

FOR SALE
INVESTMENT OFFERING



7.0% CAP RATE
"THE RE BUILDING"

1025 Second Street NW | Salem, Oregon 97306



"Purpose-Built for Care: Premier Class A Medical Destination"

MODERN DESIGN | MULTI-TENANT MEDICAL

100% LEASED

9,702+/- SF Multi-Tenant Facility

*Owner willing to consider Seller Financing contingent on
the Terms and Conditions in Buyer's offer*

Offered at : \$4,423,228

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | C 541.480.2526



963 SW Simpson Ave., Suite 220 | Bend, OR 97702

541.306.4948 | www.fratzkecommercial.com

This information is from sources deemed reliable but not guaranteed or warranted. Subject to change without further notice.



With You Every Square Foot of the Way.

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WESTSIDE SALEM CLINICAL MEDICAL FACILITY TAILORED FOR MEDICAL USE & PATIENT CARE EXPERIENCE

1025 Second Street West provides a stabilized, cash-flowing asset with the opportunity to acquire a 9,702+/- SF Class A Clinical Medical Building, 100% leased to three (3) tenants who deliver elite-level care across sports performance, orthopedics, and wellness triage. A primary care physician group and rehabilitation with a multi-practitioner massage therapy group all provide services under one roof. The building is fully equipped and purpose-built to support a full spectrum of medical and athletic recovery services.

Property is zoned Commercial Office (CO) for Salem, allowing and providing areas for professional and general commercial offices, membership organizations, and some multi-family uses. Building was completed in July of 2019, with frontage on Second Street NW, situated on 0.65+/-/AC (28,314+/-SF) of Commercial Office (CO) land within Salem's Opportunity Zone.

The area of West Salem, Oregon, is generally known as a family-friendly area with a quiet commercial/residential atmosphere, poised for a remarkable resurgence, with rumours of a semi-pro soccer team and field being located just down the street (approximately 1 block) from the subject property in the near future.

The building is equipped with force plates, two (2) underwater treadmills, an indoor track with a firehouse-sized garage door that extends the track a full 70 meters into the outdoors, and more!

The building is fully supported for electrical needs with rooftop photovoltaic (PV) panels, creating a renewable energy source.





PROPERTY SUMMARY

<u>PROPERTY NAME</u>	"THE RE BUILDING" 100% leased Medical, Rehabilitation and Training Facility
<u>ADDRESS:</u>	1025 Second Street NW Salem, Oregon 97306
<u>TAX MAP/LOT:</u>	07321-DC-04000 TAX ID: 3225-258911
<u>PROPERTY TYPE:</u>	Commercial Office/Clinical Medical/Sports Rehabilitation, Physical Therapy/Rehabilitation Facility
<u>OWNER OF RECORD:</u>	NWRA West, LLC

BUILDING CHARACTERISTICS

NUMBER OF BUILDINGS: One (1) Building

BUILDING HEIGHT: Two-Story

GROSS BUILDING AREA: 9,702+/-SF

YEAR BUILT: 2019

DESIGN: "The RE Building" (rehabilitation, recovery, refresh) is one of Oregon's most "state-of-the-art" facilities with a synergistic group of practitioners. Common entry, restrooms and break-room shared.



PROPERTY SUMMARY

SITE CHARACTERISTICS

LAND AREA: 28,314+/-SF (0.65/AC)

ZONING DESIGNATION: CO (Commercial Office)

PARKING: 29 Dedicated parking stalls on site, plus additional on street parking

INGRESS/EGRESS: NW & Patterson St. NW

CONSTRUCTION

- Wood-framed
- Slab-on-grade constructed
- Mix of aluminum storefront and premium coated vinyl windows
- Roofing: standing seam metal roofing at sloped roof areas/TPO at flat roof areas.
- Exterior siding: mix of fiber cement and metal panel siding

OVERVIEW

- ☐ Asking Price: \$4,423,288
- ☐ Subtype: Medical Office
- ☐ Class: A
- ☐ Tenancy: Multi
- ☐ Sq. Ft. 9,702+/-
- ☐ Cap Rate: 7.0%
- ☐ Ownership: Fee Simple
- ☐ Number of Tenants: 3
- ☐ Occupancy: 100%
- ☐ Fully Sprinkled with Dry & Wet Fire Suppression System



WHAT IS "THE RE BUILDING" ALL ABOUT?

"The RE Building" by NWRA is a state-of-the-art facility dedicated to sport rehabilitation and performance training. The center is designed specifically for athletes and features advanced technology to aid in recovery and performance enhancement. Among its notable amenities are two professional-grade underwater treadmills, used by major sports teams and Division 1 collegiate programs for rehab and training.

"The RE Building" benefits from its prime location, which ensures strong foot traffic and destination traffic with easy access to surrounding retail, medical, and industrial businesses. We mentioned earlier about the resurgence and redevelopment of the surrounding West Salem neighborhood.

The incorporation of solar power through photovoltaic panels further emphasizes the center's commitment to sustainability while providing a conducive environment for athletes of all ages to recover from injuries and improve their performance through tailored treatment plans and cutting-edge training methodologies, and the practitioners.



