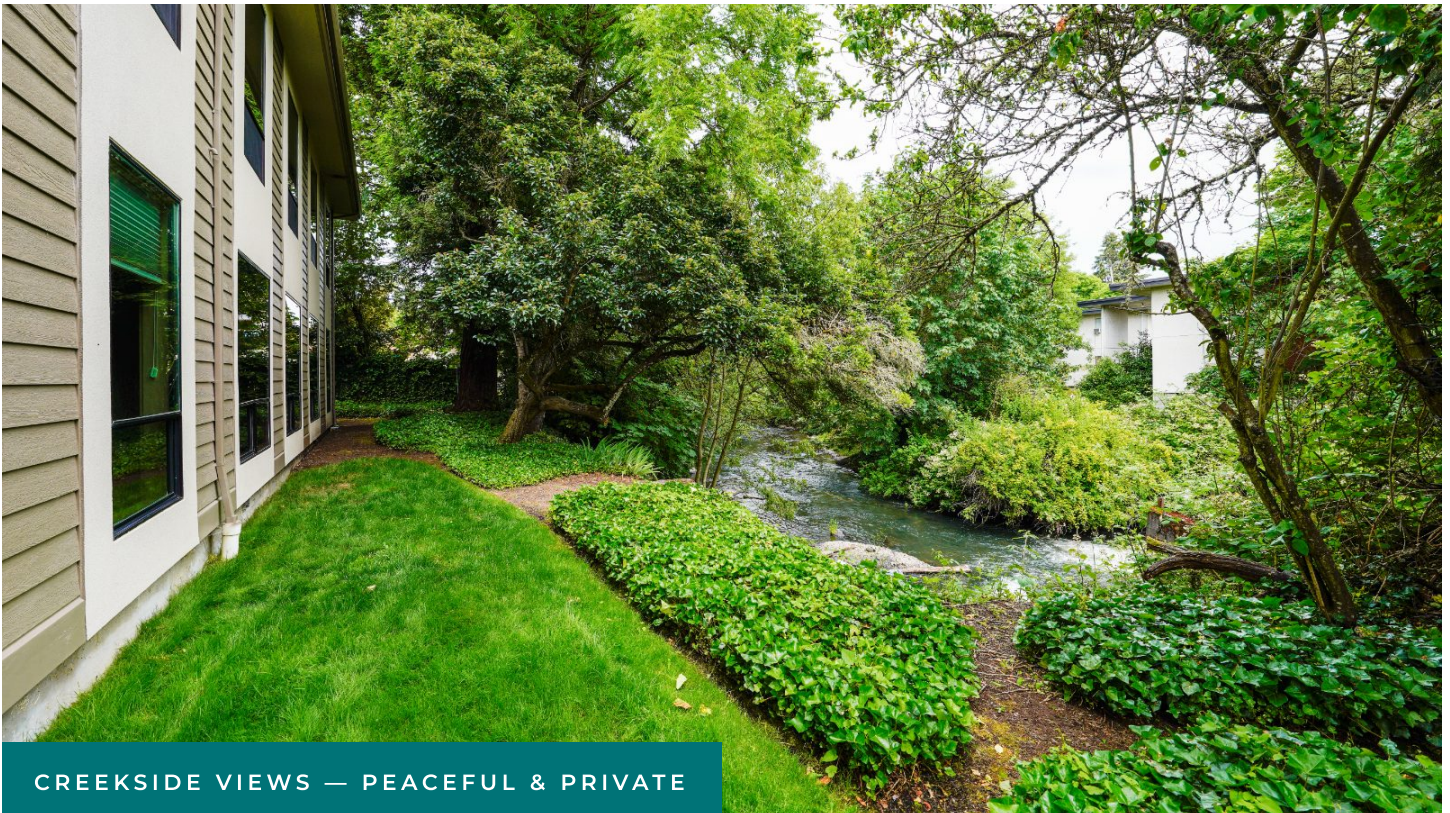
MU-I Mixed Use — a wide tenant pool

PERMITTED USES

- Professional Offices
- Outpatient Medical Offices
- Laboratory Services
- Personal Services
- Retail Sales
- Restaurants & Cafés
- Educational Facilities
- Day Care
- Government Offices
- Social Services
- Religious Assembly
- Recreation & Community Services
- Animal Services

