



FOR LEASE



THE MERIDIAN

Class A Building Lease Opportunity

3,016 SF | \$25.80 SF/yr (Full Service)

777 Commercial Street SE, Salem, OR 97301

- Beautiful Class A Building
- Motivated Ownership ready to make deals
- 1 Suite left consisting of 3,016 sf
- Dedicated parking along with street parking
- Co-tenants include Cascade Cardiology, First American Title, and Eric John Photography
- Building is also home to 85+ units of luxury condos

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PROPERTY SUMMARY

**FOR
LEASE**



PROPERTY DETAILS

Address	777 Commercial Street SE, Salem, OR 97301
Lease Rate	\$25.80 SF/yr (Full Service)
Available SF	3,016 SF
Year Built	2009
Property Type	Office
Building Class	A
Building Size	52,000 SF
Lot Size	2.54 Acres

Property Summary

The Meridian, located at 777 Commercial Street SE, is one of Salem's most stunning Class A buildings with a prime lease opportunity. We're down to our last available suite—3,016 SF—and ownership is ready to make something happen! Enjoy dedicated parking along with street parking for convenience. Join the well-established co-tenants such as Cascade Cardiology First American Title and Eric John Photography in this prestigious building, which also serves as the residence to 85+ luxury condos. Don't miss the chance to elevate your business in this exceptional commercial space.

Location Overview

The Meridian is situated in the heart of Salem, surrounded by a wonderful mix of dining options, boutique shops, and cultural attractions. Just a short walk away, you'll find the Oregon State Capitol, Bush's Pasture Park, the historic Willamette University, and the Salem Hospital. With some of the highest traffic counts in Salem and historically strong demographics, the Meridian is an ideal location for high-end office and retail.



