

OFFICE BUILDING | FOR LEASE & SALE

# CREEKSIDE CORPORATE CENTER - BUILDING 680

680 Hawthorne Avenue Southeast, Salem, OR 97301



PRESENTED BY:

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**TRADITION**  
REAL ESTATE PARTNERS

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# EXECUTIVE SUMMARY

Creekside Corporate Center - Building 680

680 Hawthorne Avenue Southeast, Salem, OR 97301



## OFFERING SUMMARY

Sale Price:	\$4,700,000
Building Size:	20,082 SF
Price / SF:	\$234/SF
Lease Rate:	\$16.00-\$18.00/SF/Yr
Available SF:	3,507-7,590 SF
Lot Size:	1.22 Acres
Year Built:	2008
Zoning:	IC

## PROPERTY OVERVIEW

Tradition Real Estate Partners is pleased to offer Creekside Corporate Center - Building 680, a premier Class A office building in the heart of Salem's thriving business district. Constructed in 2008, this 20,082 RSF (rentable square feet) property represents a rare opportunity for investors or owner-occupants seeking high-quality space in one of the Willamette Valley's finest corporate campuses.

Nestled along Mill Creek with scenic ponds, walking trails, and abundant parking, Building 680 offers exceptional curb appeal and a serene work environment. Its strategic location adjacent to Interstate 5 provides seamless access to major employers, healthcare facilities, and downtown Salem, making it ideal for professional services, medical, or corporate headquarters. Priced at \$4,700,000 (\$234/SF), this asset is positioned for strong returns in a market with limited Class A inventory and growing demand.



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# PROPERTY DESCRIPTION

Creekside Corporate Center - Building 680

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## PROPERTY DESCRIPTION

Creekside Corporate Center is widely recognized as one of Salem's most desirable office campuses, offering a balance of professional presence and natural surroundings that is difficult to replicate. Positioned within a thoughtfully planned business park, the environment is designed to support productivity while providing a more relaxed, campus-style setting.

Tenants benefit from a well-maintained landscape featuring water features, open green space, and pedestrian-friendly pathways, creating an atmosphere that stands apart from traditional office developments. The campus layout, combined with ample on-site parking and quality construction, continues to attract a range of professional and medical users.

Its location just minutes from Interstate 5 allows for convenient regional access, while remaining close to downtown Salem and surrounding amenities. Creekside Corporate Center continues to be a preferred destination for businesses seeking a high-quality image and a setting that enhances both employee and client experience.

## LOCATION DESCRIPTION

Creekside Corporate Center - Building 680 is strategically located at 680 Hawthorne Avenue SE in Salem, Oregon, adjacent to Interstate 5 and less than two minutes from the Highway 22 interchange. This prime positioning ensures quick connectivity to key regional hubs, including a less than 5-minute drive to Salem Hospital, the Oregon State Capitol, and downtown Salem.

The surrounding area is a vibrant mix of office and medical uses, complemented by hospitality options, restaurants, and retailers such as nearby hotels, cafes, and shopping centers. The site benefits from high visibility along Hawthorne Avenue, ample surface parking, and proximity to public transportation routes, making it highly accessible for employees and clients. Zoned for commercial/office use, the property is embedded in Salem's growing South Commercial submarket, which features low vacancy rates and strong demand driven by government, healthcare, and professional sectors.



