

OFFICE BUILDING | FOR SALE & LEASE

# ROBERTSON BUILDING 1 & 2

1215 - 1241 State St, Salem, OR 97301



## OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
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



MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

# 1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State St, Salem, OR 97301



## 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.



**MATT BASSIST**  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

**AJ NASH | PARTNER**  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

# 1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State St, Salem, OR 97301



## 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.



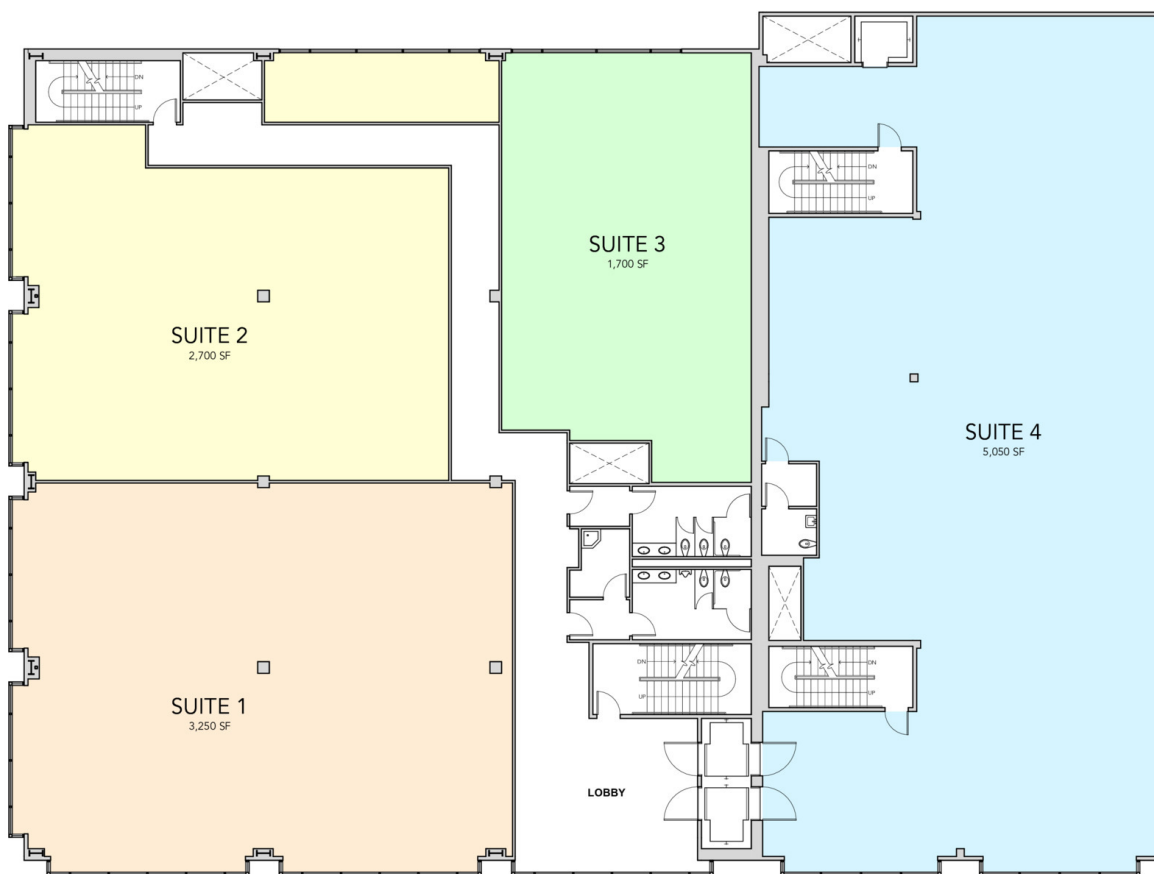
MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

