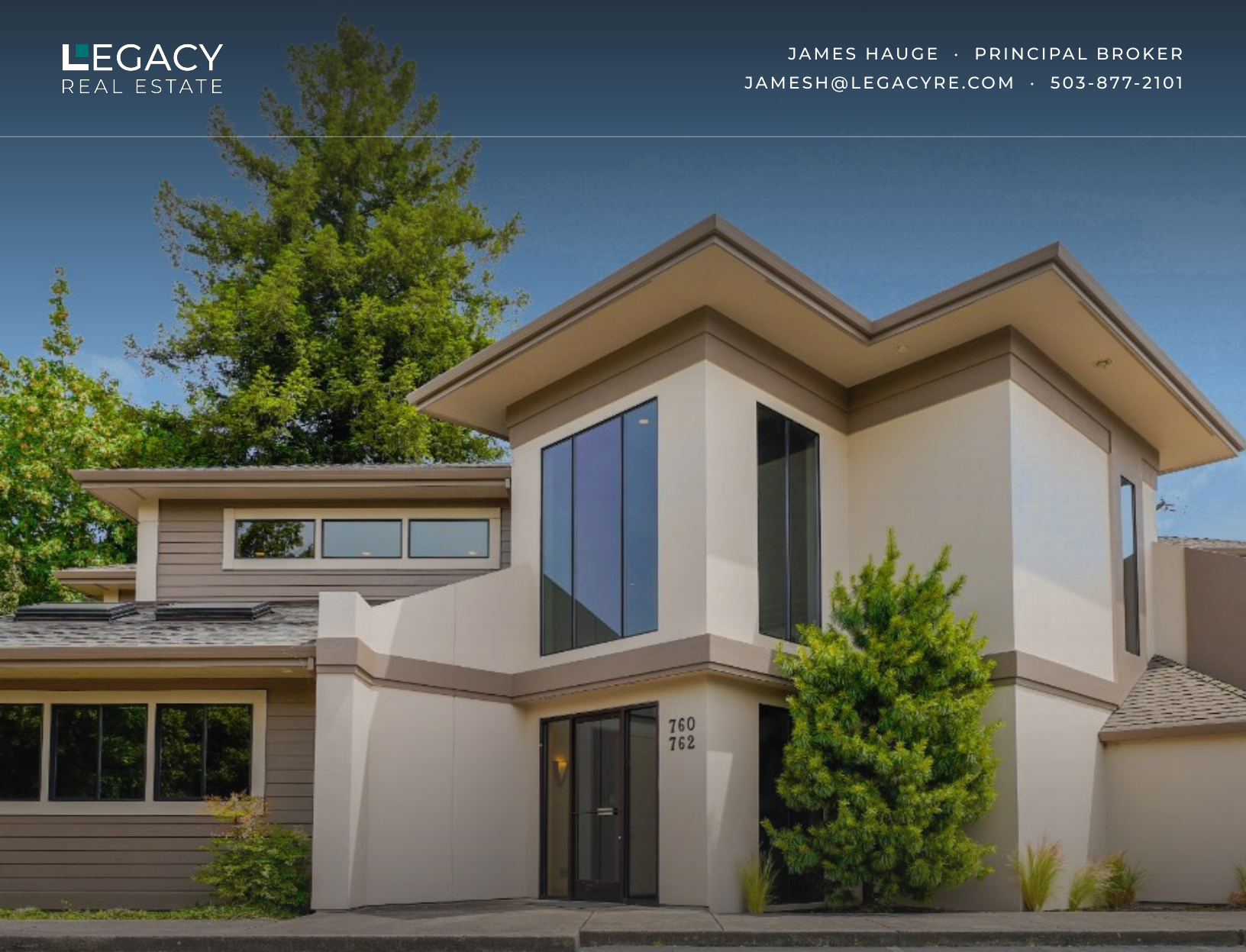




FOR LEASE

# PREMIER PROFESSIONAL OFFICE & MEDICAL SPACE

**760 HIGH ST NE**  
SALEM, OREGON 97301

**\$2.75** SQ FT / MO · \$33 SQ FT ANNUAL · MODIFIED GROSS LEASE

OFFER SUMMARY

Move-in ready office in Downtown Salem

LEASE INFORMATION

|                       |                           |
|-----------------------|---------------------------|
| Address               | 760 High St NE, Salem, OR |
| Lease Type            | Modified Gross            |
| Location              | 2nd Floor                 |
| Square Feet           | 2,111 SF                  |
| Total Rooms           | 10                        |
| Operatory Rooms       | 5                         |
| Private Office        | 1                         |
| ADA Restrooms         | 2                         |
| Reception & Storage   | Yes                       |
| Shared Parking Spaces | 20 + 1 ADA                |
| Elevator Access       | Yes                       |

Exceptional second-floor suite offering 2,111 SF in one of Salem's premier professional office locations. Originally designed for a dental practice, the flexible floor plan accommodates a wide variety of healthcare, wellness, and professional office users with minimal tenant improvements.

Elevator access, abundant onsite parking, modern reception and waiting areas, multiple private treatment or office rooms, ADA accessibility, and a dedicated break room make this space well suited for businesses seeking a high-quality environment in the heart of downtown Salem.

LEASE RATE

\$2.75 / SQ FT / MO

\$33 / SQ FT ANNUAL · MODIFIED GROSS

MODIFIED GROSS LEASE — RESPONSIBILITIES

Tenant Responsible For

- Base rent
- Suite electricity
- Phone / internet
- Interior maintenance
- Interior janitorial

Landlord Responsible For

- Property taxes
- Building insurance
- Common area maintenance
- Exterior maintenance

PROPERTY HIGHLIGHTS

2,111 SF • Move-in ready • Available immediately

- |                                                   |                                                                 |
|---------------------------------------------------|-----------------------------------------------------------------|
| ■ 2,111 SF professional office suite              | ■ Large laboratory / work area                                  |
| ■ Available immediately                           | ■ Dedicated break room with cabinetry                           |