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# COMPLETE HIGHLIGHTS

Creekside Corporate Center - Building 680

680 Hawthorne Avenue Southeast, Salem, OR 97301



## PROPERTY HIGHLIGHTS

- Building Size: 20,082 SF (1st: ~7,945 RSF demisable; 2nd: ~8,314 RSF full-floor; 3rd: ~3,823 RSF with roof terrace).
- Flexible floor plates allow for full-building owner-occupancy, partial leasing for immediate cash flow, or demising the 1st floor into smaller suites to attract multiple tenants and diversify income streams.
- Lot Size: 1.22 acres with abundant on-site parking.
- Generous parking and land area reduce tenant complaints, support high employee satisfaction, and provide future expansion potential in a supply-constrained market.
- Year Built: 2008; Class A construction with modern finishes, elevator, and energy-efficient design.
- Post-2008 build quality minimizes near-term capex needs, appeals to credit tenants, and positions the asset for premium rents or resale in the Willamette Valley's limited Class A inventory.
- Key Features: Existing commercial kitchen infrastructure (from Suite 110 deli space); demisable 1st floor for flexible/smaller suites; upper floors prioritized for full-floor/HQ use.
- Reposition the kitchen area for onsite café/food service amenity or hybrid office-retail tenant to boost building appeal, tenant retention, and ancillary revenue while enabling partial leasing income.
- Campus Amenities: Part of a 5-building campus featuring Mill Creek views, three large ponds, paved walking trails, exceptional signage, and superior maintenance standards.
- Premium campus environment (often called a "second home" for employees) drives tenant attraction/retention, justifies above-market rents, and enhances overall property value through lifestyle appeal in a competitive office market.