"The RE Building" TENANT/INCOME INFORMATION

Tenant	Rentable Square Feet	Lease Execution Date	Term Remaining	Monthly Lease Rate	Rent Income Escalator	Options to Renew
NW Lifestyle Medicine	814	11/3/20	9/5/28	\$2,296.85	3.0% annually	None
Therapy Partners	8,510	9/6/22	9/30/32	\$24,299.22	3.0% annually	Three (3) five (5) year options to renew
Erin Rene Bodywork & Coaching, LL	378	9/20/22	9/1/28	\$1,081.50	3.0% annually	None
Total	9,702			\$27,677.57		

The property is currently occupied by the largest user, Therapy Partners (8,510 +/- RSF), through 9/30/2032, with three (3) five (5)- year renewal options. NE Lifestyle Medicine and Erin Rene Bodywork & Coaching, LLC make up the balance of the curent tenants' square feet.

Please do not disturb tenants in the building. Contact the listing broker for additional information and to schedule showings. This is an exclusive right-to-sell listing with Fratzke Commercial Real Estate Advisors, Inc. Buyer is responsible for conducting their own due diligence for their satisfaction.



FINANCIALS & APOD

Property Name	RE Medical
Location	Salem, Oergon
Type of Property	Clinical Medical
Size of Property	9,702 (Sq. Ft./Units)

Purpose of analysis **Sale**

Assessed/Appraised Values

Land	635,000	18%	15% DEFAULT
Improvements	2,983,370	82%	85% DEFAULT
Personal Property	0	0%	
Total	3,618,370	100%	

Adjusted Basis as of: 30-Sep-25 **\$4,423,228**

Purchase Price	4,423,228
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	
Gross Sales Price	4,423,228

	Balance	Periodic Pmt	Pmts/Yr	Interest	Am or t	Loan
					Period	Term
1st						
2nd						

ALL FIGURES ARE ANNUAL		\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES	
1	POTENTIAL RENTAL INCOME		<--fill in \$/sf-or-Potential Rent-->	332,131	
2	Less: Vacancy & Cr. Losses		(5. % of PRI)	16,607	5% Vacancy and Credit Losses
3	EFFECTIVE RENTAL INCOME			315,524	
4	Plus: Other Income (collectable)				
5	GROSS OPERATING INCOME	\$/s.f.	% of GOI	315,524	
	OPERATING EXPENSES:	Column	Column		
6	Real Estate Taxes			\$4,795	Amount Paid by Landlord
7	Personal Property Taxes				
8	Property Insurance			\$1,104	Amount Paid by Landlord
9	Off Site Management				
10	Payroll				
11	Expenses/Benefits				
12	Taxes/Worker's Compensation				
13	Repairs and Maintenance				
14	Utilities:				
15					
16					
17					
18					
19	Accounting and Legal				
20	Licenses/Permits				
21					
22	Supplies				
23	Miscellaneous Contract Services:				
24					
25					
26					
27					
28					
29					
30	TOTAL OPERATING EXPENSES			5,899	
31	NET OPERATING INCOME			309,626	7.0% Cap Rate
32	Less: Annual Debt Service				
33	Less: Participation Payments				
34	Less: Leasing Commissions				
35	Less: Funded Reserves				
	CASH FLOW BEFORE TAXES			\$309,626	

Authored by Gary G. Tharp, CCIM Copyright© 2002 by the CCIM Institute

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: **Investor**

Prepared by: **Brian E. Fratzke CCIM, Principal Broker**

The site plan illustrates the proposed building layout and its relationship to the surrounding environment. Key features include:

- Proposed Building:** A large rectangular structure measuring 9,678 SF, located in the upper right portion of the site.
- Parking Lot:** A series of parking spaces are shown to the west of the building, with dimensions for each space and aisle.
- Streets:** The site is bounded by Patterson Street to the east and 2nd Street to the south. An existing alley runs along the north side of the property.
- Setbacks and Easements:** Various setback lines and easement areas are indicated with dimensions, such as 10' front setbacks and 5' side setbacks.
- Adjacent Properties:** Surrounding areas are labeled as "ADJACENT PROPERTY - NO BOUND THIS AREA" with arrows pointing to the respective boundaries.
- Annotations:** The plan includes numerous numerical annotations for setbacks, easement widths, and other site-specific measurements.

3. REFER TO UNDERGROUND SERVICES FOR ADDITIONAL INFORMATION AND PLUMBING INFORMATION.
4. REFER TO CITY DRAWINGS FOR EXISTING PAVEMENT, DRIVE/DRIVEWAYS, UTILITY INFORMATION.
5. SITE PRELIMINARY DRAWINGS AND DESIGN PLAN(S), BASE SPEC'S (INTERIOR & EXTERIOR).
6. PROVIDE TO CITY FOR TRAILER PLACING AND REQUIRED EASEMENT FOR AN OVERHEAD, ROOF AREA.
7. LOCATING TO BE INSTALLED AT LOCATION ALONG THE PROPOSED EASEMENT, REFER TO ELECTRICAL SITE PLAN.
8. SITE MEET TO BE LOCATED AS SHOWN (AS APPLICABLE).
9. ALL GAS/LINE RELATED UTILITY EQUIPMENT MAY BE SERVICED FROM THE STREET AND THE BUILDING UNDERGROUND. OTHER LOCATION WITH GAS UTILITY PROVISION AND COORDINATION UNDERGROUND AS REQUIRED.
10. ADDITIONAL GAS LOCATING REQUIRED TO BE INSTALLED.
11. THE RUNNING SLOPE OF BUILDING DRAINAGE SHALL NOT BE STEEPER THAN 1:80. THE OVERCROSS OF A BUILDING SURFACE SHALL NOT BE STEEPER THAN 1:80.
12. PROVIDE SLOPE TO DRAINAGE ALONG ALL SITES (IF A SURFACE SLOPE NOT STEEPER THAN 1:80) AND PROVIDE SLOPE TO DRAINAGE ALONG ALL SITES (IF A SURFACE SLOPE NOT STEEPER THAN 1:80).
13. REFER RETAINING WALLS, BARRIERS, EASEMENTS FOR REFERENCE ONLY. SEE CITY DRAWINGS.

