



FOR LEASE



# CAPITOL CITY BUSINESS CENTER

## Single-Level Office Space

5,390 - 48,857 SF | \$21.00 SF/yr (Full Service)

### 4600 25th Avenue NE, Salem, OR 97301

- Visible to I-5 with great parking
- Rents from \$21.00/SF full service
- Healthy tenant improvement packages available
- 5,164, 26,587, and 48,857 SF suites available

### CURT ARTHUR, SIOR

Principal | Licensed in OR

503-559-7990

curt.arthur@capacitycommercial.com

### NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

nick.williams@capacitycommercial.com

### TORAN SCHMIDGALL

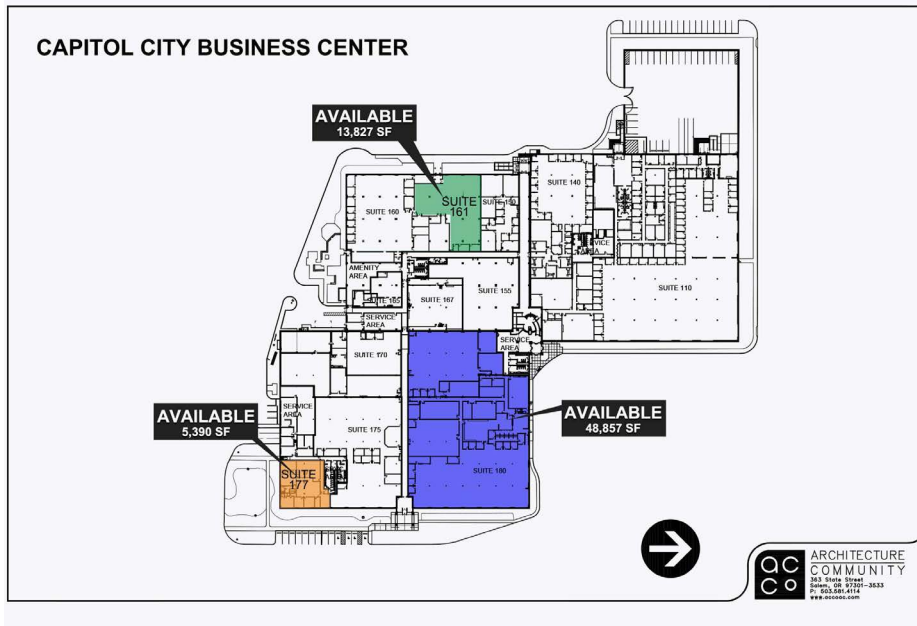
Associate Broker | Licensed in OR

503-932-1969

toran.schmidgall@capacitycommercial.com



FOR LEASE



OFFERING SUMMARY

Address	4600 25th Avenue NE, Salem, OR 97301
Lease	\$21.00 SF/yr
Building Size	233,358 SF
Available SF	5,390 - 48,857 SF
Lease Type	Full Service
Lease Term	Negotiable
Renovated	2007
Zoning	CO
APN	R24874

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
177	5,390 SF	Full Service	\$21.00 SF/yr
161	13,827 SF	Full Service	\$21.00 SF/yr
180	48,857 SF	Full Service	\$21.00 SF/yr

