

OFFICE BUILDING | FOR SALE & LEASE

ROBERTSON BUILDING 1 & 2

1215 - 1241 State St, Salem, OR 97301



OFFERING SUMMARY

Sale Price:	\$17,500,000 Seller Financing Available
Annual Lease Rate:	\$24.00 / SF (Full Service)
Building Size:	77,414 SF
Available SF:	250 - 30,000 SF
Lot Size:	11,541 SF
Number of Units:	multiple
Year Built:	1996
Zoning:	MU-I
Market:	Salem

PROPERTY HIGHLIGHTS

- Total Space: 77,414 SF across two buildings (45,900 SF in Robertson Building #1; 31,514 SF in Robertson Building #2)
- Immediate proximity to Willamette University & the State Capitol Building.
- Current Buildout: Move-in-ready office space with private offices, conference rooms, restrooms, lunch rooms, and storage
- Amenities: Professionally managed, abundant natural light, carpeted floors, and extensive window lines
- Availability: Immediate occupancy for vacant spaces; 3rd and 4th floors of Robertson Building #2 occupied by the State of Oregon
- Class B Rating: Completed in 1997, offering modern facilities with timeless appeal
- Lease Terms: Full Service Lease at \$24.00/SF/month, inclusive of utilities and maintenance
- Zoning: Mixed Use-I (MU-I), supporting a variety of professional and commercial uses
- Ideal Tenants: Professional services, Educational Services (proximity to Willamette University) government contractors, and tech firms seeking a prestigious address
- Compliance: Development aligns with MU-I standards, including pedestrian-oriented design (e.g., 14-foot ground-floor height, weather protection) and no off-street parking requirements
- Community Engagement: Proximity to Salem Area Chamber of Commerce fosters networking



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PROPERTY DESCRIPTION

Position Your Business for Success at The Robertson Building
250-30,000 SF AVAILABLE - BRING YOUR IDEAS!!!

The Robertson Building in Salem, Oregon, offers 77,414 square feet of sophisticated office space designed to elevate your business. With move-in-ready suites featuring private offices, conference rooms, and abundant natural light, this premier property is tailored for professional excellence. Located in the MU-I zone along State Street, steps from the Oregon State Capitol, it places you at the heart of Salem's business and government hub. Enjoy the ease of a Full Service Lease at \$24.00/SF/month and the prestige of a professionally managed building. Whether you're a law firm, tech startup, or government contractor, The Robertson Building is your gateway to opportunity in a vibrant, pedestrian-friendly district. Secure your space today and redefine your business's future.

The Robertson Building is ideally suited for office tenants, aligning with its current buildout and the MU-I zone's emphasis on vibrant, pedestrian-oriented development. Preferred tenants include:

Organizations or professionals requiring proximity to state and local government offices - including tax court.

Professional Offices: Law firms, accounting firms, and consulting agencies seeking prestigious, well-appointed spaces.

Government Contractors: Organizations requiring proximity to state and local government offices.

Tech and Creative Startups: Companies leveraging the building's modern amenities and downtown energy.

Medical and Dental Offices: Ground-floor spaces suitable for healthcare practices, subject to MU-I permissions.

General Repair Services: Small-scale service providers, permitted under MU-I zoning, complementing office uses.

Small-Scale Manufacturing: Up to 5,000 SF with onsite retail, as allowed by MU-I, for niche creative industries.

While office use is preferred, the MU-I zone also permits home occupations and accessory dwelling units (subject to SRC 700.020 and 700.007), offering flexibility for mixed-use adaptations. The building's design, with 14-foot ground-floor heights and pedestrian-oriented features like weather protection, supports active commercial uses along State Street.