Figure 10. The effect of the number of iterations on the accuracy of the proposed algorithm.

CONFIDENTIAL AND/OR PROPRIETARY USE

	SECTION LINES
	ROOF OUTLINE
	FENCE LINE
	EXPLODED ROOF FROM BUILDING TO PUBLIC SPACE
	REQUIRED ACCESSIBLE MEANS OF EGRESS
	BUILDING FOOTPRINT
	ARTIFICIAL TURF
	WET PAVING
	CONCRETE TERRAZZO AND CURBS
	LANDSCAPE AREA 75% OR MORE AS PER USE REQUIRED BY A
	PAVED LANDSCAPE AREA WITH MAX. 5% SLOPE
	WATER TREATMENT AREA (SEE PLAN FOR DETAILS)
	PROSECUTOR'S OFFICE
	POLE LIGHT
	POLE MONITOR
	COMPOST
	ROOF DRAIN

[illegible]

OFF AREA	24 HRS SR
ZONE	COMMERCIAL OFFICE
OVERLAY	ARTIST/RENT STREET CORRIDOR
USE	RETAIL SERVICES, OUTPATIENT MEDICAL SERVICES AND LABORATORIES
OFF HEIGHT	45 FT
OFF DENSITY	2,000 SF

TYPE	AREA
CHURCH	1,124 sq.
SCHOOL	1,124 sq.
OFFICE	1,124 sq.
RETAIL	1,124 sq.
INDUSTRIAL	1,124 sq.

TYPE	AREA
ALUMINUM	2,100 sq ft
STEEL	700 sq ft
GLASS AND AREA	2,400 sq ft

Year	Area
1994	24.5
1995	24.5
1996	24.5
1997	24.5
1998	24.5
1999	24.5
2000	24.5
2001	24.5
2002	24.5
2003	24.5
2004	24.5
2005	24.5
2006	24.5
2007	24.5
2008	24.5
2009	24.5
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2089	24.5
2090	24.5
2091	24.5
2092	24.5
2093	24.5
2094	24.5
2095	24.5
2096	24.5
2097	24.5
2098	24.5
2099	24.5
2100	24.5

TYPE	AREA
TOTAL SITE AREA	24.360 (2)
TOTAL UNPAVED/PAVED AREA	9.670 (2)
TOTAL UNPAVED/PAVED AREA - TOTAL SITE AREA =	
APPL. 24.360 - 9.670 = 14.690 UNPAVED/PAVED AREA	
APPL. 14.690 UNPAVED/PAVED AREA = 14.690 UNPAVED/PAVED AREA	

	TYPE	COUNT
W. Avg. $\bar{X} = 10$	STANDARD	50
W. Avg. $\bar{X} = 10$	NEW ARR.	1
W. Avg. $\bar{X} = 10$	OLD	1
W. Avg. $\bar{X} = 10$	CONTRACT	13

MINIMUM TRAINING REQUIRED: FOR TABLE 201.1:
1 YEAR, 10 CREDIT HOURS, 100 HOURS OF MEDICAL
CARE, 100 HOURS OF FIRST AID, 100 HOURS OF
BUILDING AREA = 100 HOURS (100 = 100 HOURS)
MINIMUM TRAINING ALLOWED: FOR TABLE 201.1:
1 YEAR, 10 CREDIT HOURS, 100 HOURS OF MEDICAL
CARE, 100 HOURS OF FIRST AID, 100 HOURS OF
BUILDING AREA = 100 HOURS (100 = 100 HOURS)
CONTRACT STALLS: FOR TABLE 201.1:
100 HOURS OF MEDICAL CARE, 100 HOURS OF
BUILDING AREA = 100 HOURS (100 = 100 HOURS)
100 HOURS OF FIRST AID, 100 HOURS OF
BUILDING AREA = 100 HOURS (100 = 100 HOURS)
NOTE: THAT CONTRACT STALLS NOT PROVIDED
STALLS WITH STANDARD STALLS & SINKS
COST-PROTECTED