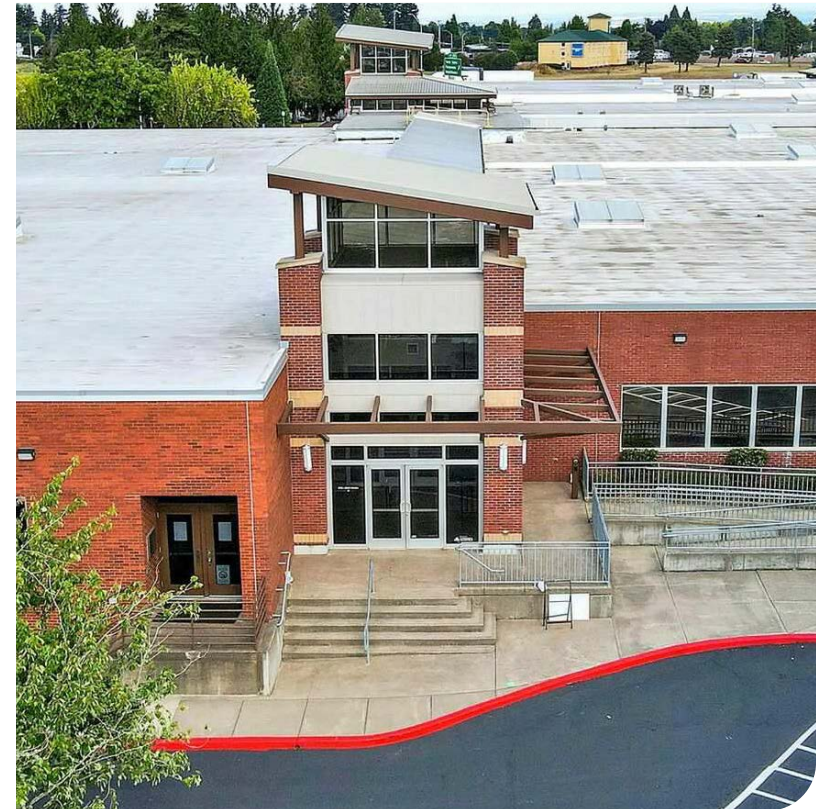
Property Overview

Originally constructed in 1957 and expanded in 1986, this single-level building was the original NW Regional Center for State Farm Mutual Insurance. A multi-million dollar base building upgrade of the property including a new great room, interior corridors, skylights, and HVAC upgrades was completed in 2005.

Significant tenant improvement dollars are available for a qualified tenant. The suites, approximately 5,390, 13,827, and 48,857 SF are available at a starting rate of \$1.75/SF full service. This property is professionally managed by full-time, on-site building engineers. Additional tenant improvements are available for qualified users.

