



Available For Lease

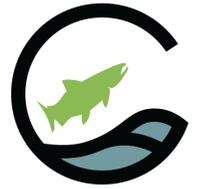
# Park 5 Business Center

200 Hawthorne Ave SE  
Salem, OR 97301

Offering Memorandum Presented By:  
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# PROPERTY INFORMATION

Section 1

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## Property Description

Seven (7) building business park suitable for office, retail, flex and light industrial uses. IC - Commercial Industrial zone provides for excellent flexibility of tenant uses. Convenient, central Salem location with good parking and access.

## Location Description

Park 5 Business Center is located on the corner of Hawthorne Ave SE and State St in central Salem.

## Features

- Park 5 Business Center is one of Salem's premier business parks. Tenants and visitors benefit from the convenient central location, abundant parking, close proximity to I-5 and Hwy 22, and a high quality, diverse tenant mix.
- Abundant on-site parking can accommodate a wide range of office, retail and flex uses.
- IC-Commercial Industrial zone provides for a wide range of office, medical, retail, light industrial, and flex uses.
- Cable internet, DSL, fiber, satellite, and T-1 available to the site.
- Concrete-tilt construction, open floor plates, and high ceilings allow for flexible space plans and interior design options.
- Industrial-level, 3-phase, 240 amp electrical power is available.
- Most spaces available with one or more 10x12 grade-level roll doors.
- Well-maintained, nicely landscaped environment with pond and greenbelts.
- Excellent, highly visible building signage to Hawthorne Ave SE (Buildings A and E), State Street (Building G), and I-5 (Buildings G, F, and D).
- Available illuminated monument sign on Hawthorne Ave SE, subject to separate negotiation.
- On-site restaurant (Momiji Sushi Restaurant)

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## Location Information

Building Name	Park 5 Business Center
Street Address	200 Hawthorne Ave SE
City, State, Zip	Salem, OR 97301
County	Marion
Cross-Streets	I-5, State Street

## Building Information

Building Class	B
Tenancy	Multiple
Number of Floors	1
Number of Buildings	7

## Property Highlights

- One of Salem's premier business parks.
- Convenient central Salem location provides easy access from I-5, Hwy 22, Hawthorne Ave SE, and State St.
- Numerous buildings with direct exposure and excellent signage to busy Hawthorne Ave SE and State St. Several buildings with visible signage to southbound I-5.
- Flexible space configurations and size ranges to meet the needs of a wide range of tenant uses.
- High quality and diverse tenant mix.
- Convenient access to area resources and services including retail, restaurants, financial services, and hotels.

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## Available Spaces

Suite	Size (SF)	Lease Rate	Description
■ Suite A-120	2,100 SF	\$1.30 SF/month	Space consists of 2,100 SF and features one (1) large private office or conference room (approximately 300 SF) with the remainder of the space consisting of open office area, one (1) restroom, break room and a storage/IT closet. Can be easily combined with adjacent suite A-100 for 6,450 SF. Direct frontage to high-traffic Hawthorne Ave SE, with excellent visibility, signage and parking. Suitable for office and some retail uses.
■ Suite B-210	2,485 SF	\$1.20 SF/month	2,482 SF office. End unit of Building B. This suite consists of six (6) private offices, one (1) large conference room, two (2) ADA restrooms, small kitchenette, dedicated IT closet and a secured lobby area with reception window. Large storage area is adjacent and subject to negotiation.
■ Suite C-320	2,100 SF	\$1.20 SF/month	2,100 SF office/retail/flex. This suite features a large open storefront space suitable for retail uses or merchandising display, three (3) private offices, one (1) large conference room, one (1) ADA restroom, large storage/IT closet and approximately 265 SF of open warehouse with grade-level roll door at the rear.
■ Suite E-530	2,856 SF	\$1.30 SF/month	2,856 SF office. One of Park 5's best locations, directly at the main Hawthorne Ave. entrance. Excellent visibility, access, signage and parking. Would make excellent medical or dental office space or any use where visibility and easy access is valued. This suite consists of four (4) private offices, open office areas, large conference room, work room, reception area, break room and two (2) restrooms.
■ Suite F-606	2,250 SF	\$1.20 SF/month	2,241 SF of predominantly open office/flex space, with two (2) small private offices, two (2) restrooms, coffee bar and an approximate 300 SF storage/warehouse area with a 10x12 roll door. Large open office space with excellent natural light from the abundant windows. Fenced yard area is available subject to negotiation. Can be combined with adjacent suite F-610 for 4,337 SF and would include the existing fenced yard area.
■ Suite F-610	2,100 SF	\$1.20 SF/month	2,096 SF office space with shop area and consisting of five (5) private offices, reception/lobby, two (2) restrooms, break room and approximate 500 SF warehouse/shop area with a 10 x 12 roll door. Can be combined with adjacent suite F-606 to total 4,337 SF and would include exclusive use of the fenced yard area. If leased separately from F-606, use of the yard area would be subject to negotiation.

