



FOR LEASE



UNIVERSITY STATION

Professional Office Building Space

Up to 4,664 SF | \$1.85 SF/month (Full Service)

698 12th Street SE, Salem, OR 97301

- Creekside Setting
- Full-service lease
- Amazing location
- Good parking
- Close to Salem Hospital, Willamette University, the Oregon State Capitol, and downtown Salem

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**FOR
LEASE**



PROPERTY SUMMARY



PROPERTY DETAILS	
Address	698 12th Street SE, Salem, OR 97301
Available Space	Up to 4,664
N° of Suites Available	2 Suites
Lease Rate	\$1.85 SF/month (Full Service)
Building Size	30,488 SF
Lot Size	1.35 Acres
Lease Term	Negotiable

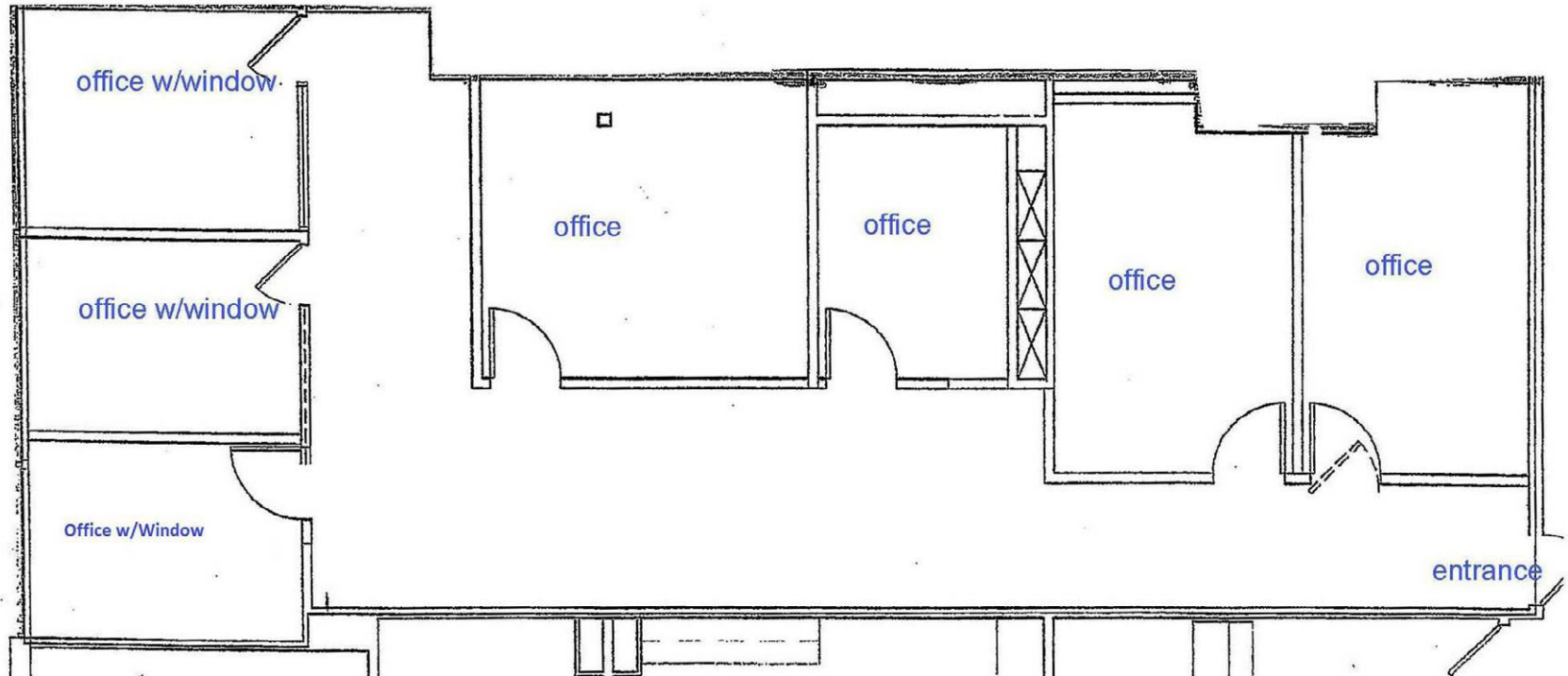
Property Summary

Constructed in 1997 with an exterior upgrade in 2005. University Station is a professional office building located within blocks of the Oregon State Capitol, Willamette University, Salem Health | Hospital, and the Central Business District. This creekside property sits adjacent to 3 major thoroughfares, including the eastbound ramp to Mission St and I-5, making this one of the most conveniently located buildings in Salem. The building works well for professional office, legal, medical, or government uses.



