
Downtown Office

Seller Lease Back
Redevelopment Opportunity
Mixed Use | Office
Albany, OR

Isaac Grant, CCIM | Broker

+1 (541) 525-6907

isaac@cwwalker.net





Table of Contents

Property Overview | **03**

Location Overview | **10**

Oregon Real Estate
Agency Disclosure
| **13**

Property Overview



Property Overview

Introducing 300 Ellsworth Street SW which presents a compelling redevelopment opportunity in the core of downtown Albany. The property consists of a three-story building on a 0.32 acre parcel, offering scale, visibility, and flexibility for end users or tenant mixes.

Approximately 4,500sqft of the ground floor is occupied by WaFd Bank, who will execute a leaseback for their space at closing, providing immediate, stabilized income and enhancing the investment profile. This built-in tenancy allows an investor, developer or owner-user to execute a repositioning strategy while maintaining stabilized cash flow from day one.

The remaining vacant space in the building presents a fantastic development opportunity. Exposed brick encourages options for both executive office or more creative use ideas allowed within the HD zoning. Approximately 1,928sqft. of ground floor space and the entire second floor are currently in shell condition, creating the ability to design and deliver space tailored to market demand. Many potential uses include but are not limited to professional office, boutique retail, service-oriented businesses, or a hybrid owner-user configuration. The building’s layout and downtown location support a variety of leasing strategies.

With stable tenancy anchoring the property and significant upside through lease-up and development of the vacant spaces, 300 Ellsworth Street SW is ideally suited for a developer, investor, or owner-user seeking to capitalize on both income stability and long-term value creation. The combination of an established financial institution tenancy and quality of the building positions this asset as the premier development opportunity within the Albany Oregon market.

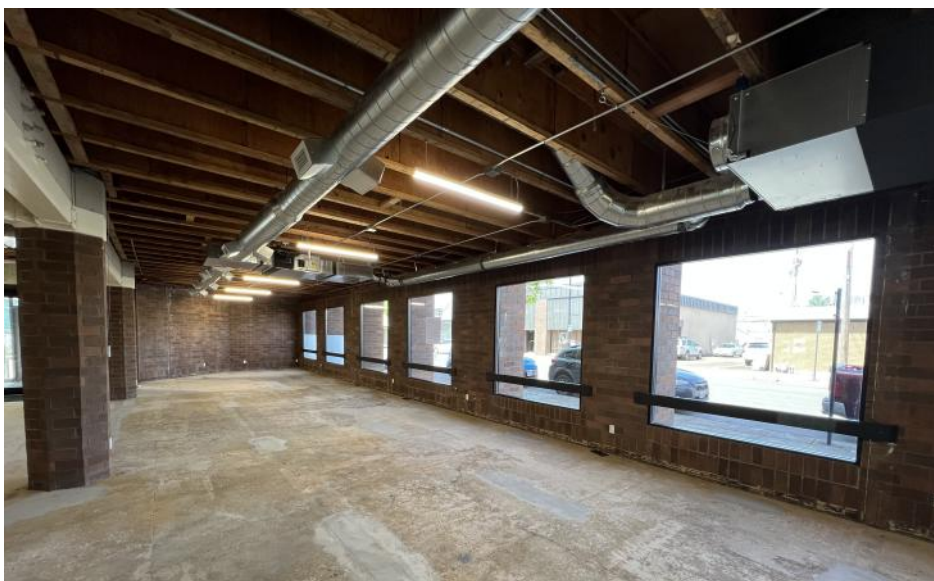
Property Summary

Address	300 Ellsworth St. SW
City, State, Zip	Albany, OR 97321
Parcel Numbers	11S03W07-BB-01000 11S03W07-BB-01100 11S03W07-BB-01200
Year Built	1978
Zoning	HD - Historic Downtown
Acreage	0.32 Acre - Combined
Building Size	19,497 sqft.
Number of Floors	3 - Including basement
Property Type	Office / Mixed Use
Elevator Serviced	Yes
Parking	15 - Surface Spaces