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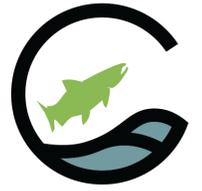
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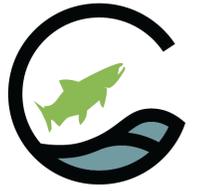
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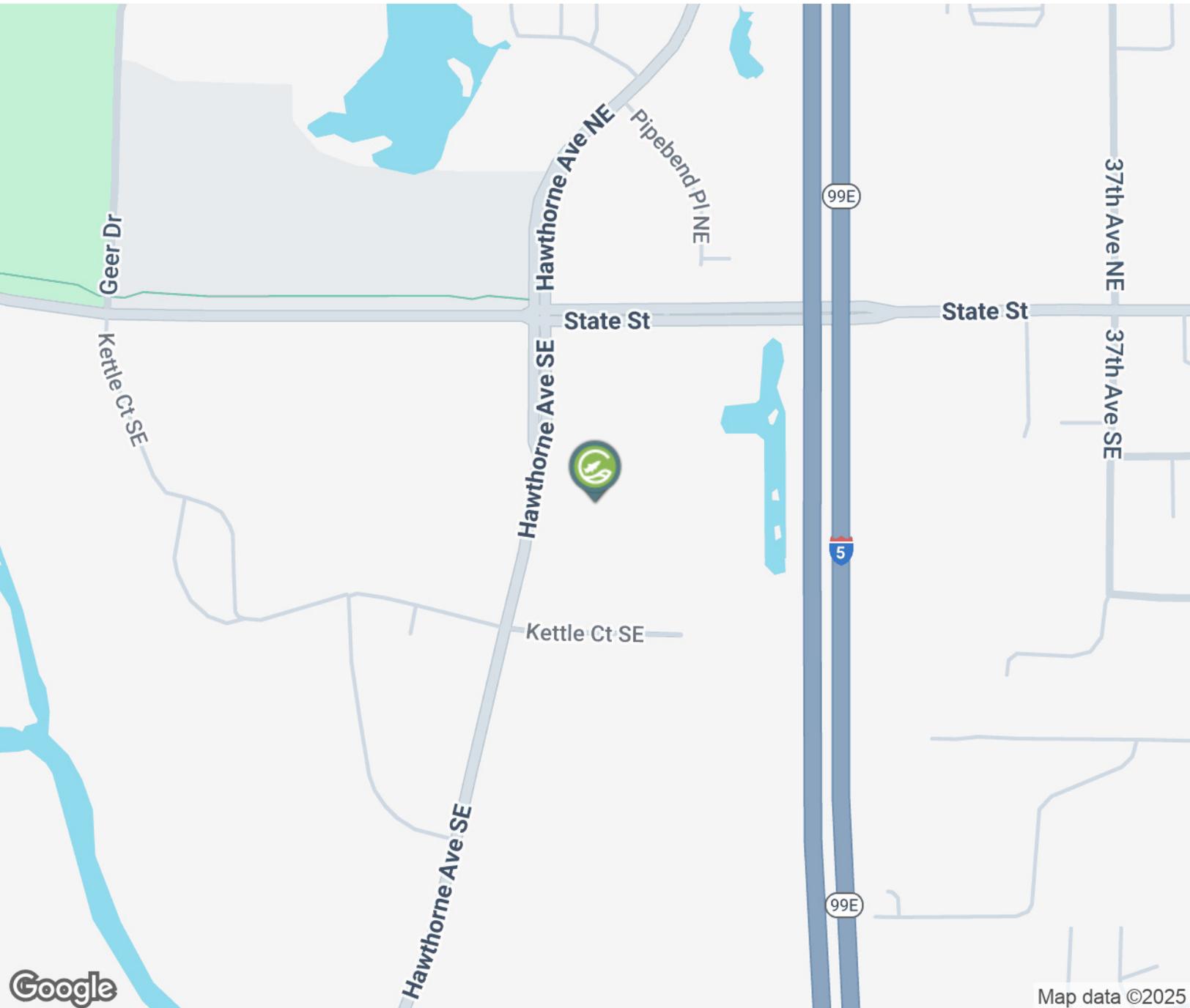
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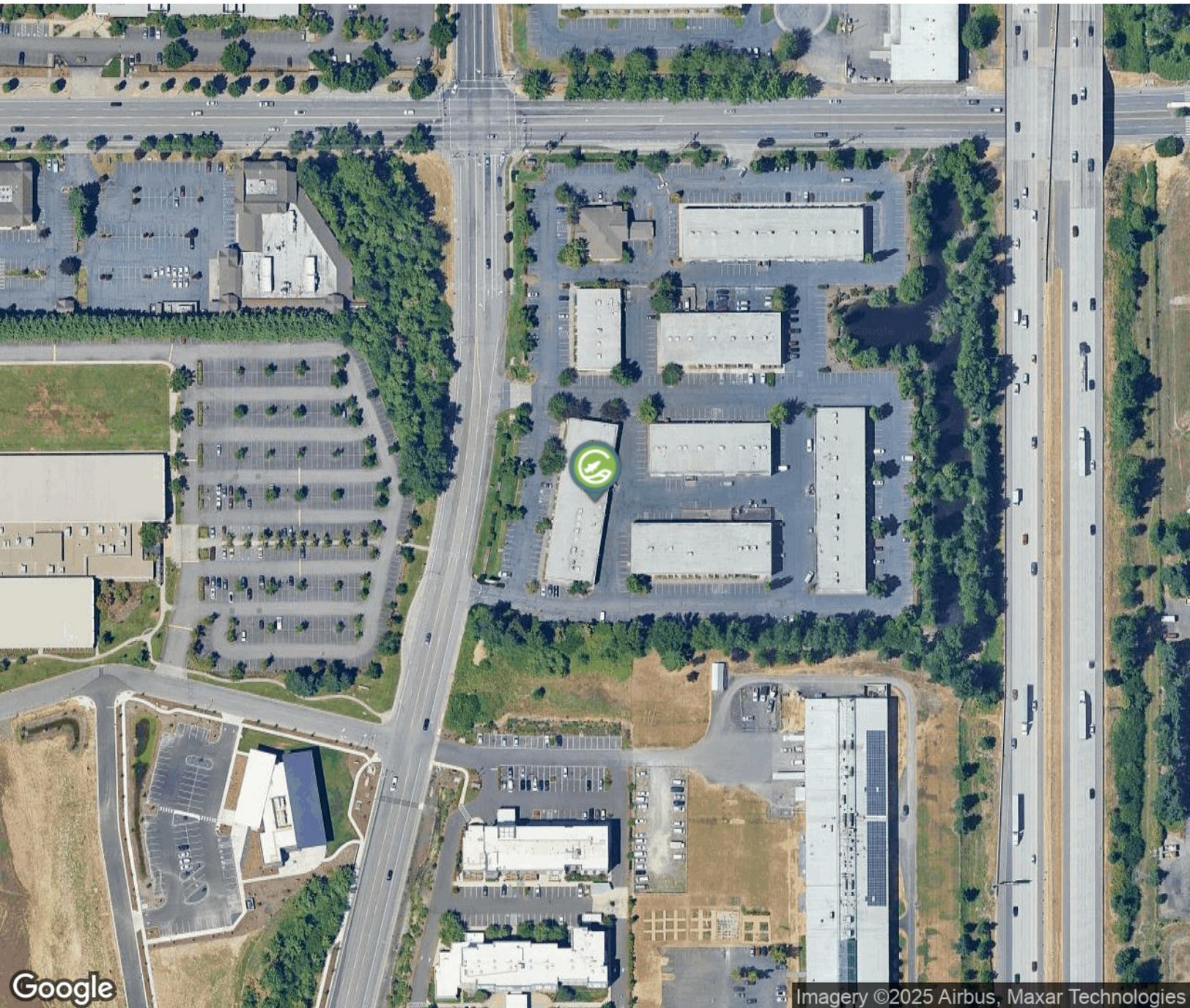
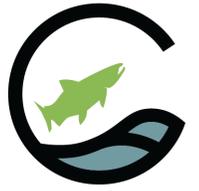
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Aerial Map