SUITE 205 FLOOR PLAN

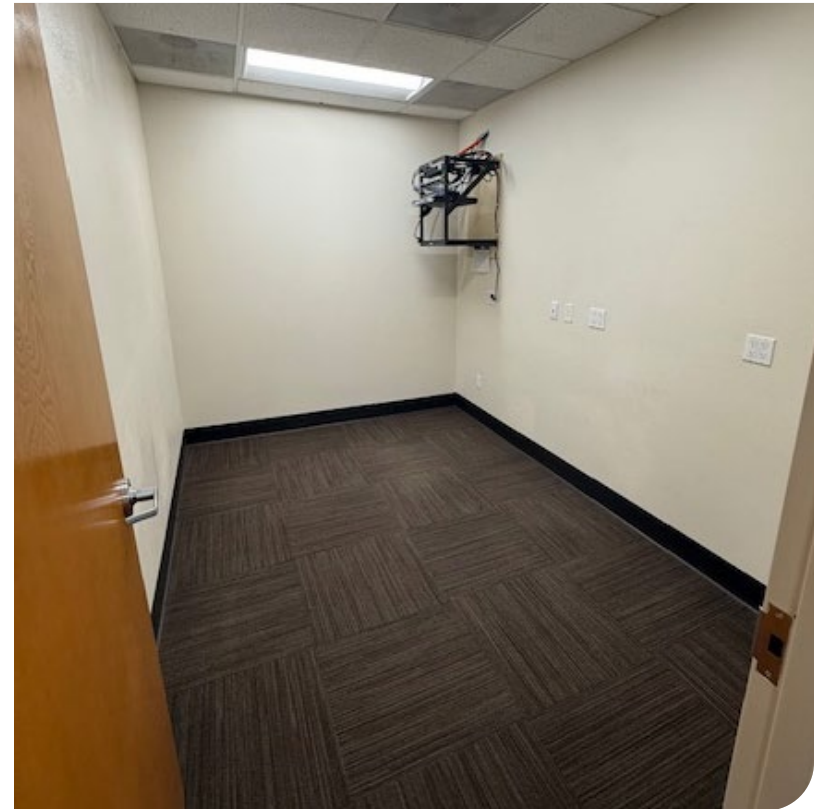
SUITE 205



SUITE	AVAILABLE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 205	Now	1,632 SF	Full Service	\$1.85 SF/month
Beautiful second floor office with three exterior windowed offices, three interior offices, 2 of which can be used as conference rooms and a nice size reception area.				