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MECH., ELEC. & PLUMBING
BRIAR DESIGN BUILD
SUBCONTRACTORS

GENERALIST
CITY OF BALTIMORE
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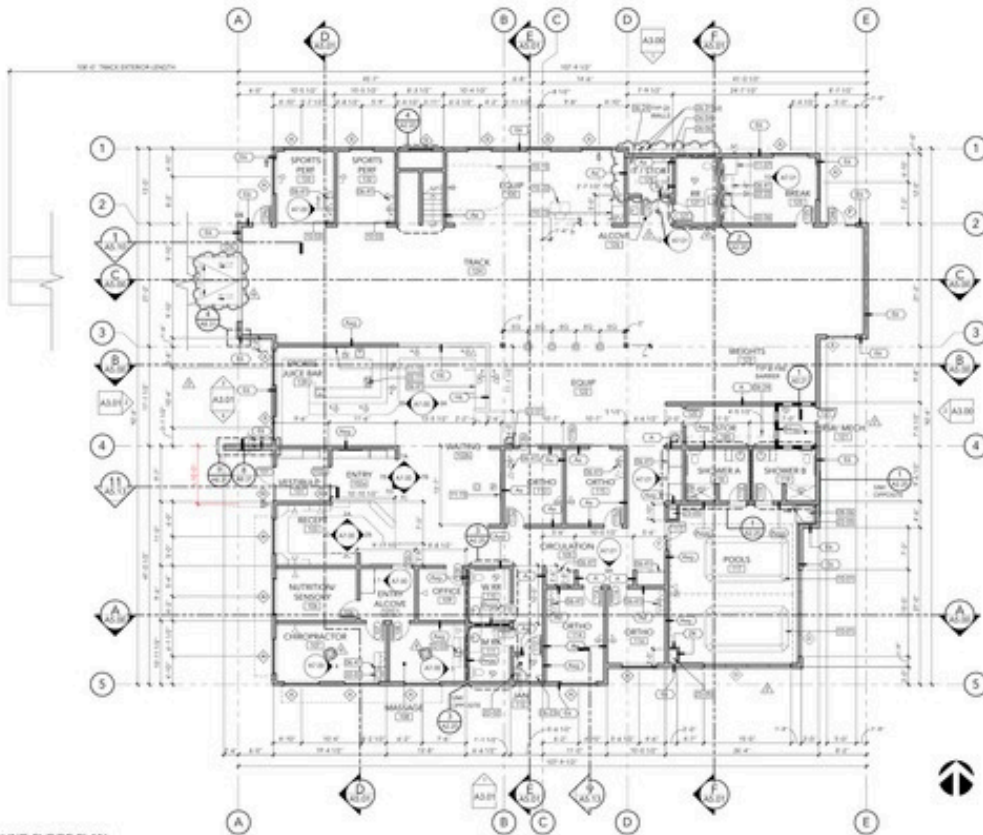
**NWRA SPORTS
PERFORMANCE**



SITE PLAN

A1.00

"AS-BUILT"

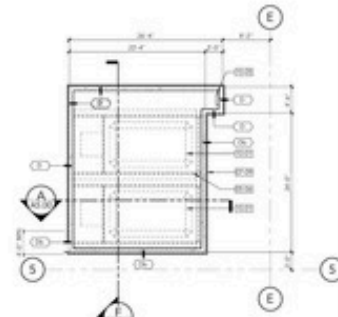


FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM FACE OF WALL OR CENTERLINE OF WINDOW, DOOR, COLUMN, CANTILEVER, ETC.
2. ALL DIMENSIONS NOTED AS CLEAR WHEN SHOWN IN PLAN, ARE FROM FACE OF FINISH TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
3. REFER TO CODE PLAN FOR FINISH WALL INFORMATION.
4. REFER TO CODE PLAN FOR FINISH CEILING INFORMATION.
5. FURNITURE & EQUIPMENT IS SHOWN FOR REFERENCE ONLY. REFER TO INTERIOR FINISHES FOR FURNITURE & EQUIPMENT DETAILS. REFER TO FINISHES FOR FURNITURE MOUNTING HEIGHTS.
6. REFER TO AS-BUILT DRAWINGS FOR DOOR AND WINDOW INFORMATION.
7. ALL DOORS SHALL BE 4' FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.
8. REFER TO CODE PLAN FOR DOOR AND WINDOW INFORMATION.
9. REFER TO AS-BUILT DRAWINGS FOR DOOR AND WINDOW INFORMATION.
10. WHERE WALL MOUNTED EQUIPMENT IS NOTED, PROVIDE WALL BRACING AS REQUIRED.

LEGEND

- ROOF LINE
- WALL, SCULPTURE & SCULPTURE, SEE ROOF PLAN
- WALL SCULPTURE OVERLAP
- ROOF DRAIN AND OVERFLOW
- SCULPTURE
- FLOOR DRAIN EXACT LOCATION FOR ROOF DRAIN
- FLOOR DRAIN COORDINATE EXACT LOCATION WITH OWNER / ARCHITECT
- WALL RE
- ELECTRICAL RECEPTACLE MOUNTED BETWEEN 4'-0" & 4'-6"
- ELECTRICAL RECEPTACLE MOUNTED AT STANDARD HEIGHT
- SPECIALTY ELECTRICAL RECEPTACLE COORDINATE EQUIPMENT AND LOCATION WITH OWNER AND EQUIPMENT MANUFACTURER
- CEILING CONNECTION COORDINATE EXACT LOCATION WITH OWNER / ARCHITECT
- DATA CONNECTION COORDINATE EXACT LOCATION WITH OWNER / ARCHITECT
- POOL PIT EXACT LOCATION COORDINATE EXACT LOCATION WITH OWNER / ARCHITECT



2. POOL PIT PLAN

SCALE: 1/8" = 1'-0"