| ■ Elevator-served second floor                    | ■ Two ADA-compliant restrooms                                   |
| ■ Twenty-one onsite parking spaces (incl. ADA)    | ■ Medical-grade infrastructure already installed                |
| ■ Excellent downtown Salem location               | ■ Natural light throughout                                      |
| ■ Reception and waiting area already in place     | ■ Professional building with attractive landscaping             |
| ■ Five treatment / exam rooms with plumbing       | ■ Suited to medical, dental, wellness, therapy, or office users |
| ■ Multiple private offices and consultation rooms | ■ Flexible floor plan requiring minimal tenant improvements     |

EXISTING MEDICAL IMPROVEMENTS

Save time and build-out costs — key infrastructure is already in place.

- |                                |                         |
|--------------------------------|-------------------------|
| ■ Existing plumbing throughout | ■ Reception area        |
| ■ Five treatment rooms         | ■ Laboratory / workroom |
| ■ Break room                   | ■ ADA accessibility     |
| ■ Elevator service             | ■ Ample onsite parking  |

IDEAL FOR

# A broad range of professional users

Dental

|                     |
|---------------------|
| General Dentistry   |
| Dental Specialists  |
| Orthodontics        |
| Oral Surgery        |
| Endodontics         |
| Pediatric Dentistry |

Medical

|                      |
|----------------------|
| Medical Clinic       |
| Primary Care         |
| Specialty Physicians |

Wellness & Therapy

|                      |
|----------------------|
| Physical Therapy     |
| Occupational Therapy |
| Chiropractic         |
| Massage Therapy      |
| Speech Therapy       |
| Nutrition Practice   |
| Wellness Clinic      |

Behavioral Health

|                          |
|--------------------------|
| Mental Health Counseling |
| Psychology               |
| Behavioral Health        |

Professional Services

|                    |
|--------------------|
| Accounting         |
| Law Office         |
| Engineering        |
| Architecture       |
| Financial Services |
| Insurance Agency   |
| Consulting         |

Many of these are permitted office, outpatient medical, personal service, educational, and business uses within the property's MU-I mixed-use zone.