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# EXTERIOR PHOTOS

Creekside Corporate Center - Building 680

680 Hawthorne Avenue Southeast, Salem, OR 97301



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# FIRST FLOOR

Creekside Corporate Center - Building 680

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# SECOND FLOOR

Creekside Corporate Center - Building 680

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# THIRD FLOOR

Creekside Corporate Center - Building 680

680 Hawthorne Avenue Southeast, Salem, OR 97301

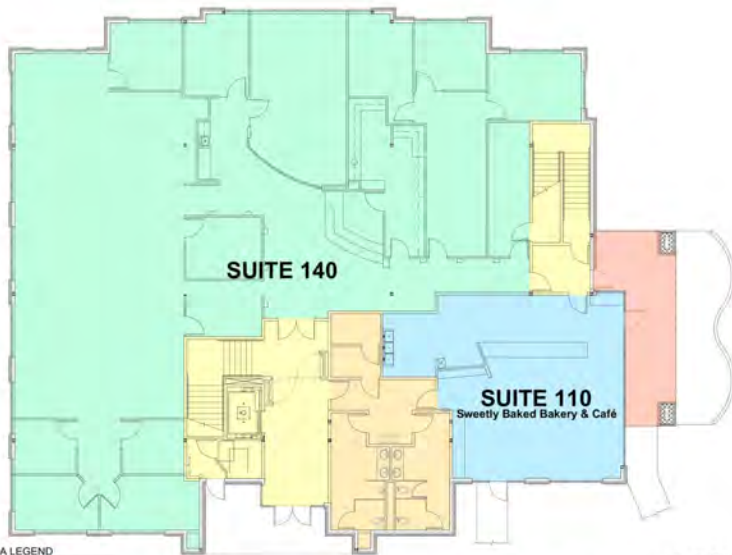


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# SITE PLANS

Creekside Corporate Center - Building 680

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**BOMA LEGEND**

BUILDING SERVICE	BUILDING FEATURE
FLOOR SERVICE	OCCUPANT FEATURE
RENTABLE EXCLUSIONS	

**CREEKSIDE CORPORATE CENTER**  
680 HAWTHORN SE, SALEM, OR

1st FLOOR PLAN  
SCALE 1" = 10'-0"  
BOMA DATE: 02-21-2020