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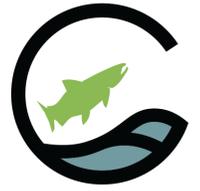


# DEMOGRAPHICS

## Section 3

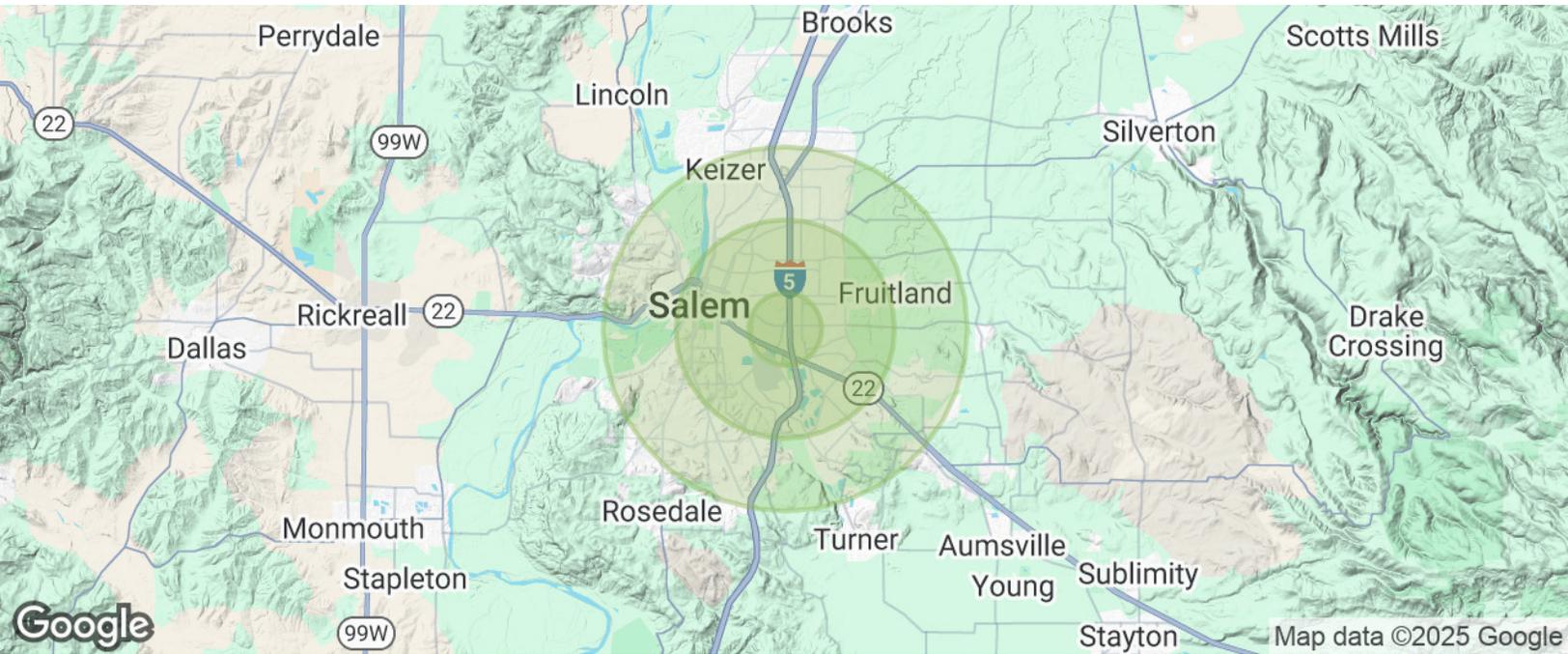
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,009	99,019	216,650
Average Age	39.0	35.5	36.4
Average Age (Male)	36.5	35.2	35.8
Average Age (Female)	38.2	35.3	36.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,869	36,601	81,865
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$52,968	\$61,374	\$70,208
Average House Value	\$196,806	\$209,542	\$240,962

\* Demographic data derived from 2020 ACS - US Census

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