## ZONING & LOCATION

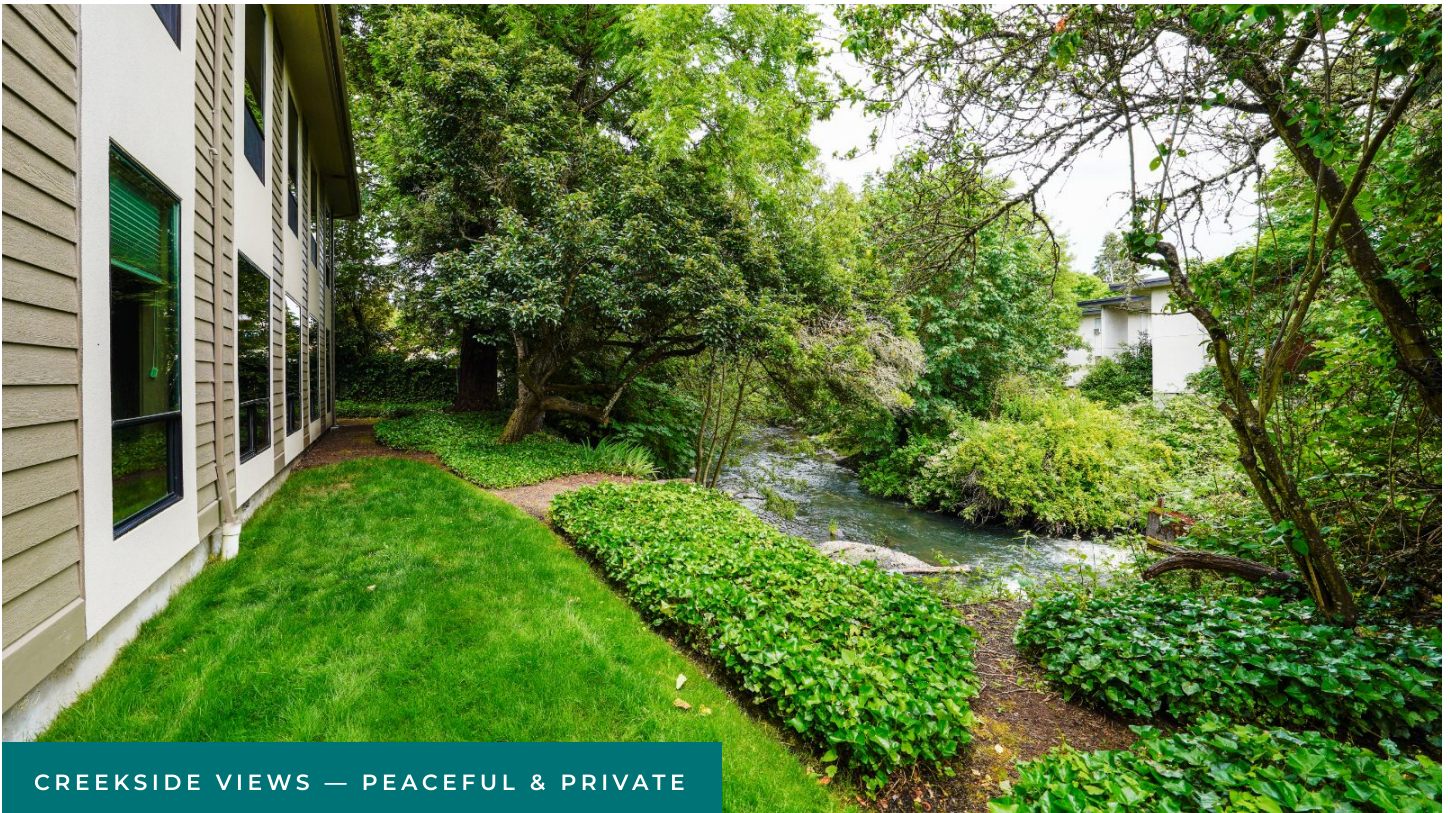
# MU-I Mixed Use — a wide tenant pool

### PERMITTED USES

- Professional Offices
- Outpatient Medical Offices
- Laboratory Services
- Personal Services
- Retail Sales
- Restaurants & Cafés
- Educational Facilities
- Day Care
- Government Offices
- Social Services
- Religious Assembly
- Recreation & Community Services
- Animal Services