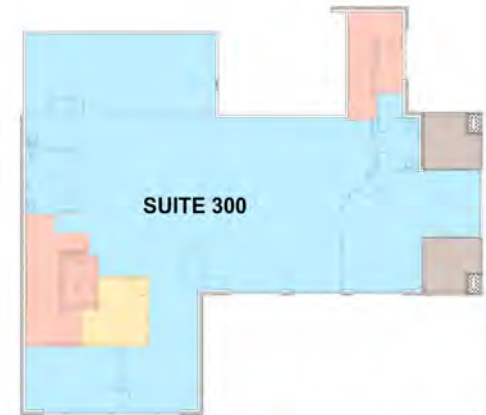


**BOMA LEGEND**

BUILDING SERVICE	BUILDING FEATURE
FLOOR SERVICE	OCCUPANT FEATURE
RENTABLE EXCLUSIONS	

**CREEKSIDE CORPORATE CENTER**  
680 HAWTHORN SE, SALEM, OR

2nd FLOOR PLAN  
SCALE 1" = 10'-0"  
BOMA DATE: 02-21-2020



**BOMA LEGEND**

BUILDING SERVICE	BUILDING FEATURE
FLOOR SERVICE	OCCUPANT FEATURE
RENTABLE EXCLUSIONS	

**CREEKSIDE CORPORATE CENTER**  
680 HAWTHORN SE, SALEM, OR

3rd FLOOR PLAN  
SCALE 1" = 10'-0"  
BOMA DATE: 02-21-2020

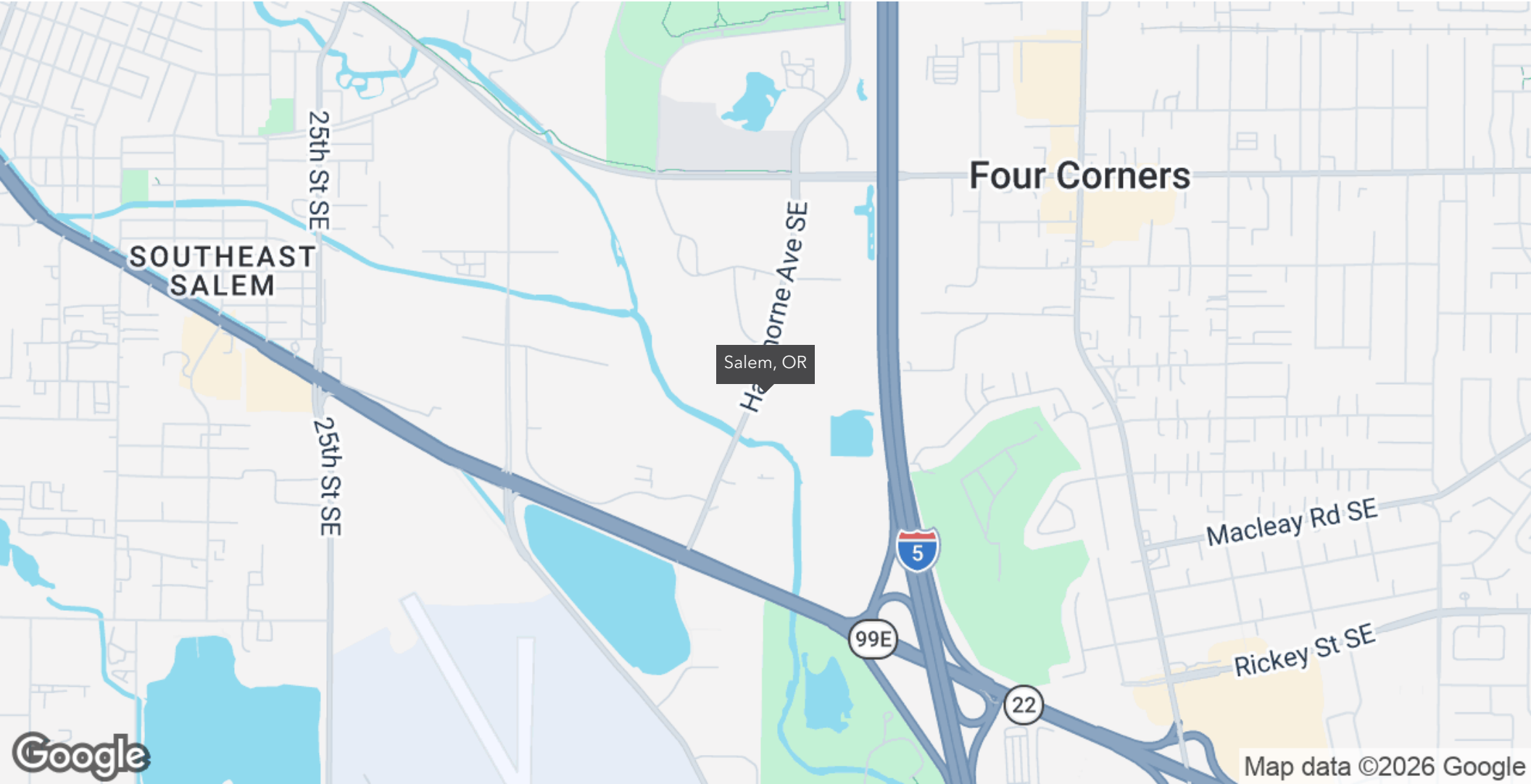


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# REGIONAL MAP

Creekside Corporate Center - Building 680

680 Hawthorne Avenue Southeast, Salem, OR 97301

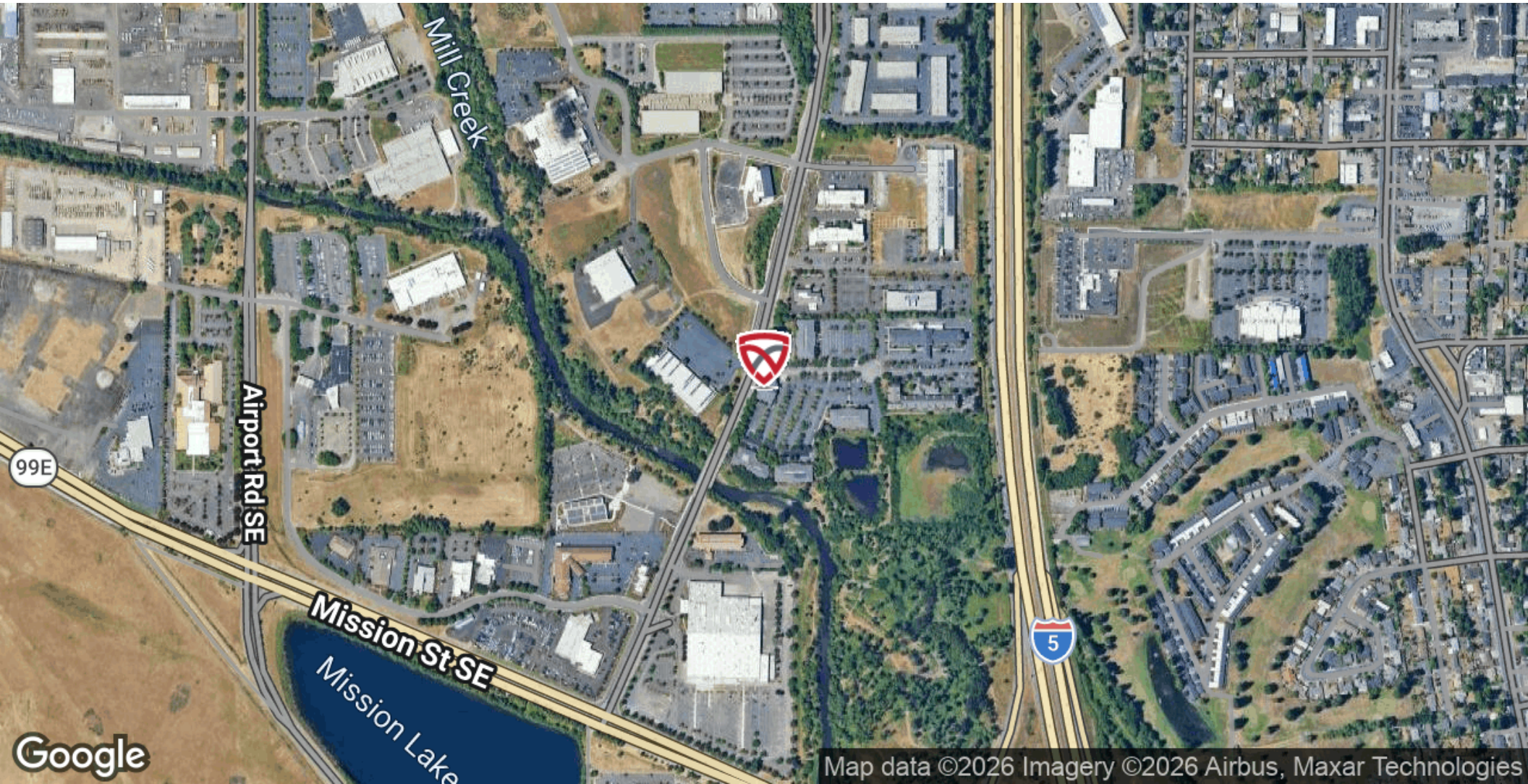


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# AERIAL MAP

Creekside Corporate Center - Building 680

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Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