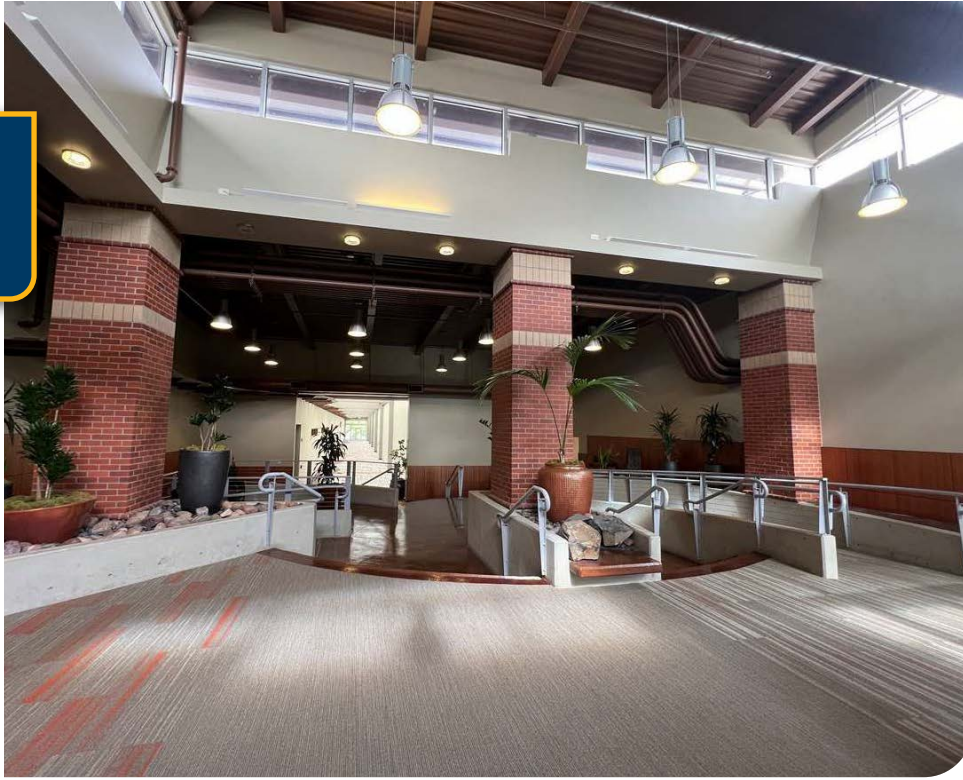


**EXTERIOR PHOTOS**





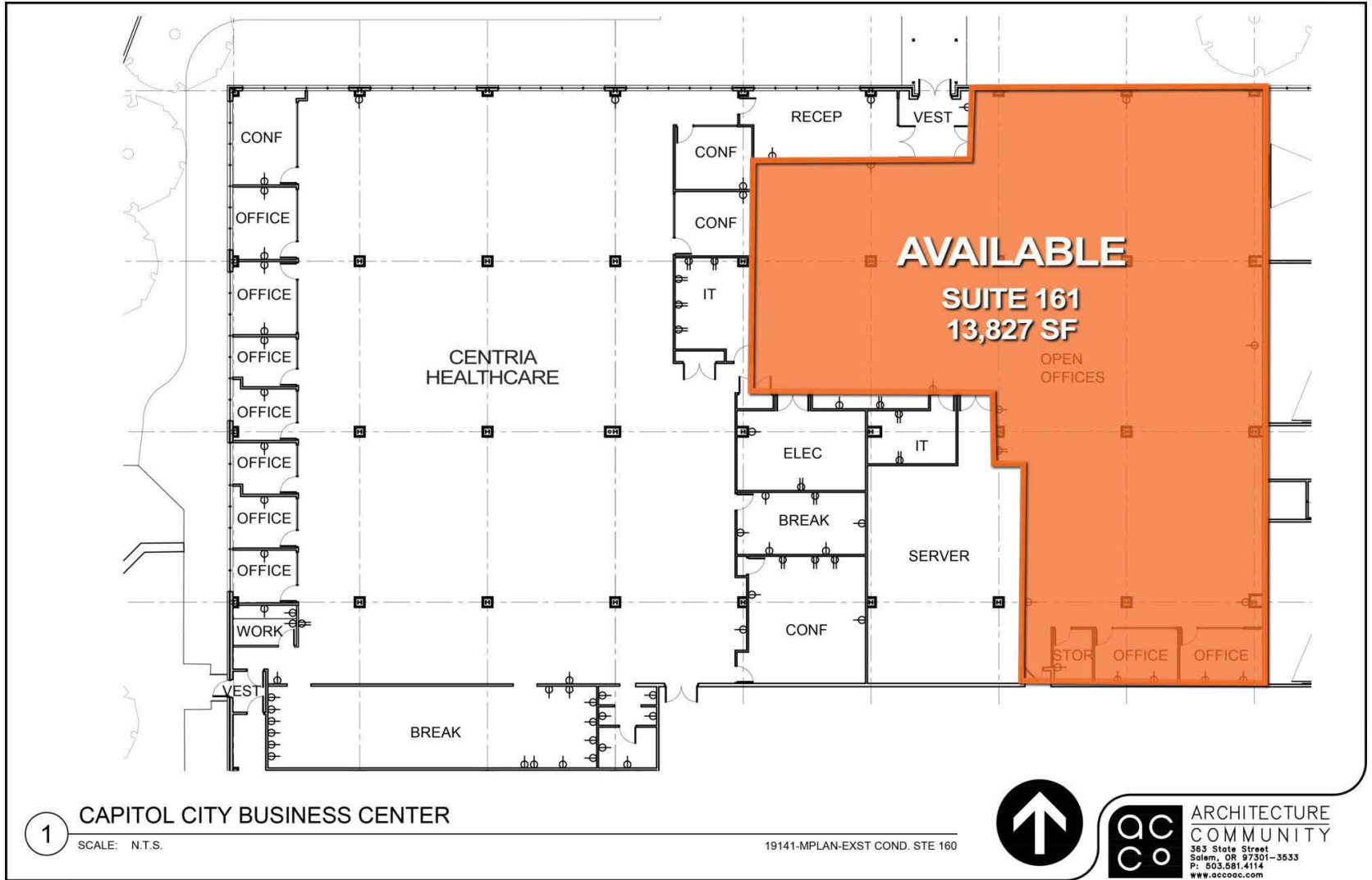
# INTERIOR PHOTOS





# SUITE 161

## SUITE 161





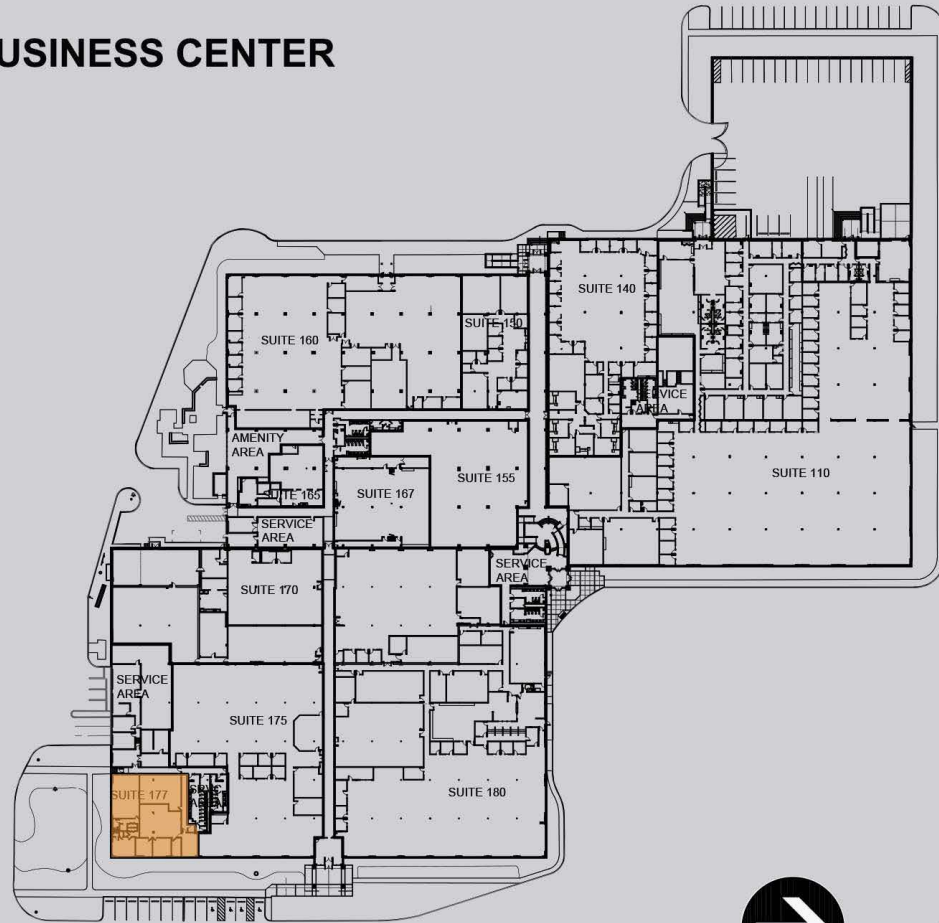
SUITE 177

## SUITE 177

### CAPITOL CITY BUSINESS CENTER

SUITE 177

5,390 SF



ARCHITECTURE  
COMMUNITY  
363 State Street  
Salem, OR 97301-3533  
P: 503.581.4114  
www.occoc.com