LOCATION ADVANTAGES

- Downtown Salem business district
- Minutes from Salem Health
- Convenient access to Capitol Mall
- Close to Willamette University
- Easy I-5 access via Center & Mission St
- Surrounded by professional & medical users
- Restaurants and services within walking distance
- Strong visibility in an established professional corridor



CREEKSIDE VIEWS — PEACEFUL & PRIVATE

MU-I mixed-use zoning significantly expands the potential tenant pool beyond healthcare users. Buyers and tenants should verify permitted uses with the City of Salem.

EXTERIOR

Distinctive downtown presence



INTERIOR

Bright, flexible room configurations



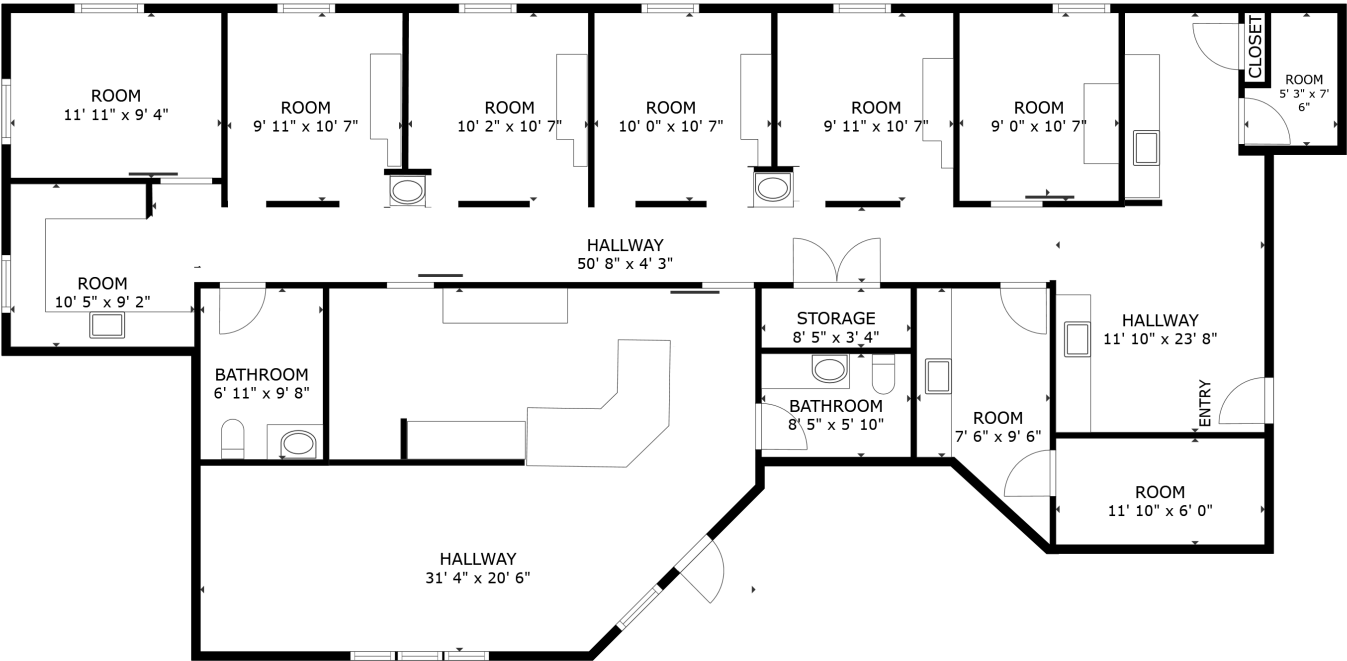
WORKSPACES

Reception, operatories & ADA restrooms



FLOOR PLAN

2,111 SF • 2nd Floor



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,111 sq.ft.
TOTAL : 2,111 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



CONTACT

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