Pricing Summary

Price	\$3,499,000
Price/SF	\$179

Property Overview - Ground Floor



Property Overview - Ground Floor

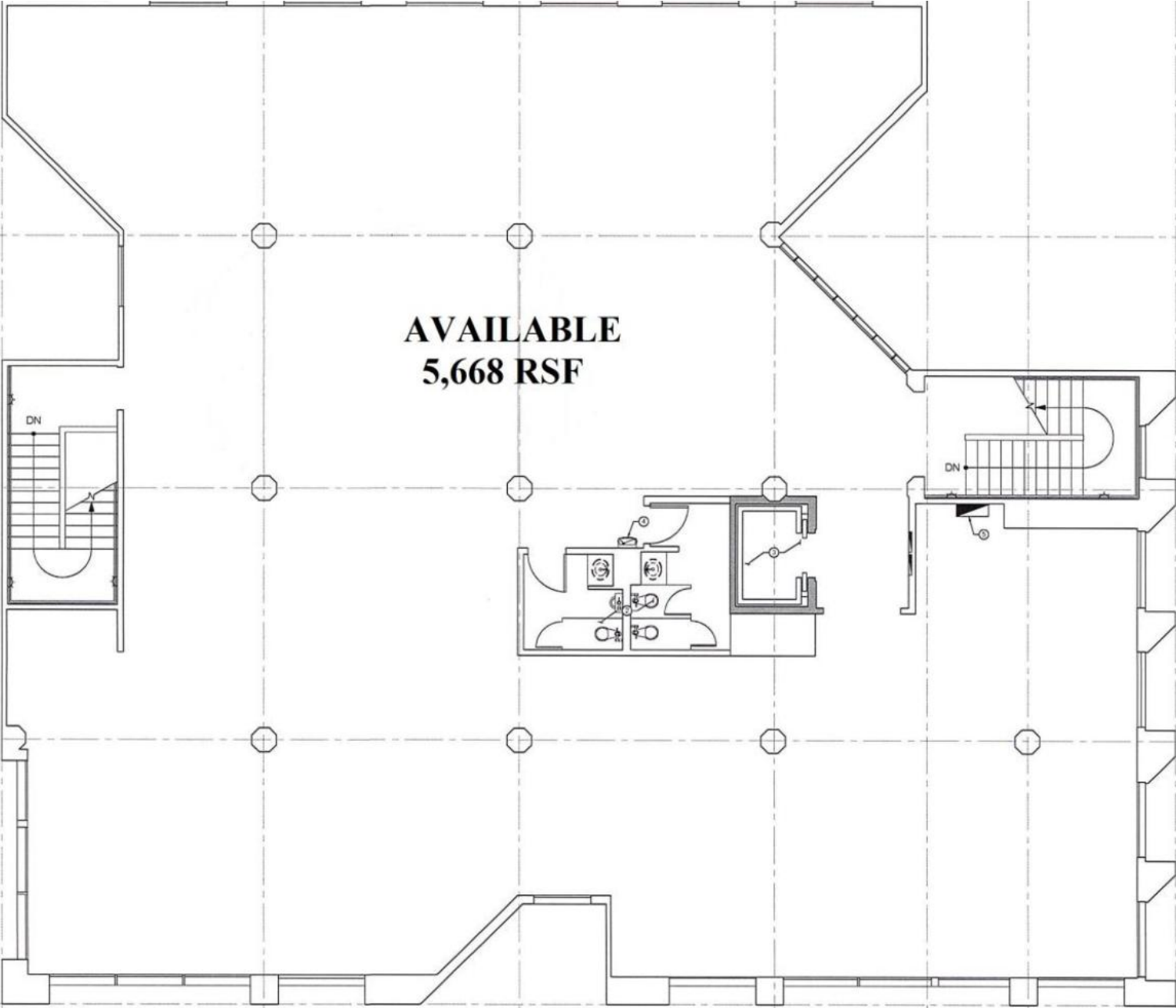


The information contained herein is from sources deemed reliable, but is not guaranteed by agent. The information herein is provided without warranty and is subject to change without notice, error or omission, prior sale or lease, correction or withdrawal.