### LOCATION ADVANTAGES

- Downtown Salem business district
- Minutes from Salem Health
- Convenient access to Capitol Mall
- Close to Willamette University
- Easy I-5 access via Center & Mission St
- Surrounded by professional & medical users
- Restaurants and services within walking distance
- Strong visibility in an established professional corridor



MU-I mixed-use zoning significantly expands the potential tenant pool beyond healthcare users. Buyers and tenants should verify permitted uses with the City of Salem.

EXTERIOR

## Distinctive downtown presence

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INTERIOR

## Bright, flexible room configurations

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## WORKSPACES

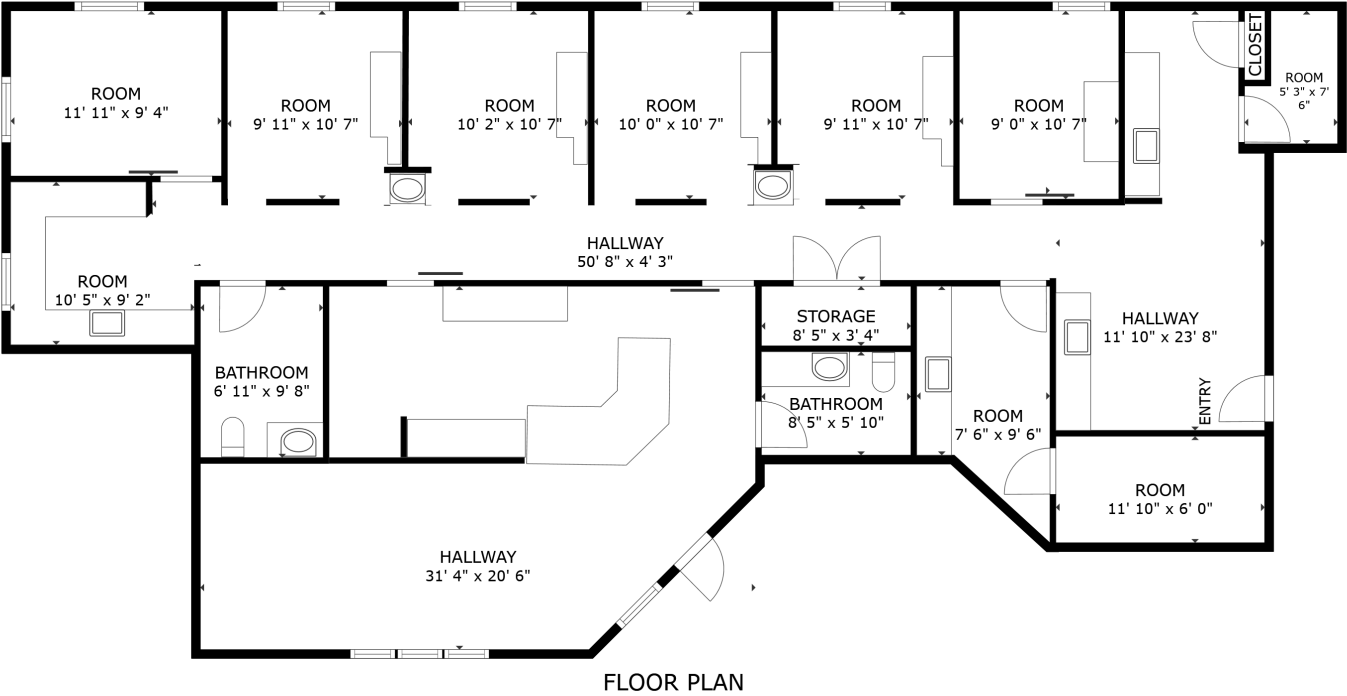
# Reception, operatories & ADA restrooms

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FLOOR PLAN

2,111 SF • 2nd Floor



GROSS INTERNAL AREA  
FLOOR PLAN 2,111 sq.ft.  
TOTAL : 2,111 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## CONTACT

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