KEYNOTES	KEYNOTES	KEYNOTES
10-01: BASE PLUMBING FOR PLUMBING	10-02: BASE PLUMBING FOR PLUMBING	10-03: BASE PLUMBING FOR PLUMBING
10-04: BASE PLUMBING FOR PLUMBING	10-05: BASE PLUMBING FOR PLUMBING	10-06: BASE PLUMBING FOR PLUMBING
10-07: BASE PLUMBING FOR PLUMBING	10-08: BASE PLUMBING FOR PLUMBING	10-09: BASE PLUMBING FOR PLUMBING
10-10: BASE PLUMBING FOR PLUMBING	10-11: BASE PLUMBING FOR PLUMBING	10-12: BASE PLUMBING FOR PLUMBING
10-13: BASE PLUMBING FOR PLUMBING	10-14: BASE PLUMBING FOR PLUMBING	10-15: BASE PLUMBING FOR PLUMBING
10-16: BASE PLUMBING FOR PLUMBING	10-17: BASE PLUMBING FOR PLUMBING	10-18: BASE PLUMBING FOR PLUMBING
10-19: BASE PLUMBING FOR PLUMBING	10-20: BASE PLUMBING FOR PLUMBING	10-21: BASE PLUMBING FOR PLUMBING
10-22: BASE PLUMBING FOR PLUMBING	10-23: BASE PLUMBING FOR PLUMBING	10-24: BASE PLUMBING FOR PLUMBING
10-25: BASE PLUMBING FOR PLUMBING	10-26: BASE PLUMBING FOR PLUMBING	10-27: BASE PLUMBING FOR PLUMBING
10-28: BASE PLUMBING FOR PLUMBING	10-29: BASE PLUMBING FOR PLUMBING	10-30: BASE PLUMBING FOR PLUMBING
10-31: BASE PLUMBING FOR PLUMBING	10-32: BASE PLUMBING FOR PLUMBING	10-33: BASE PLUMBING FOR PLUMBING
10-34: BASE PLUMBING FOR PLUMBING	10-35: BASE PLUMBING FOR PLUMBING	10-36: BASE PLUMBING FOR PLUMBING
10-37: BASE PLUMBING FOR PLUMBING	10-38: BASE PLUMBING FOR PLUMBING	10-39: BASE PLUMBING FOR PLUMBING
10-40: BASE PLUMBING FOR PLUMBING	10-41: BASE PLUMBING FOR PLUMBING	10-42: BASE PLUMBING FOR PLUMBING
10-43: BASE PLUMBING FOR PLUMBING	10-44: BASE PLUMBING FOR PLUMBING	10-45: BASE PLUMBING FOR PLUMBING
10-46: BASE PLUMBING FOR PLUMBING	10-47: BASE PLUMBING FOR PLUMBING	10-48: BASE PLUMBING FOR PLUMBING
10-49: BASE PLUMBING FOR PLUMBING	10-50: BASE PLUMBING FOR PLUMBING	10-51: BASE PLUMBING FOR PLUMBING
10-52: BASE PLUMBING FOR PLUMBING	10-53: BASE PLUMBING FOR PLUMBING	10-54: BASE PLUMBING FOR PLUMBING
10-55: BASE PLUMBING FOR PLUMBING	10-56: BASE PLUMBING FOR PLUMBING	10-57: BASE PLUMBING FOR PLUMBING
10-58: BASE PLUMBING FOR PLUMBING	10-59: BASE PLUMBING FOR PLUMBING	10-60: BASE PLUMBING FOR PLUMBING
10-61: BASE PLUMBING FOR PLUMBING	10-62: BASE PLUMBING FOR PLUMBING	10-63: BASE PLUMBING FOR PLUMBING
10-64: BASE PLUMBING FOR PLUMBING	10-65: BASE PLUMBING FOR PLUMBING	10-66: BASE PLUMBING FOR PLUMBING
10-67: BASE PLUMBING FOR PLUMBING	10-68: BASE PLUMBING FOR PLUMBING	10-69: BASE PLUMBING FOR PLUMBING
10-70: BASE PLUMBING FOR PLUMBING	10-71: BASE PLUMBING FOR PLUMBING	10-72: BASE PLUMBING FOR PLUMBING
10-73: BASE PLUMBING FOR PLUMBING	10-74: BASE PLUMBING FOR PLUMBING	10-75: BASE PLUMBING FOR PLUMBING
10-76: BASE PLUMBING FOR PLUMBING	10-77: BASE PLUMBING FOR PLUMBING	10-78: BASE PLUMBING FOR PLUMBING
10-79: BASE PLUMBING FOR PLUMBING	10-80: BASE PLUMBING FOR PLUMBING	10-81: BASE PLUMBING FOR PLUMBING
10-82: BASE PLUMBING FOR PLUMBING	10-83: BASE PLUMBING FOR PLUMBING	10-84: BASE PLUMBING FOR PLUMBING
10-85: BASE PLUMBING FOR PLUMBING	10-86: BASE PLUMBING FOR PLUMBING	10-87: BASE PLUMBING FOR PLUMBING
10-88: BASE PLUMBING FOR PLUMBING	10-89: BASE PLUMBING FOR PLUMBING	10-90: BASE PLUMBING FOR PLUMBING
10-91: BASE PLUMBING FOR PLUMBING	10-92: BASE PLUMBING FOR PLUMBING	10-93: BASE PLUMBING FOR PLUMBING
10-94: BASE PLUMBING FOR PLUMBING	10-95: BASE PLUMBING FOR PLUMBING	10-96: BASE PLUMBING FOR PLUMBING
10-97: BASE PLUMBING FOR PLUMBING	10-98: BASE PLUMBING FOR PLUMBING	10-99: BASE PLUMBING FOR PLUMBING
10-100: BASE PLUMBING FOR PLUMBING	10-101: BASE PLUMBING FOR PLUMBING	10-102: BASE PLUMBING FOR PLUMBING

