



FOR LEASE



## CREEKSIDE SOUTH SALEM OFFICE

### Office Space

2,773 SF | \$1.80 SF/month (MG)

**4160 Commercial St SE, Salem, OR 97302**

- Park-like setting
- High traffic corridor
- Great parking, including on-site and on-street.
- Inside/outside updated in 2019

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PROPERTY DETAILS

Address	4160 Commercial St SE, Salem, OR 97302
Building Size	2,773 SF
Lease Rate	\$1.80 SF/month (MG)
Year Built	1972
Property Type	Office
Building Class	B

Property Description

One of a kind offering in South Salem, this two-story Creekside office has recently been updated inside and outside and offers a tenant the rare combination of great visibility as well as one of the most scenic workplace locations in the market. The first floor has a large reception area, a workroom, a beautiful conference room, three private offices, a work area, and a restroom. The lower level offers four private offices, a kitchen, an open work area, and two restrooms. All offices have a view of the west fork of Pringle Creek.

**Note:** This is not a multi-tenant building, tenant must take the whole 2,773 sf building.

Location Description

Subject property, while having a Commercial St SE address, is a wonderful combination of being on a high traffic corridor while being tucked into a sparsely populated commercial neighborhood. Amenities include ease of access, being positioned by a creek and in a natural setting, as well as multiple nearby dining and shopping amenities for staff. Demographics of the S Commercial corridor attract a myriad of professional office uses, including law firms, insurance offices, architects, CPA's, etc.

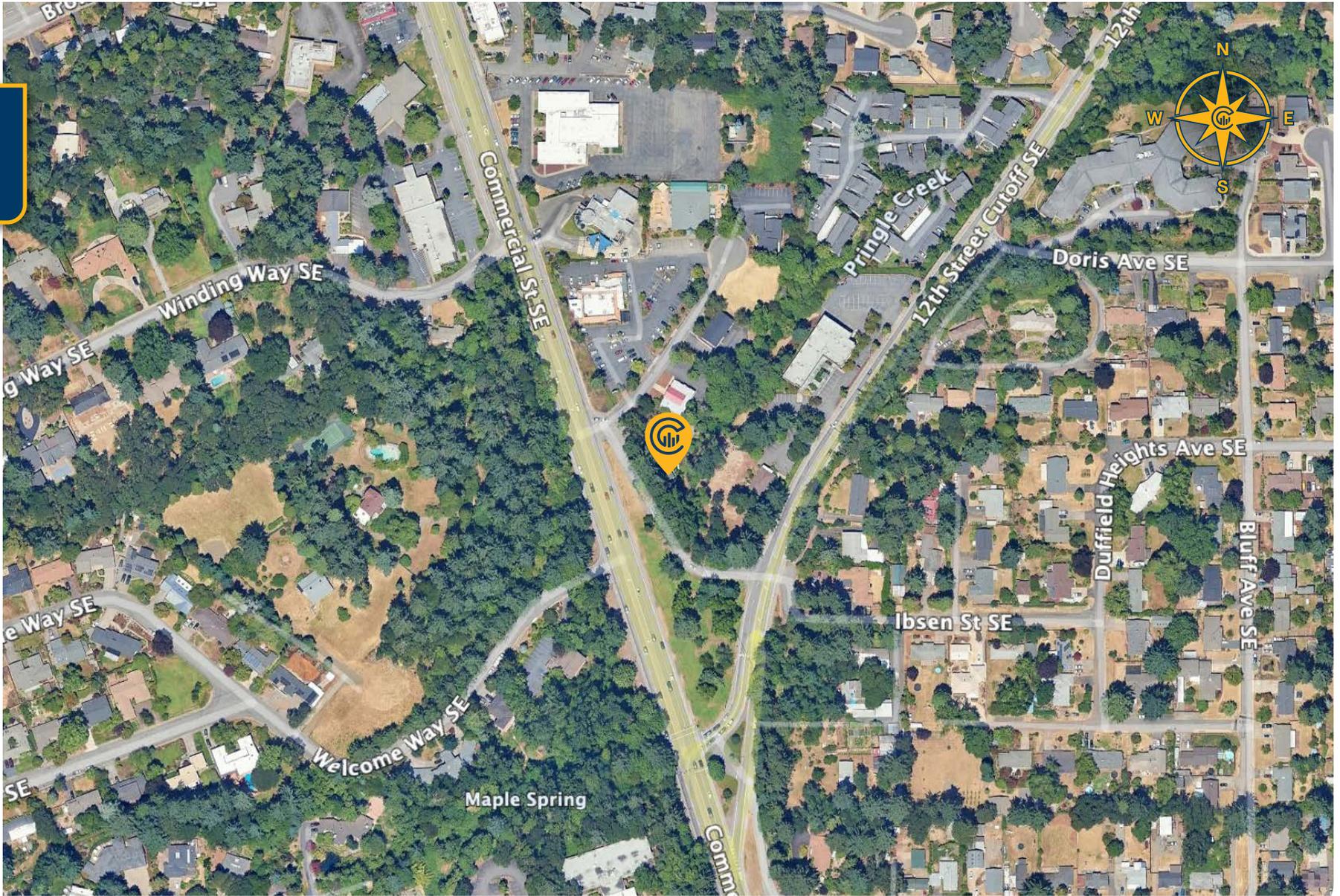


ADDITIONAL PHOTOS





LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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