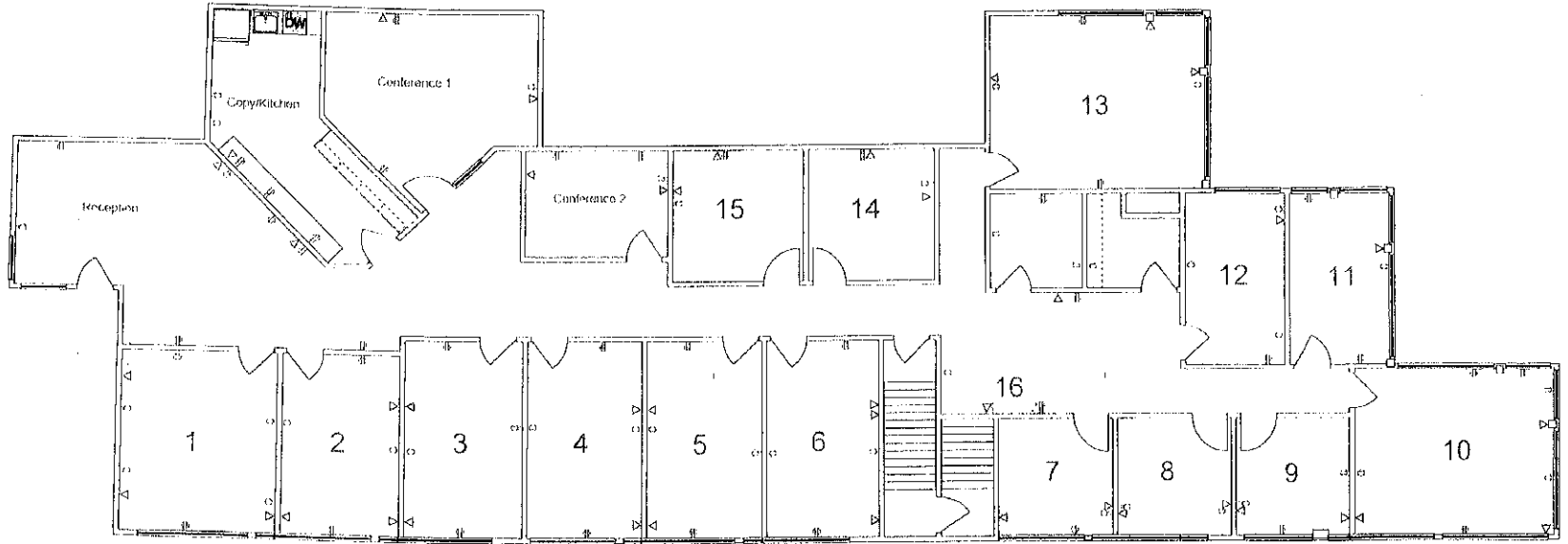
SUITE 205 PHOTOS





SUITE 240 FLOOR PLAN

SUITE 240

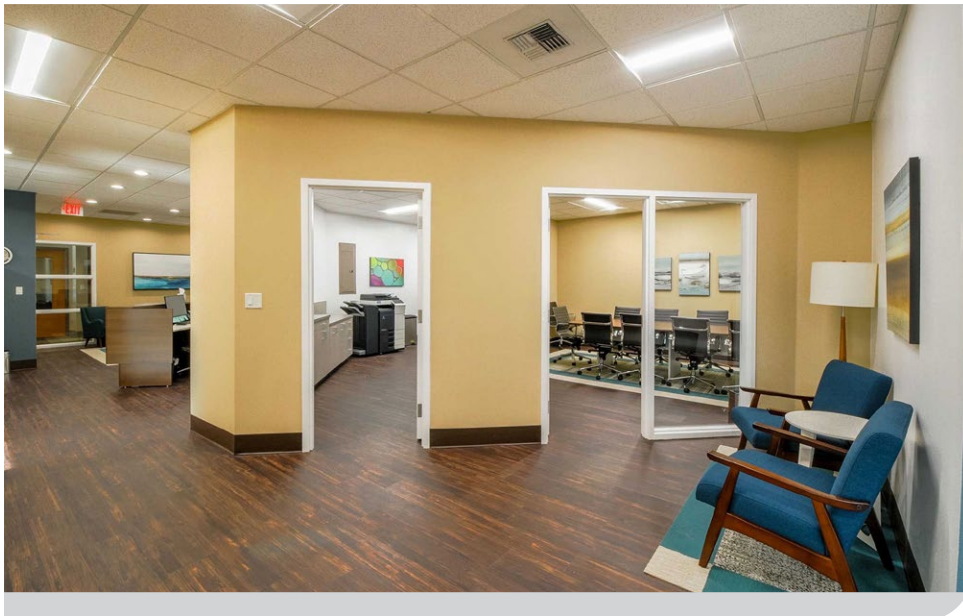


SUITE	AVAILABLE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 240	Now	4,664 SF	Full Service	\$1.85 SF/month

Southern-facing second-floor suite with great window coverage on two sides. This office currently has 15 offices, a great reception area, nice waiting area, and two conference rooms. End offices are situated on the creek.



SUITE 240 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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