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PROPERTY HIGHLIGHTS

- Total Space: 77,414 SF across two buildings (45,900 SF in Robertson Building #1; 31,514 SF in Robertson Building #2)
- Adjacent to Willamette University and just steps away from the Oregon State Capitol
- Configuration: Four floors plus basement per building, with elevator service
- Current Buildout: Move-in-ready office space with private offices, conference rooms, restrooms, lunch rooms, and storage
- Amenities: Professionally managed, abundant natural light, carpeted floors, and extensive window lines
- Availability: Immediate occupancy for vacant spaces; 3rd and 4th floors of Robertson Building #2 occupied by the State of Oregon
- Class B Rating: Completed in 1997, offering modern facilities with timeless appeal
- Lease Terms: Full Service Lease at \$24.00/SF/month, inclusive of utilities and maintenance
- Zoning: Mixed Use-I (MU-I), supporting a variety of professional and commercial uses
- Ideal Tenants: Professional services, government contractors, and tech firms seeking a prestigious address
- Customization: Vacant spaces can be tailored to tenant needs, subject to lease terms

LOCATION DESCRIPTION

Situated in Salem's vibrant Northeast Neighbors neighborhood, The Robertson Building is at the core of the city's business, government, and cultural districts. Positioned along State Street, a primary arterial, the property is steps from Willamette University, the Oregon State Capitol, Salem City Hall, and Marion County offices, offering unmatched proximity to key decision-makers. The surrounding area boasts eight restaurants, nine educational institutions, and a childcare facility within a half-mile, creating a dynamic environment for employees and clients. Nearby transit options and access to Interstate 5 ensure excellent connectivity, while the Willamette River and Riverfront Park, a short walk away, enhance the area's appeal.