# 1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State St, Salem, OR 97301



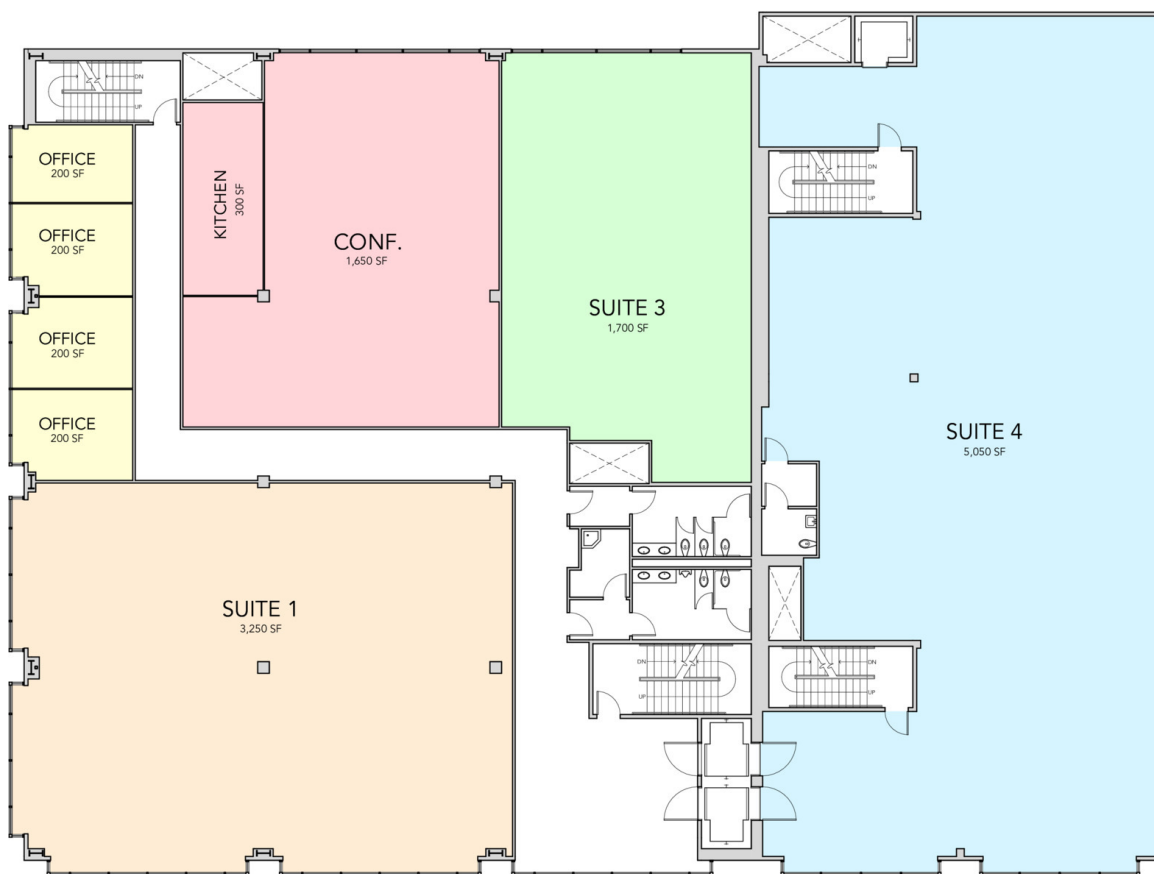
MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