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# DEMOGRAPHICS MAP & REPORT

Creekside Corporate Center - Building 680

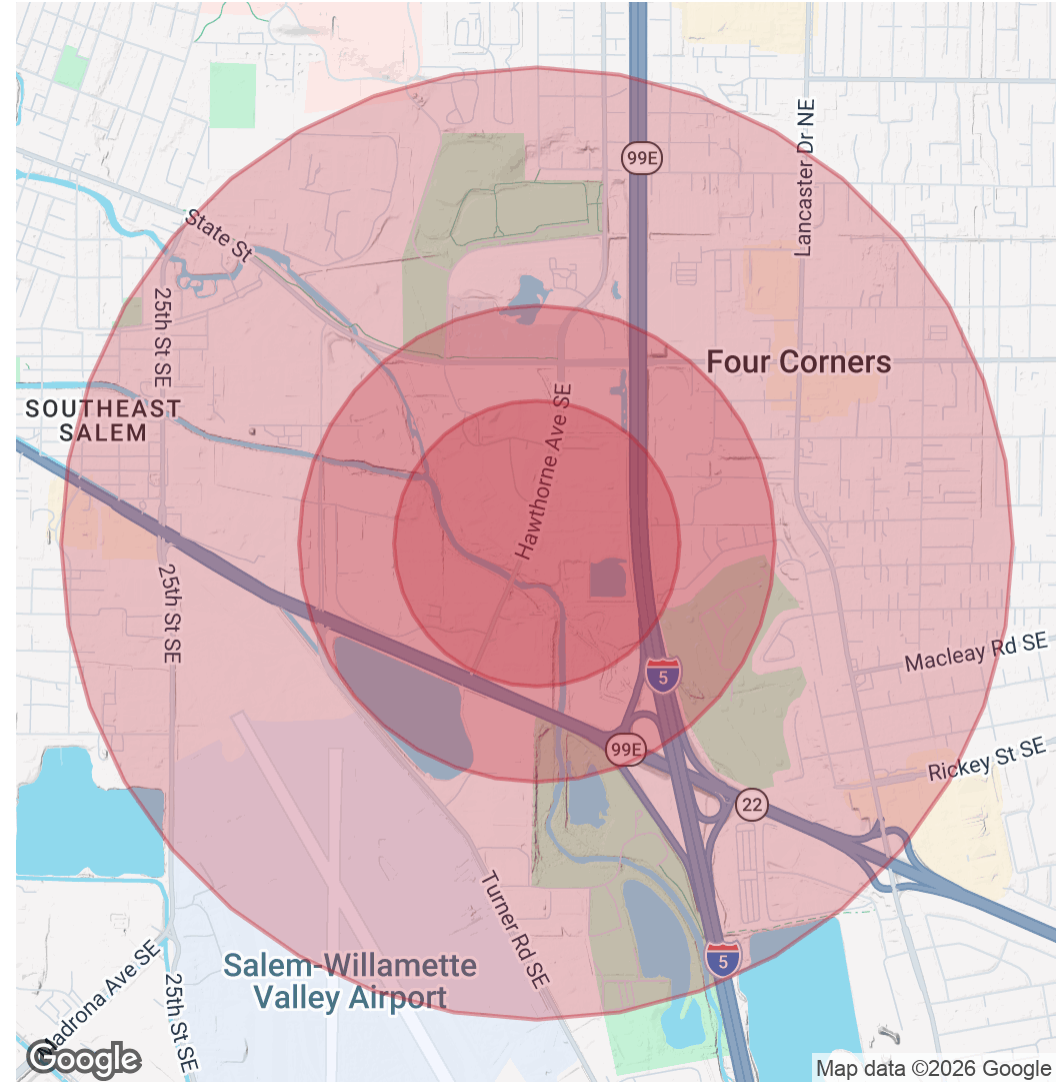
680 Hawthorne Avenue Southeast, Salem, OR 97301

