



Office Building For Sale

2965 Ryan Drive SE, Salem, OR 97301

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Well known suburban office building available for sale. Close to the Salem Airport, I-5, and two miles to the Central Business District. This building has great curb appeal and tremendous parking. Open floor plan looks down from the second floor. Layout is a blend of private offices and open work area with a large break area with outside second floor patio.

A must see.

PROPERTY HIGHLIGHTS

- Priced well below replacement cost.
- Almost a 9% cap rate at \$21/SF/NNN
- Huge parking lot (more than 4:1000)

OFFERING SUMMARY

Sale Price:	\$3,099,000
Lot Size:	1.29 Acres
Building Size:	14,235 SF

CURT ARTHUR, SIOR

Principal
503.588.4146
curt.arthur@capacitycommercial.com

NICK WILLIAMS, CCIM

503.400.7851
Nick.williams@capacitycommercial.com

TORAN SCHMIDGALL

503.363.0295
Toran.schmidgall@capacitycommercial.com

ERIC ANDERSON

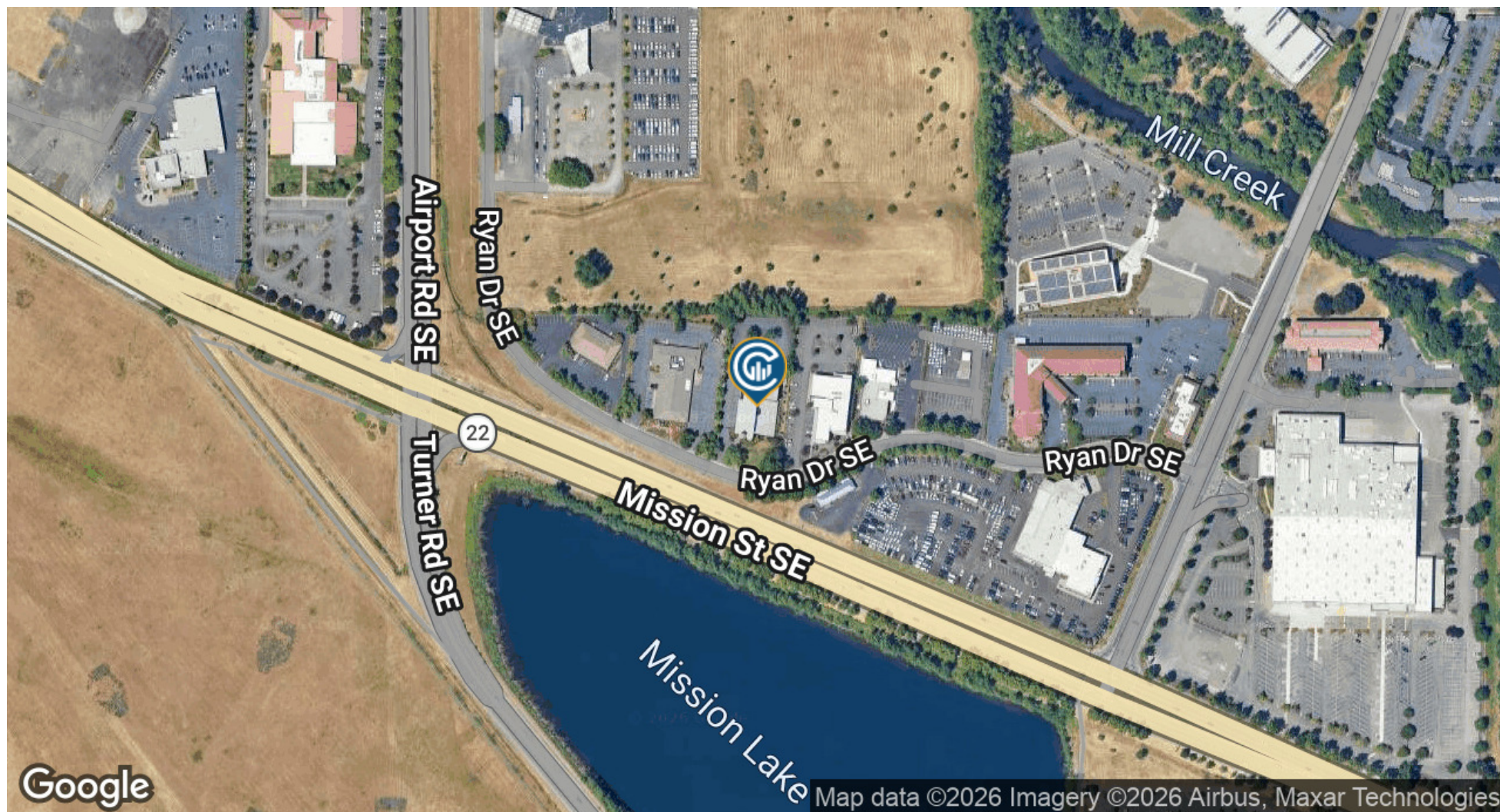
Senior Vice President
360.946.4831
eric@capacitycommercial.com



Office Building For Sale

2965 Ryan Drive SE, Salem, OR 97301

LOCATION MAP



CURT ARTHUR, SIOR

Principal
503.588.4146
curt.arthur@capacitycommercial.com

NICK WILLIAMS, CCIM

503.400.7851
Nick.williams@capacitycommercial.com

TORAN SCHMIDGALL

503.363.0295
Toran.schmidgall@capacitycommercial.com

ERIC ANDERSON

Senior Vice President
360.946.4831
eric@capacitycommercial.com



Office Building For Sale

2965 Ryan Drive SE, Salem, OR 97301

ADDITIONAL PHOTOS



CURT ARTHUR, SIOR

Principal
503.588.4146
curt.arthur@capacitycommercial.com

NICK WILLIAMS, CCIM

503.400.7851
Nick.williams@capacitycommercial.com

TORAN SCHMIDGALL

503.363.0295
Toran.schmidgall@capacitycommercial.com

ERIC ANDERSON

Senior Vice President
360.946.4831
eric@capacitycommercial.com