# 1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State Street, Salem, OR 97301



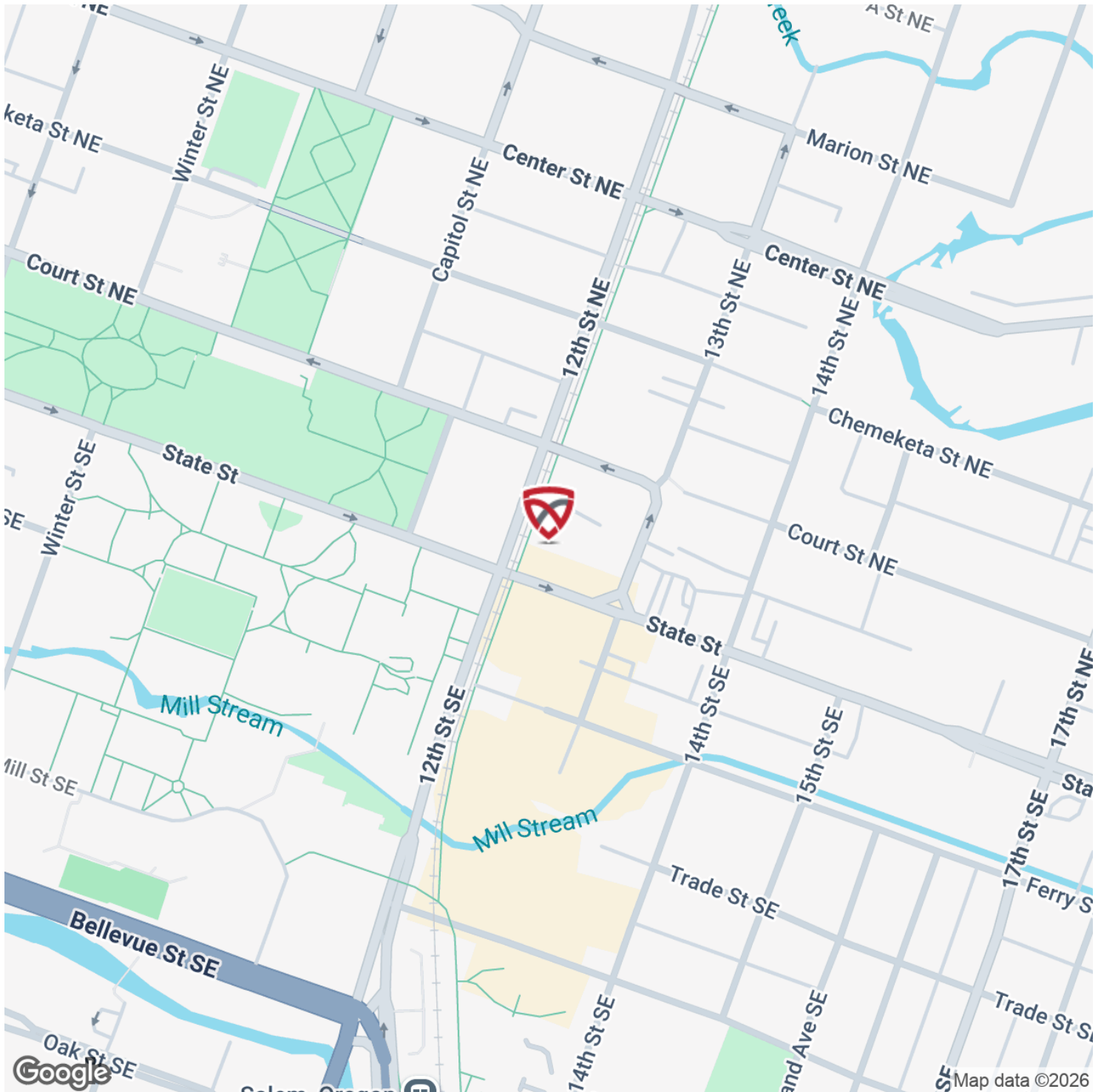
MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