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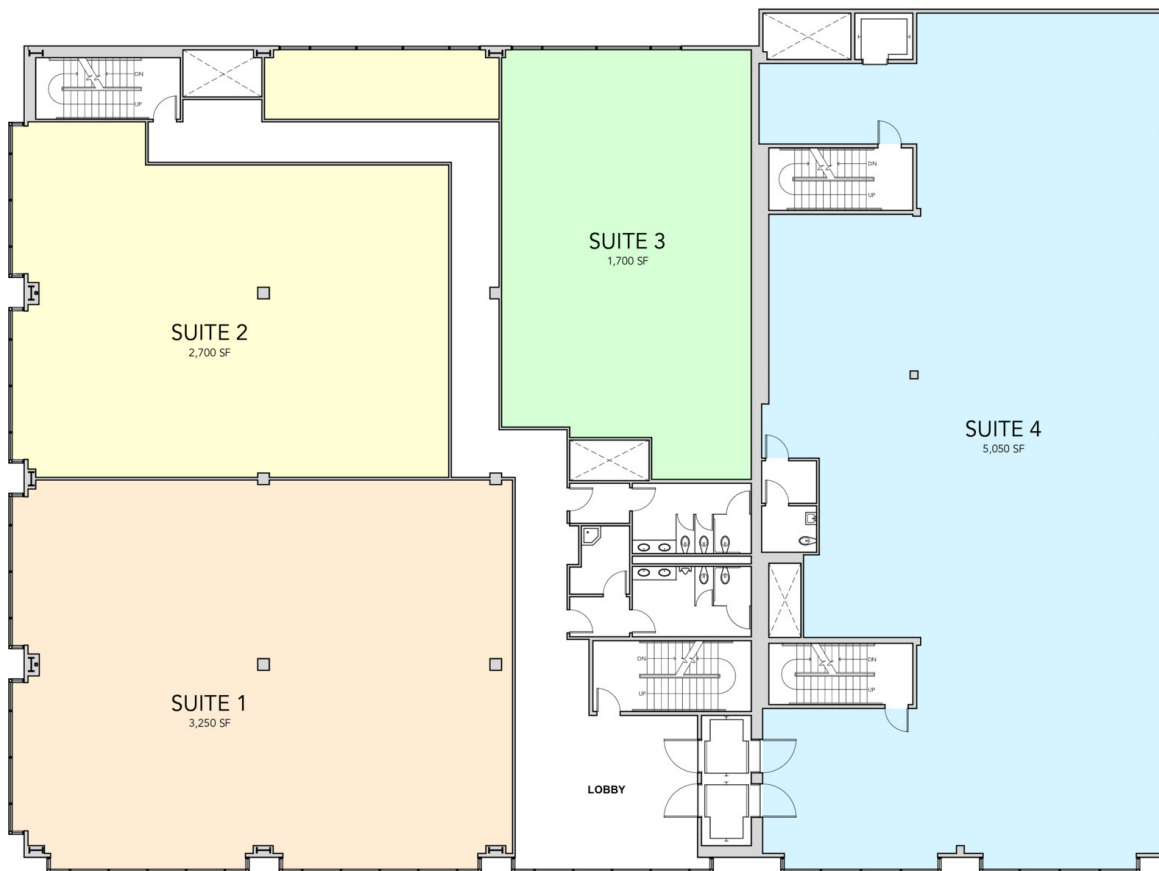
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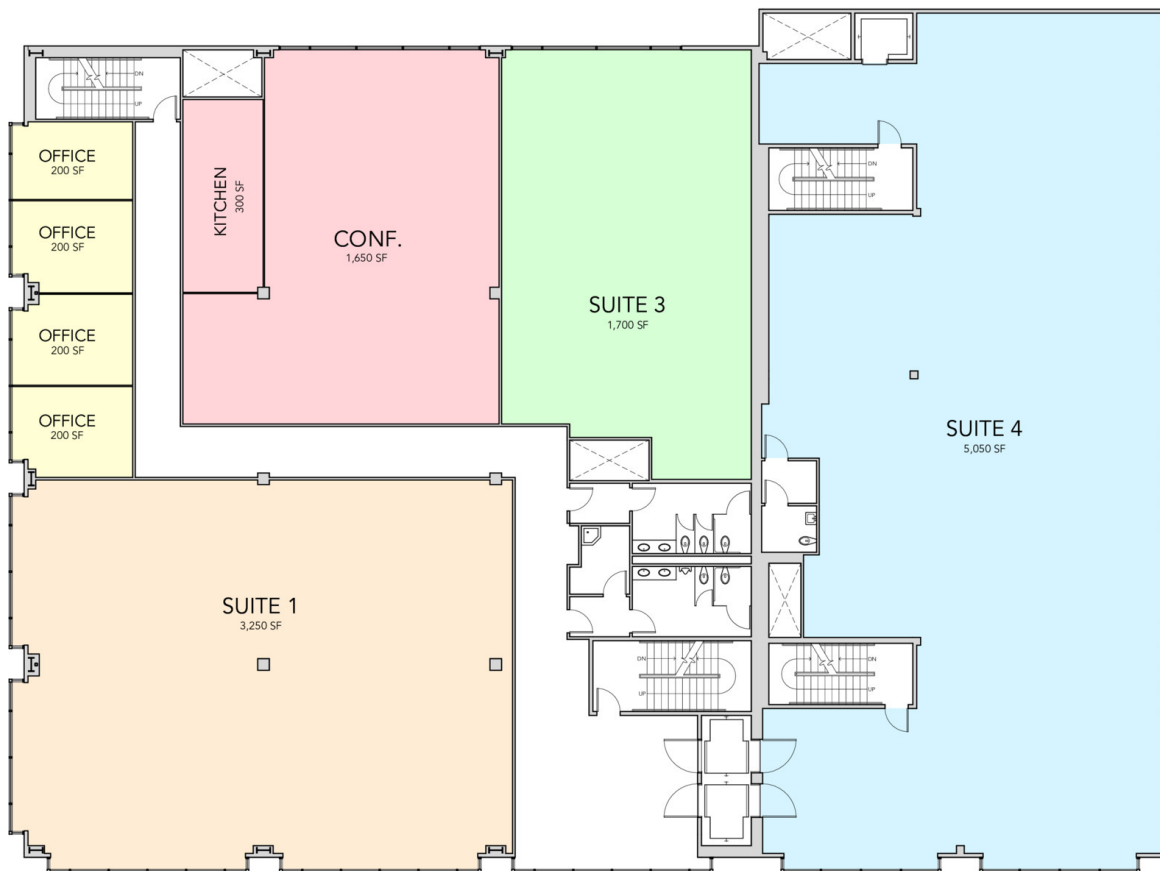
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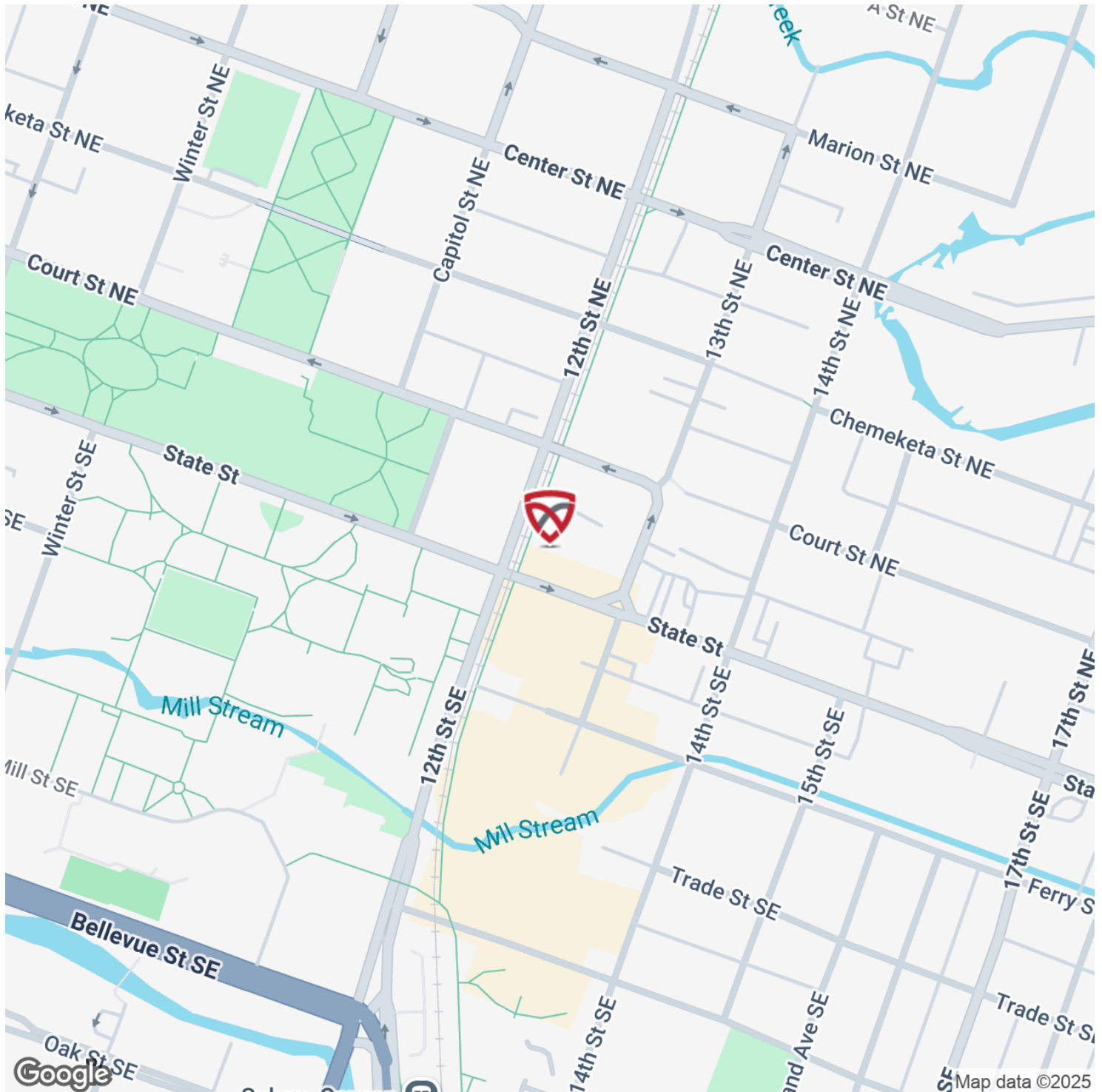
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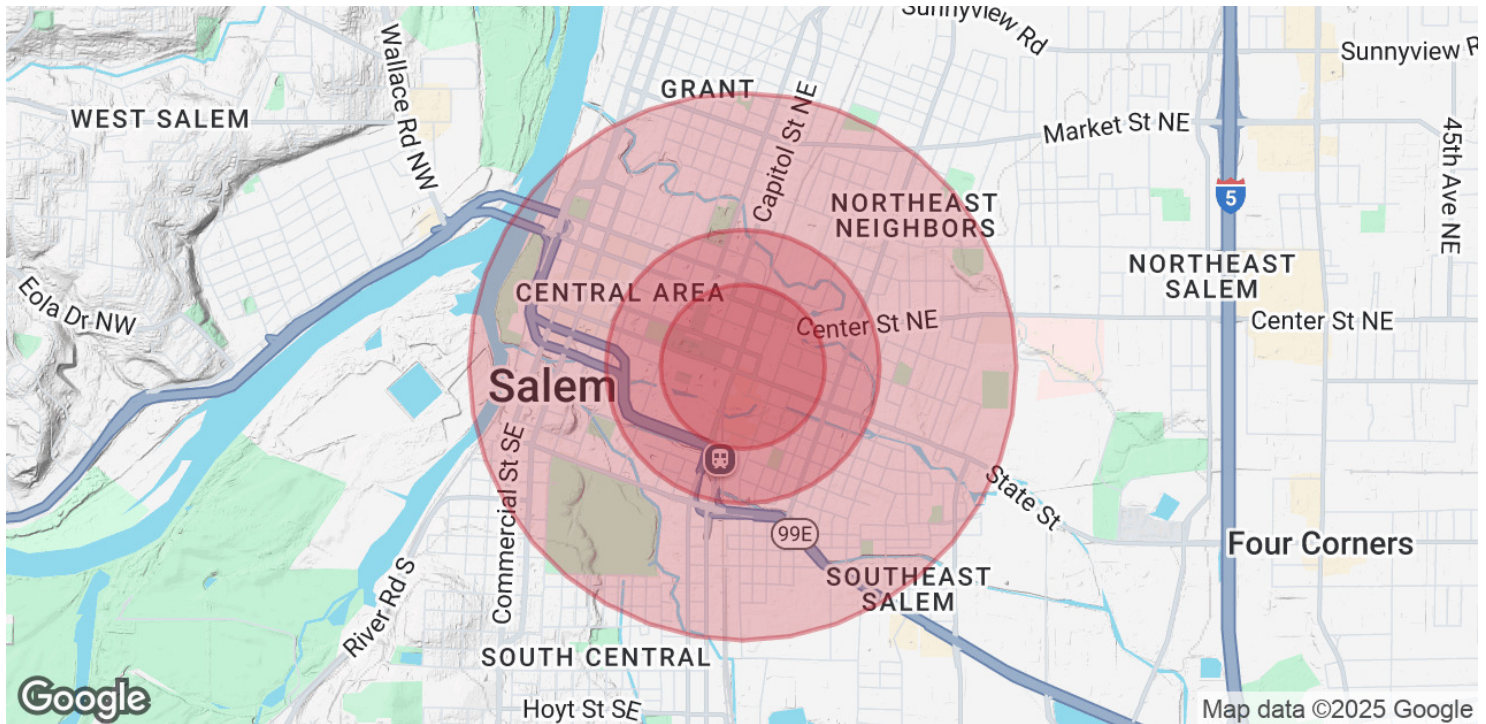
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,873	4,434	15,790
Average Age	33	36	38
Average Age (Male)	33	35	37
Average Age (Female)	34	36	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	560	1,522	5,688
# of Persons per HH	3.3	2.9	2.8
Average HH Income	\$53,605	\$59,855	\$71,572
Average House Value	\$386,737	\$382,078	\$369,911

Demographics data derived from AlphaMap



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This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (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 both 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.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

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 agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, 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. When representing a buyer, 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 or to show properties for which there is no written agreement to pay compensation to the buyer's agent.



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None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client 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. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any 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.

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, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) 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 agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

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 instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

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



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