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	16	944	9,232
Average Age	43	43	39
Average Age (Male)	41	41	38
Average Age (Female)	45	45	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	371	2,682
# of Persons per HH	2.3	2.5	3.4
Average HH Income	\$79,345	\$63,167	\$67,735
Average House Value	\$308,149	\$272,553	\$308,493

2020 American Community Survey (ACS)



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# TRADITION REAL ESTATE PARTNERS

Creekside Corporate Center - Building 680

680 Hawthorne Avenue Southeast, Salem, OR 97301



## AJ NASH

PRINCIPAL BROKER | PARTNER

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Managing Broker for Commercial activities with a primary focus on investment real estate and development.



## RICH KARLSON

PRINCIPAL BROKER | PARTNER

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503.804.4653

Supports all Commercial activities and Tradition's primary Commercial Broker in the Portland/Vancouver area.

Licensed in OR & WA.

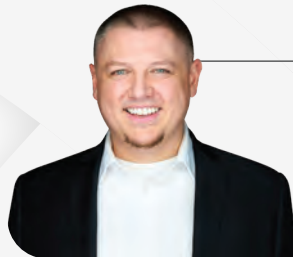


## PAULA MOSELEY

COMMERCIAL BROKER

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503.910.3055

Supports all Commercial activities and is the primary Leasing Broker for the team.



## DAVE SMITH

PRINCIPAL BROKER  
Residential & Commercial

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Supports commercial sales and leasing with an emphasis on land development and projects involving residential overlap.



## MATT BASSIST

COMMERCIAL BROKER

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Commercial Advisor in Portland and our newest team member, bringing a fresh perspective and 25 years of experience in Willamette Valley office and industrial real estate.



## SUNNY TUCKER

COMMERCIAL TRANSACTION COORDINATOR

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Transaction Coordinator for both lease and sale transactions.



## JANEL RODEN

CHIEF OPERATING OFFICER | PRINCIPAL BROKER

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O: 503.877.4653

Serves as the internal marketing expert, primary contact for all accounting items and supports compliance oversight.

Licensed in OR & WA



# OAR DISCLOSURE

Creekside Corporate Center - Building 680

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## OREGON REAL ESTATE AGENCY Initial Agency Disclosure Pamphlet

*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 at first contact as required by Oregon Administrative Rule (OAR) 863-015-0215.*

**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.

### Fair Housing Statement

Oregon's laws protect you from being treated differently because of your race, color, religion, sex, national origin, source of income, domestic violence survivor status, marital status, sexual orientation, or gender identity, or whether you have kids or a disability.

If you think you are being discriminated against when looking for a home or applying for home financing, you can file a complaint with the Oregon Bureau of Labor and Industries at <https://complaints.boli.oregon.gov>.

### 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, agents must maintain confidential information about their clients.

"Confidential information" is information communicated to a real estate 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 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 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 (seller representation agreement), an agent represents the seller only. A listing agreement must be entered into prior to the agent acting on behalf of the seller in offering the real property for sale or in finding and obtaining a 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;



# OAR DISCLOSURE

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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

Under a written buyer representation agreement, an agent represents the buyer and the buyer's interests only, regardless of the source of compensation. A representation agreement must be entered into before, or as soon as reasonably practicable after, the licensee has started efforts to assist the buyer in purchasing property or in identifying property for purchase.

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.
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 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

An 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 both seller and/or buyer(s). A signed Disclosed Limited Agency Agreement is in addition to the required written listing agreement and buyer representation agreement(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.the respective person, the duty not to disclose to the other person:

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 under the same principal broker establish agency relationships with different parties in the same transaction, only the principal broker acts as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only their original party unless all parties agree otherwise in writing. The principal broker and the agents representing either party owe the following duties to both 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.