PERMIT SET

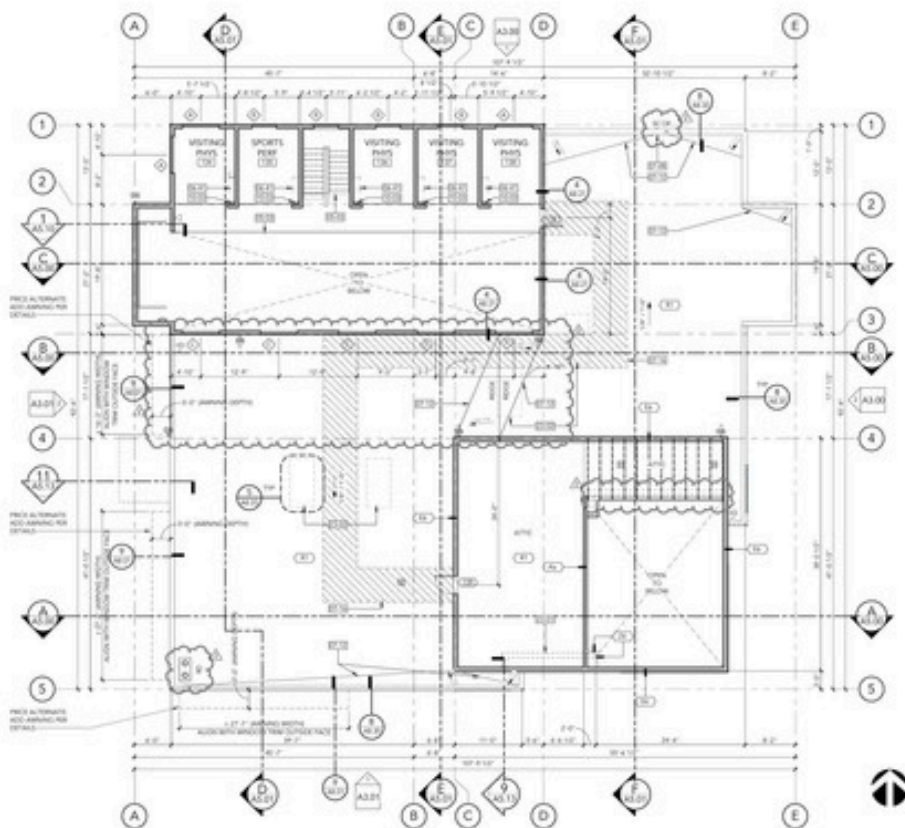
CB Two ARCHITECTS

NWRA SPORTS PERFORMANCE

GROUND FLOOR PLAN

A2.00

"AS-BUILT"



MEZZANINE FLOOR / LOWER ROOF PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS UNLESS NOTED OTHERWISE ARE TO FACE OF WALL OR CENTERLINE OF WINDOW, DOOR, COLUMN OR GRID LINE, U.S.A.
2. ALL DIMENSIONS NOTED AS SHOWN WHEN SHOWN IN PLAN, ARE PRECISE TO FACE TO FACE OF WALL, U.S.A.
3. REFER TO CODE PLAN FOR MATED WALL INFORMATION.
4. TURNPLATE & EQUIPMENT IS SHOWN FOR REFERENCE ONLY. REFER TO INTERIOR DRAWINGS.
5. REFER TO ACCESSORY DETAILS SHEET FOR STANDARD FEATURE MOUNTING HEIGHTS.
6. REFER TO AS SHEETS FOR DOOR AND WINDOW INFORMATION.
7. ALL DOORS SHALL BE 1/2" THICK GLASS BLOCK WALL, U.S.A.
8. MOUNT ROOM FLOOR ON DOORS WHEN NO WALL IS AVAILABLE. ALL WALL MOUNTED DOOR STOPS TO HAVE BLOCKING.
9. WHERE WALL MOUNTED EQUIPMENT & NOTED, PROVIDE WALL BLOCKING AS REQUIRED.

LEGEND

- ROOF LINE
- WALL, COLUMN & CORNERPOST SEE ROOF PLAN
- WALL, COLUMN CORNERPOST
- ROOF DRAIN AND OVERFLOW
- CORNERPOST
- FLOOR DRAIN, EXACT LOCATION PER ROOF DESIGN, BUILD SUBCONTRACTOR
- FLOOR DRAIN, COORDINATE EXACT LOCATION WITH OWNER, ARCHITECT
- WALL BR
- ELECTRICAL RECEPTACLE MOUNTED BETWEEN 42" - 48"
- ELECTRICAL RECEPTACLE MOUNTED AT STANDARD HEIGHT
- WALL MOUNTED ELECTRICAL RECEPTACLE, COORDINATE MOUNTING HEIGHT AND LOCATION WITH OWNER AND EQUIPMENT MANUFACTURER
- CORNER CONNECTION, COORDINATE EXACT LOCATION WITH OWNER, ARCHITECT
- DATA CONNECTION, COORDINATE EXACT LOCATION WITH OWNER, ARCHITECT
- FLOOR MOUNTED ELECTRICAL RECEPTACLE, COORDINATE WITH FLOOR FINISH, FLOOR MOUNTING

KEYNOTES

- 1. FINISHED FLOOR, EXCEPT 42" WALL MOUNTED RECEPTACLE, PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 2. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 3. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 4. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 5. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 6. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 7. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 8. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 9. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 10. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 11. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 12. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 13. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 14. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 15. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 16. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 17. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 18. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 19. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.
- 20. PROVIDE FINISH FLOOR TO FACE OF WALL, U.S.A.