# 1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State Street, Salem, OR 97301



MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

# 1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State Street, Salem, OR 97301



## 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 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.



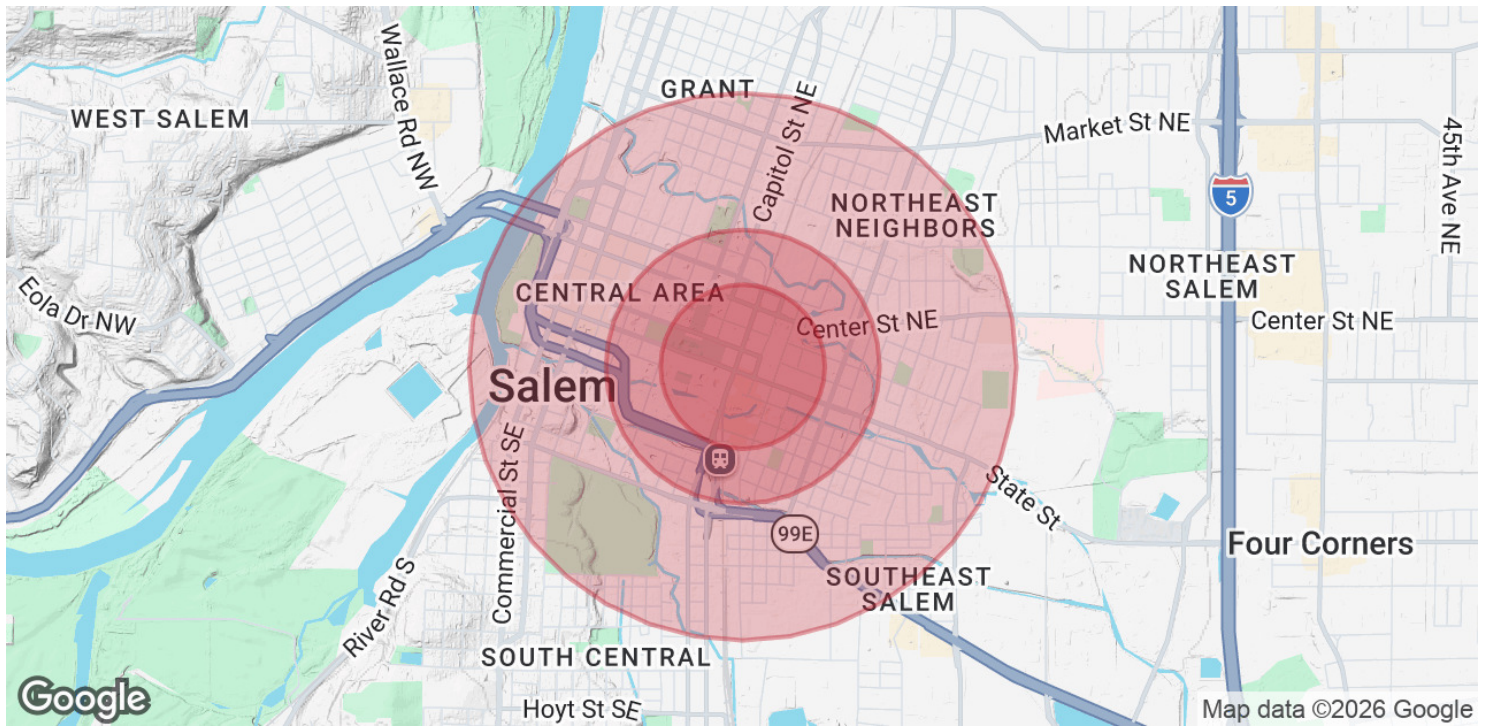
MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

# 1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State Street, Salem, OR 97301



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,278	3,596	14,798
Average Age	33.2	33.3	35.9
Average Age (Male)	30.5	29.4	31.7
Average Age (Female)	34.0	34.7	37.6

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	559	1,575	6,210
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$61,570	\$66,047	\$77,217
Average House Value	\$164,754	\$182,163	\$302,959

2023 American Community Survey (ACS)



MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State Street, Salem, OR 97301



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;



MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM

OFFICE BUILDING | FOR LEASE

# 1215 - 1241 STATE STREET, SALEM,

1215 - 1241 State Street, Salem, OR 97301



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.



MATT BASSIST  
COMMERCIAL RE ADVISOR  
503.998.9817  
MATT@TRADITIONREP.COM

AJ NASH | PARTNER  
MANAGING PRINCIPAL BROKER  
503.559.9279  
AJ@TRADITIONREP.COM