Property Overview - Second Floor

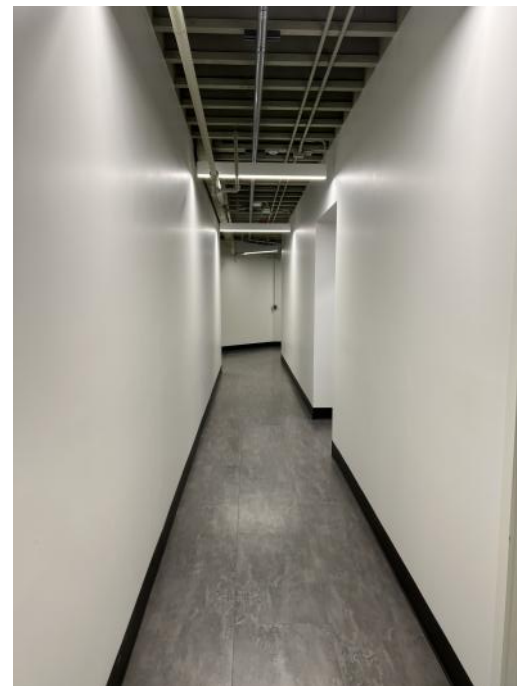
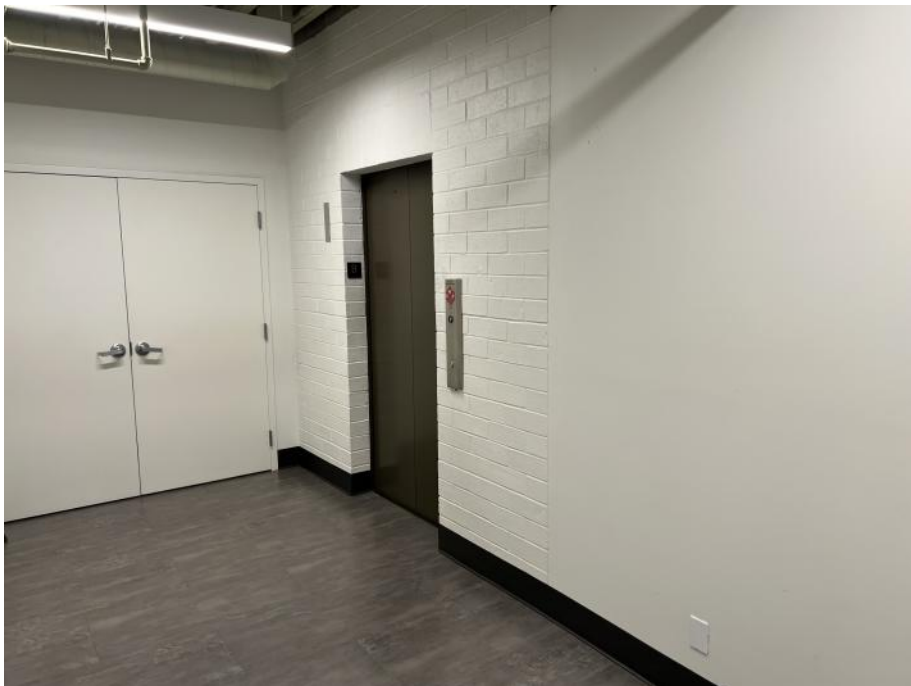


Property Overview - Second Floor



The information contained herein is from sources deemed reliable, but is not guaranteed by agent. The information herein is provided without warranty and is subject to change without notice, error or omission, prior sale or lease, correction or withdrawal.

Property Overview - Basement Space



Location Overview



300 Ellsworth Street SW is located in the core of downtown Albany, a growing community in Oregon's Willamette Valley known for its historic character and strategic positioning along the I-5 corridor. Albany benefits from its proximity to both Salem and Eugene, allowing it to serve as a regional hub for commerce, services, and employment while maintaining a more attainable cost structure than larger metropolitan areas.