PERMIT SET

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**MEZZANINE
FLOOR /
LOWER ROOF
PLAN**

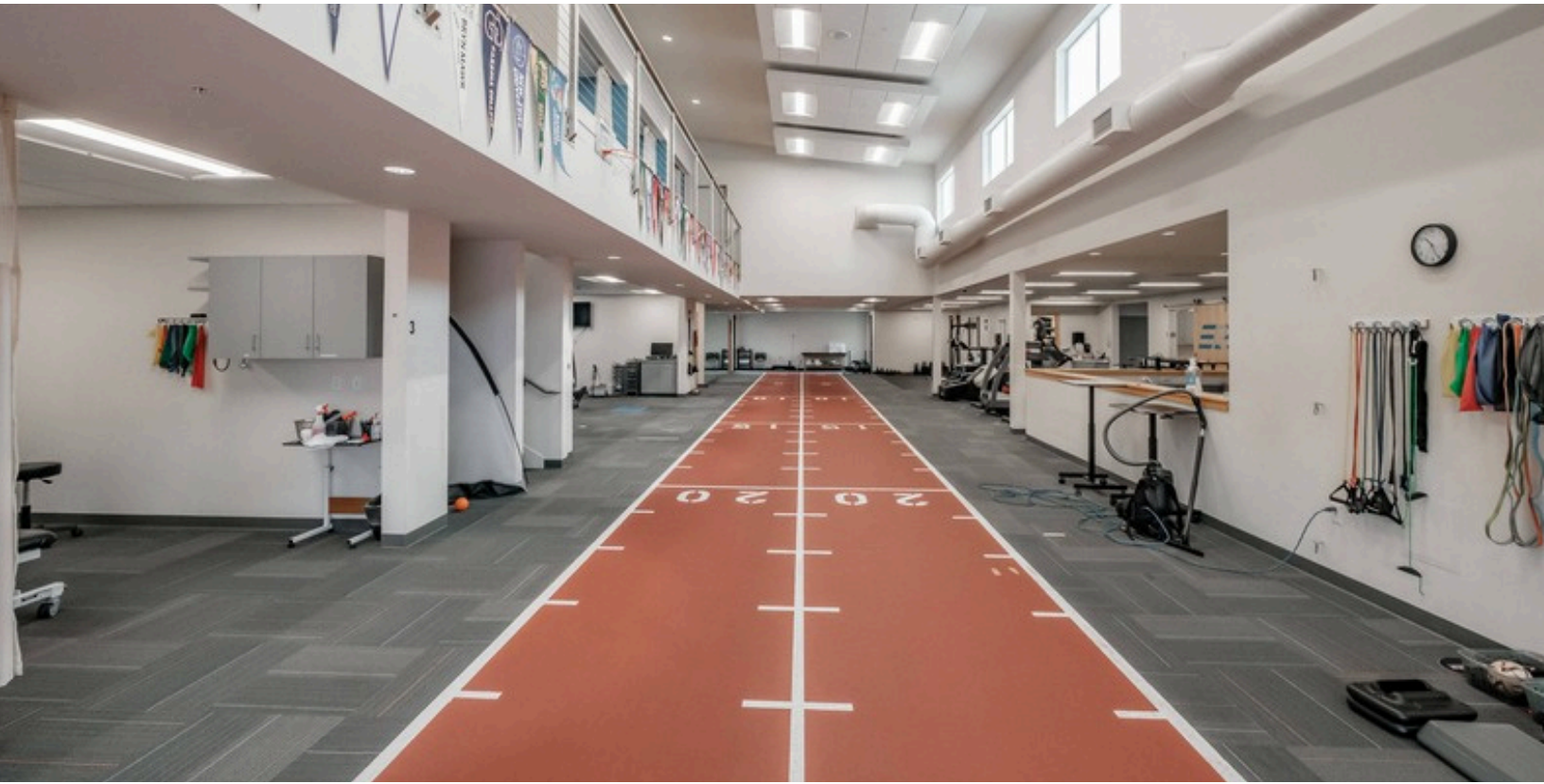
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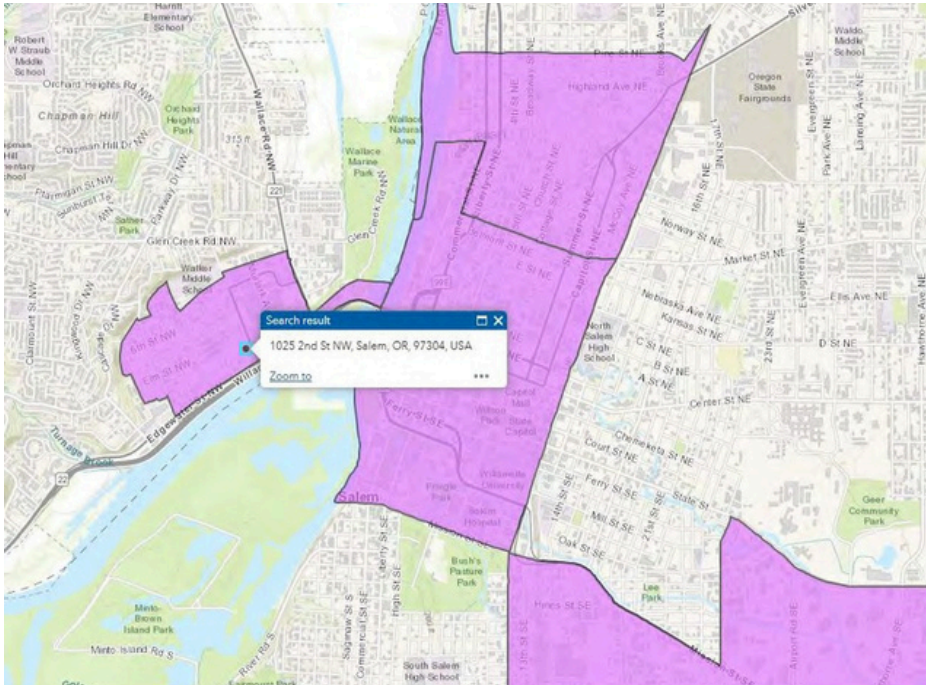