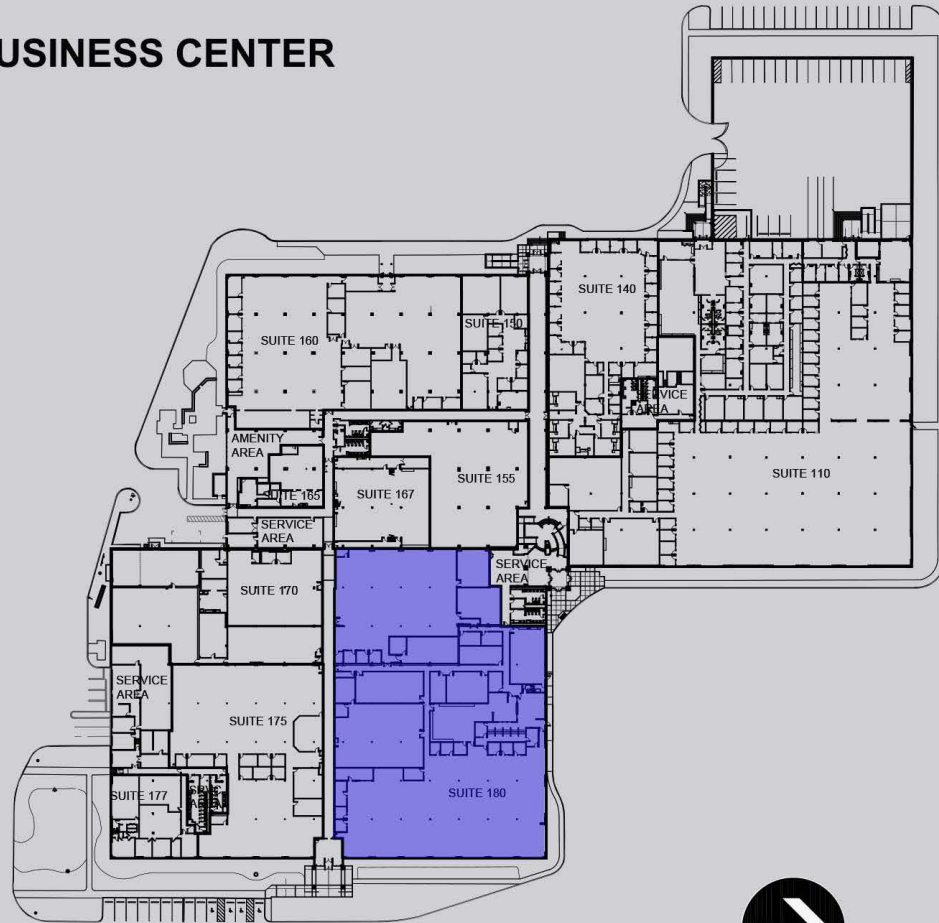
SUITE 180

## SUITE 180

### CAPITOL CITY BUSINESS CENTER

SUITE 180

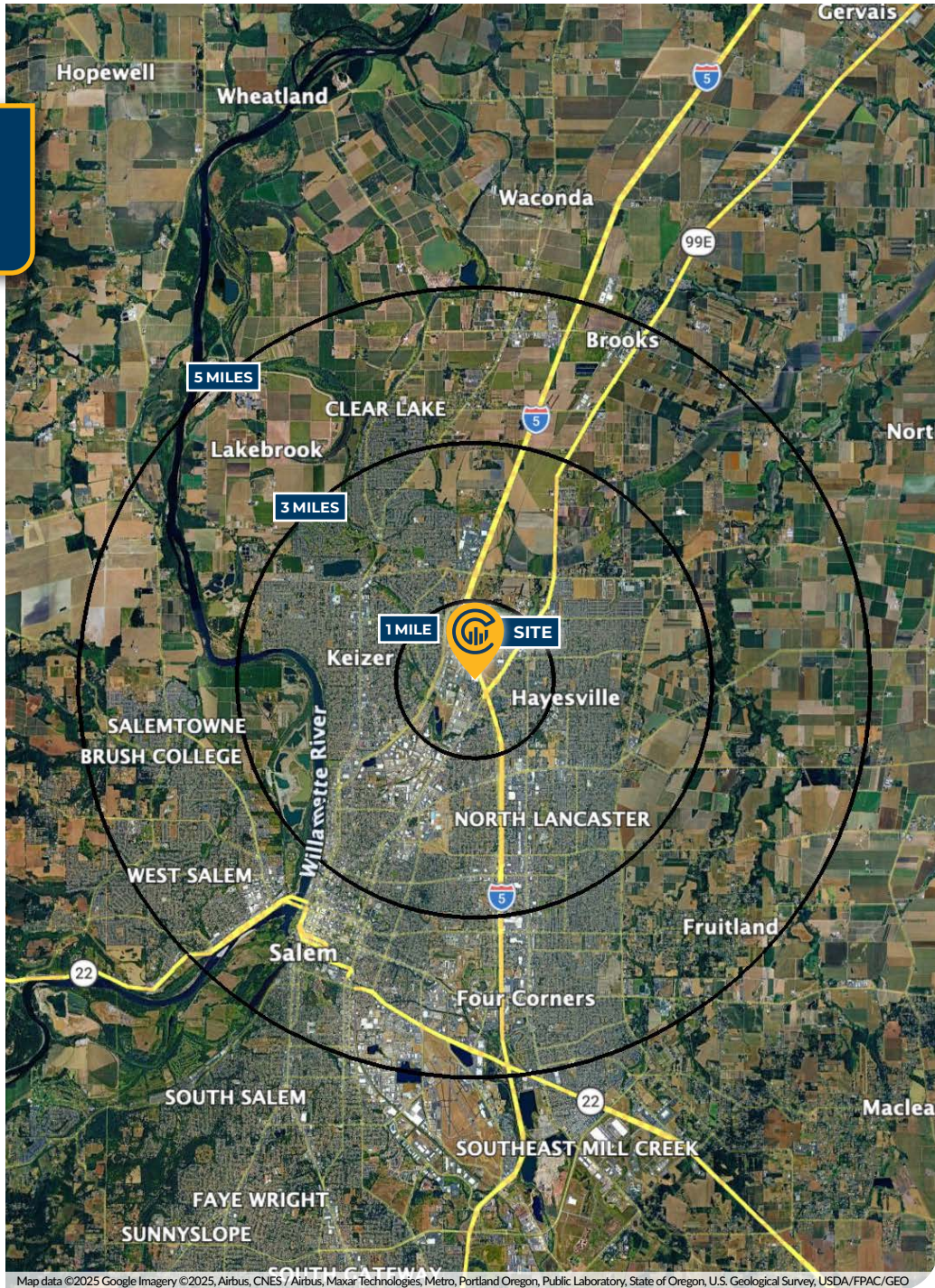
48,857 SF



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# DRIVE TIMES & DEMOGRAPHICS



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DEMOGRAPHICS REPORT			
Population	1 Mile	3 Mile	5 Mile
Total Population	14,230	105,460	194,391
Average Age	30.1	32.3	33.2
Average Age (Male)	29.3	31.0	32.2
Average Age (Female)	30.6	33.6	34.5
Households & Income			
Total Households	5,019	38,070	70,347
# of Persons Per HH	2.8	2.8	2.8
Average HH Income	\$47,478	\$50,119	\$51,981
Average House Value	\$193,943	\$207,009	\$205,385
2020 American Community Survey (ACS)			

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