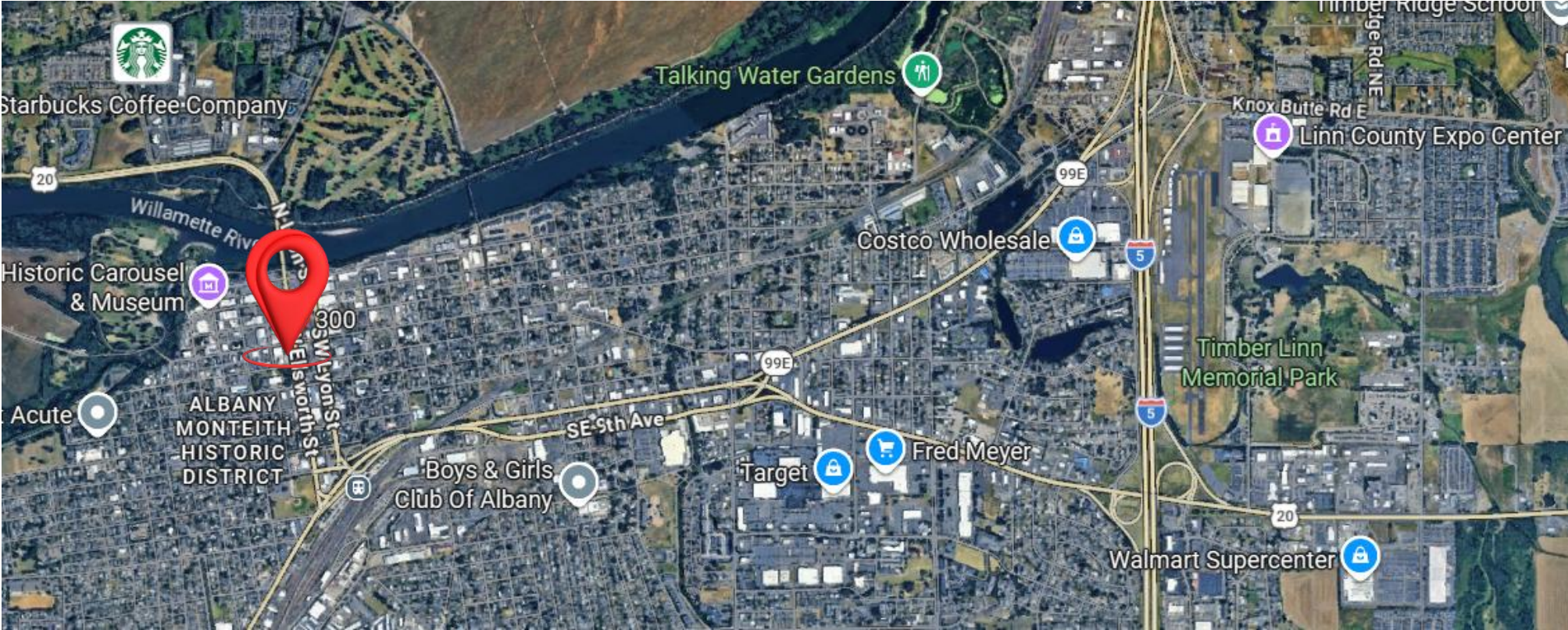
The downtown district has seen ongoing revitalization, with a strong mix of local businesses, restaurants, professional services, and civic institutions driving consistent foot traffic. The subject property is well-positioned within this environment, offering visibility, accessibility, and proximity to key amenities that support both tenant demand and long-term occupancy.

Albany's economy is supported by a strong employment base including healthcare, education, manufacturing, government services, and logistics. Major regional employers and access to Interstate 5 reinforce the city's role as a stable economic center within the Mid-Willamette Valley. Additionally, the area continues to benefit from population growth trends as residents and businesses seek more affordable alternatives to high-cost markets.

Location Overview



Location Overview



Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonable assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller's Agent**—Represents the seller only
- **Buyer's Agent**—Represents the buyer only
- **Disclosed Limited Agent**—Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer
- The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after the termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent;
2. To the buyer, the duties listed above for a buyer's agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person;
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a **Disclosed Limited Agent** for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

Revised 9/9/2013