AERIAL







OPPORTUNITY ZONE

In 2018, the U.S. Treasury designated opportunity zones across the country to encourage long-term investments through a federal tax incentive. This new tax incentive applies to both capital gains invested initially in a qualified opportunity fund and capital gains earned by an investor from businesses or projects in a zone.

There are four Opportunity Zones in Salem:

- Downtown
- North Downtown
- Area surrounding the Salem Airport
- West Salem

Opportunity Zones offer major tax benefits for medium- to long-term investments in economically disadvantaged areas. The incentive applies to both capital gains invested in a Qualified Opportunity Fund (QOF) and any future gains from zone-based projects.

Each zone corresponds to a full census tract. Oregon has 834 tracts, of which over 300 qualify as low-income. The state could nominate up to 86 zones, 25% of its eligible tracts. These designations remain in effect through December 31, 2028, providing stability for investors. Federal law doesn't allow changes or additions, so Oregon conducted a detailed review and broad public outreach during its one-time nomination process. Beyond that process, the state has no ongoing role.

Capital gains invested in a QOF within 180 days can have taxes deferred until December 31, 2026. Investors choose how much to reinvest, when to exit, and whether to add more funds. Additional tax benefits may apply when the investment is sold or by the end of 2026, whichever comes first.

- If the value increases and it is held in the fund for at least five years, the amount subject to taxes shrinks by 10%
- If the value increases and it is held in the fund for at least seven years, the amount subject to taxes shrinks by 15% (10% for the first five years, plus 5% for each consecutive year)
- If the value decreases, the amount subject to taxes is effectively the fair market value

FACTS ABOUT SALEM, OREGON



The Community of Salem, Oregon

Salem is the capital city of Oregon, with a population estimated at 182,605 (2023). Centrally located, Salem is 47 miles south of Portland and an hour from the Cascade Mountains and the ocean beaches. Salem is in the midst of sustained, steady growth. Ongoing preservation of historic downtown buildings, along with a downtown core master plan for residential and commercial development, ensures managed growth. Salem is the third-largest city in Oregon and serves as the state's seat of government. Salem is a diverse community with well-established neighborhoods, a family-friendly ambiance, and a small-town feel. Salem has abundant land for development, a ready and willing workforce, great training programs, and a city that works hard to make doing business easy.

SALEM, OREGON

Salem is the capital city of the U.S. state of Oregon, situated in the heart of the Willamette Valley. As one of the oldest cities in the state, Salem offers a rich blend of history, culture, and natural beauty. With a population of over 170,000, Salem is the third-largest city in Oregon and serves as the state's seat of government. This regional profile will provide an overview of Salem, its history, and economy. Culture and the natural surroundings that make it a unique and attractive place to live

WILLAMETTE VALLEY REGION

The Willamette Valley is renowned for its wine production, and Salem is no exception. Tourists can explore local wineries and vineyards, sampling some of the world's finest Pinot Noir wines. The city also boasts a thriving food scene, with farm-to-table restaurants that showcase the region's agricultural bounty. Making it a culinary delight for visitors.

ECONOMY

Salem's economy is diversified, with sectors including government, healthcare, education, agriculture, and manufacturing. As the state capitol, the government is a significant employer in the city, with the Oregon State Capitol and various state agencies located in Salem. The healthcare

2016
WINE REGION
OF THE YEAR

MORE THAN
168,954
RESIDENTS

HOME TO
SEVEN
STATE PARKS

sector is anchored by Salem Health, a major regional medical center.

Education is another important aspect of the local economy, with institutions like Willamette University and Corban University contributing to the community. Additionally, Salem benefits from the fertile Willamette Valley, making agriculture a vital part of its economy, with a focus on berry farming and wine production. Manufacturing also plays a role, with companies engaged in food processing, electronics, and transportation equipment production.

CULTURE

Salem offers a vibrant cultural scene that blends traditional and contemporary influences. The city hosts various cultural events and festivals throughout the year, including the Salem Art Fair & Festival and the Oregon State Fair. The Elsinore Theatre, a historic landmark, hosts a variety of performances, from live music to theater productions. Local museums, such as the Hallie Ford Museum of Art and the Mission Mill Museum, provide insight into the region's history and culture.



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