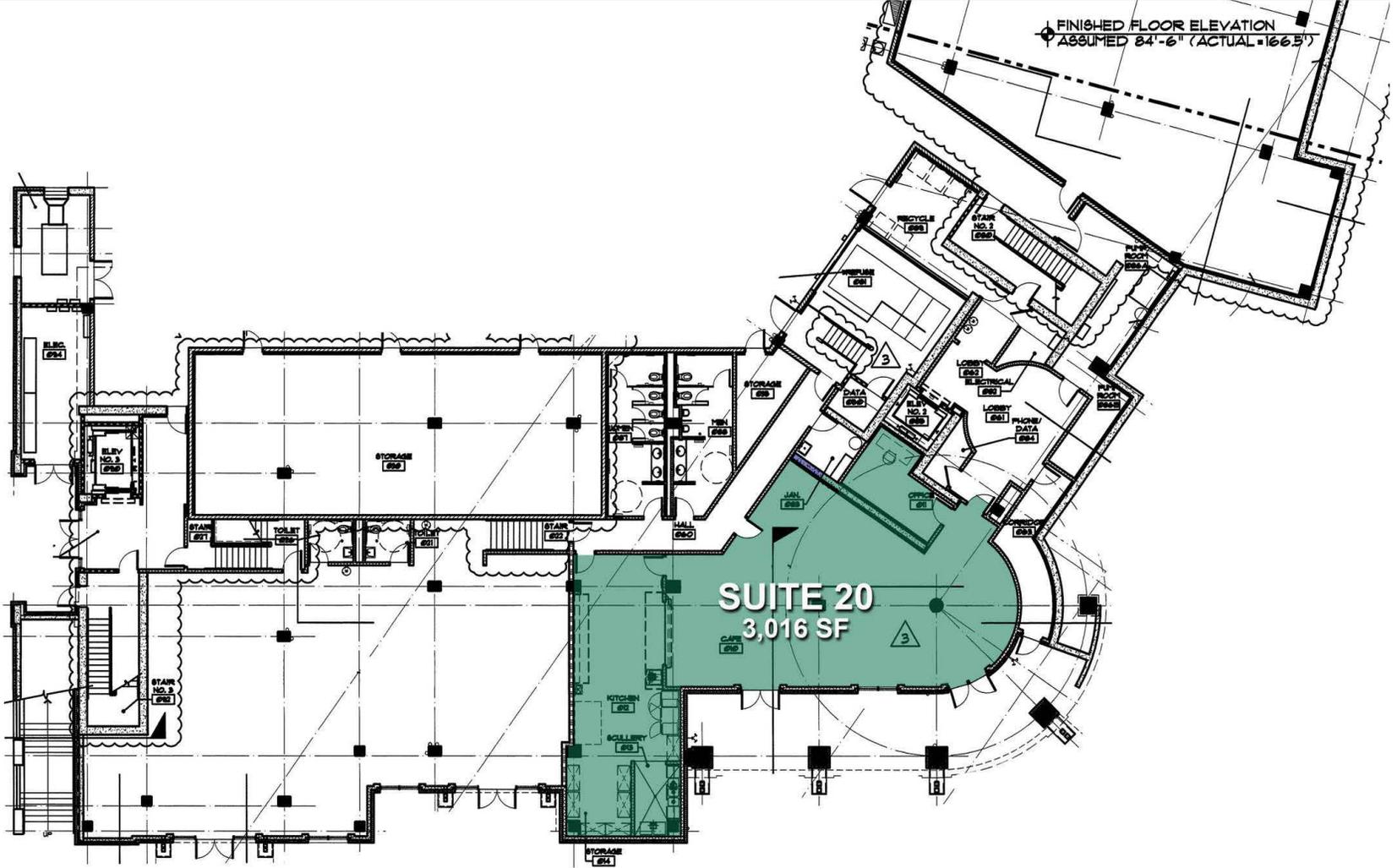
INTERIOR PHOTOS





FLOOR PLAN

FLOOR PLAN

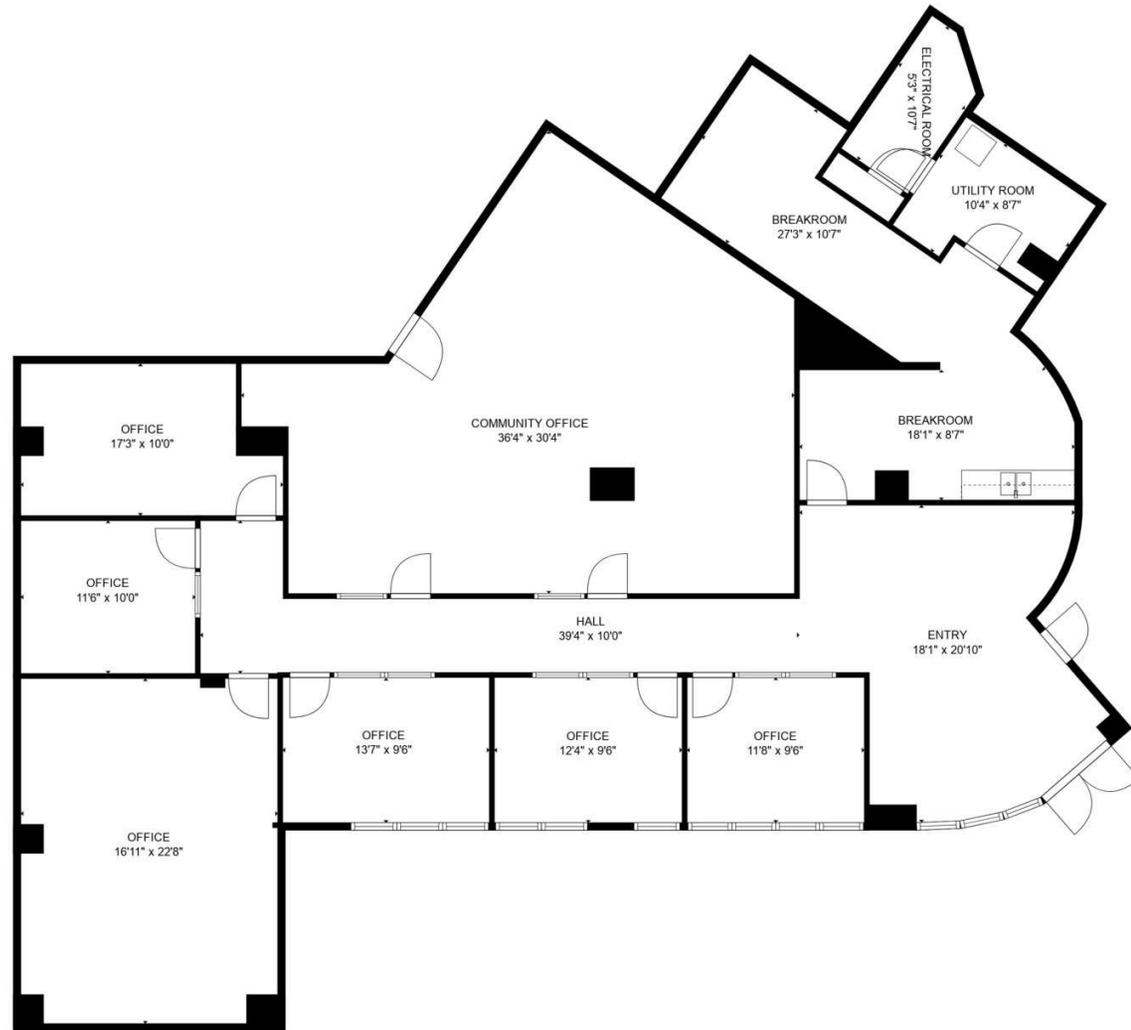


MERIDIAN - 777 COMMERCIAL ST SE Basement Floor Plan



UNIT 20 FLOOR PLAN

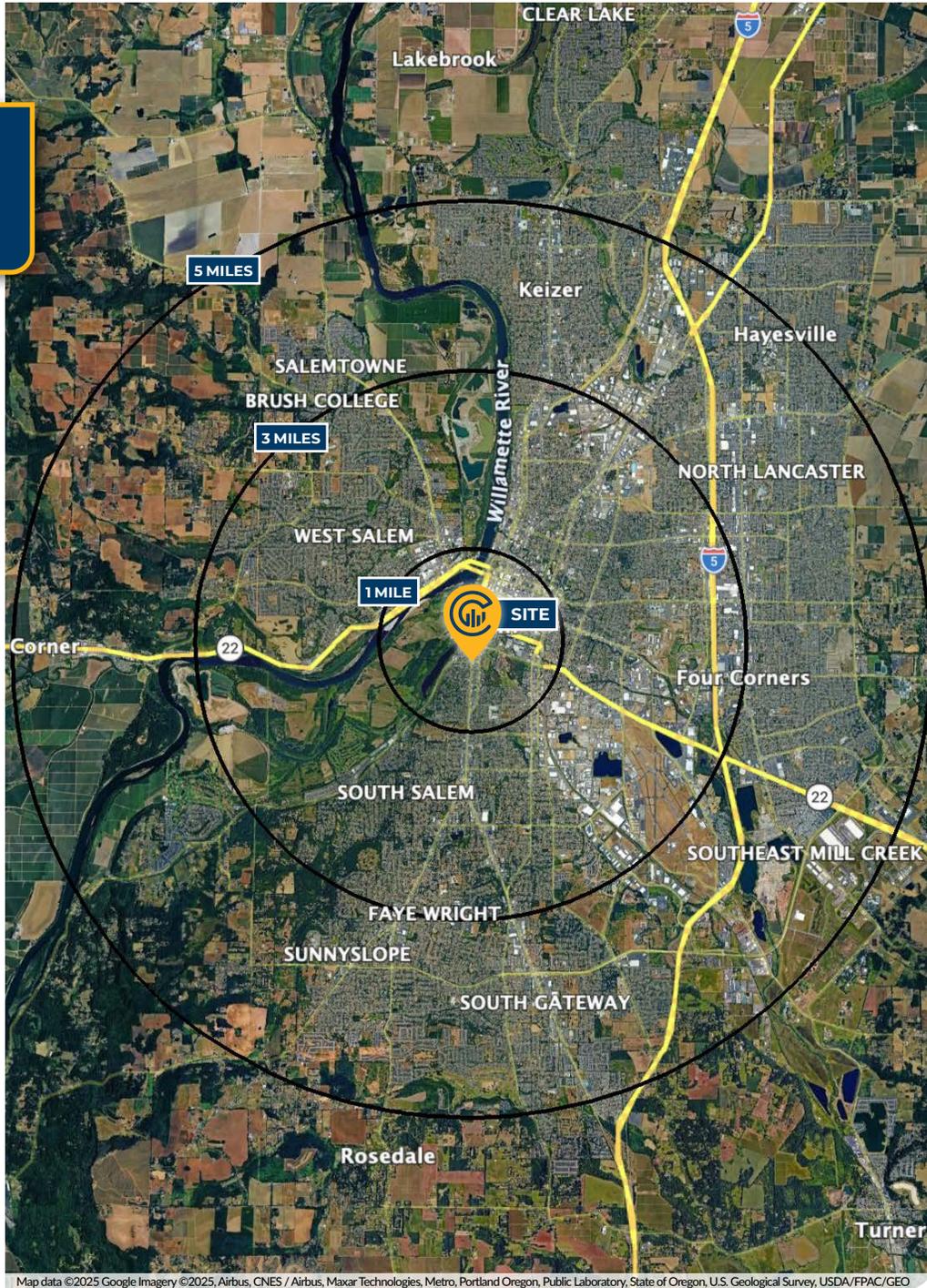
UNIT 20 FLOOR PLAN



TOTAL: 2850 sq. ft
FLOOR 1: 2850 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 65 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS REPORT

Population	1 Mile	3 Mile	5 Mile
Total Population	8,190	89,287	212,414
Average Age	36.1	36.9	35.4
Average Age (Male)	37.9	36.0	34.2
Average Age (Female)	34.6	38.2	37.0
Households & Income			
Total Households	3,395	35,378	80,714
# of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$57,675	\$56,093	\$56,344
Average House Value	\$284,005	\$219,058	\$211,427

2020 American Community Survey (ACS)

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