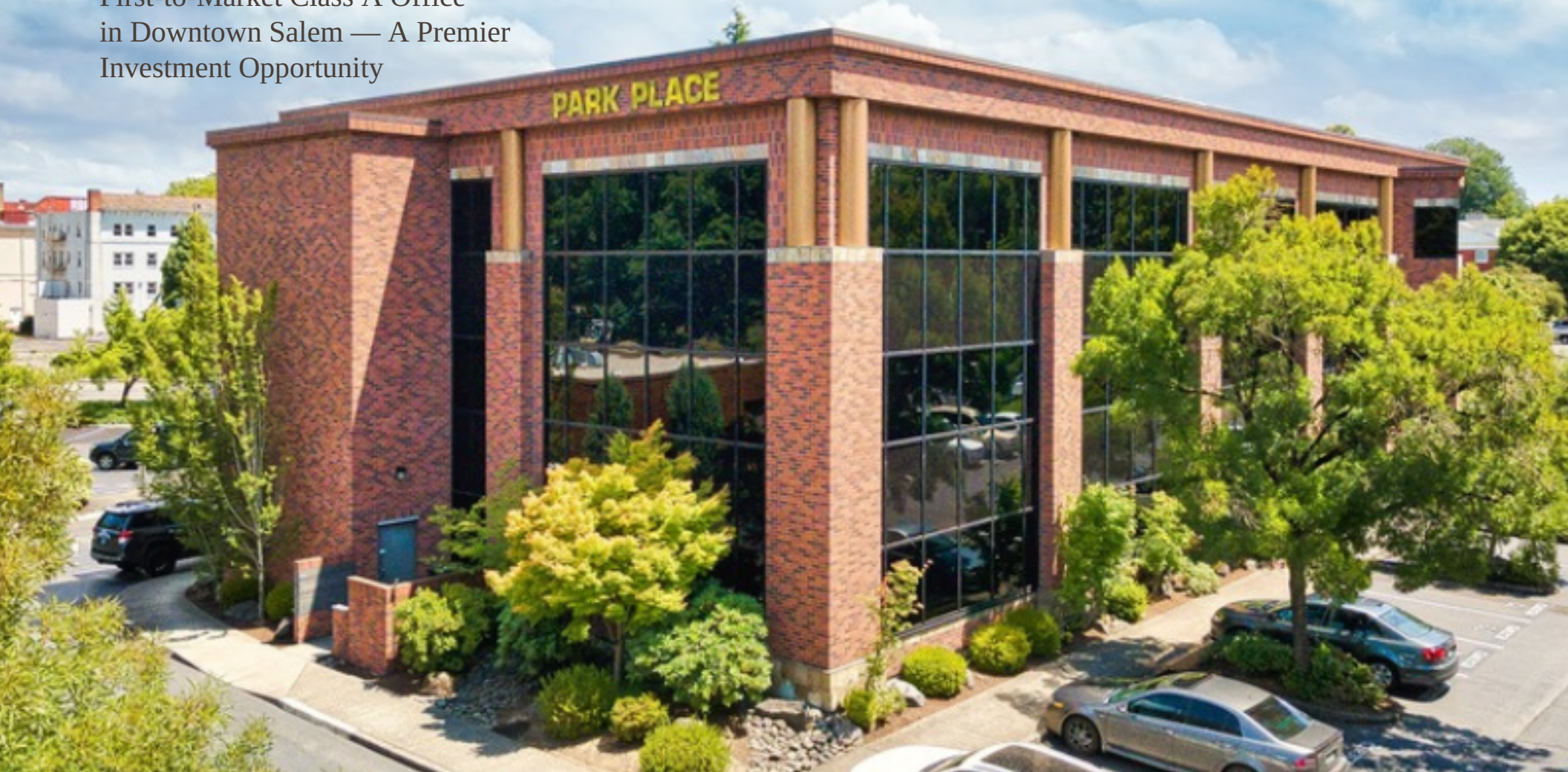


FOR SALE 250 CHURCH ST. SE, SALEM, OR 97301

Park Place Professional Center

First-to-Market Class A Office
in Downtown Salem — A Premier
Investment Opportunity



Mike Mosar, Principal Broker

mike@mosarcommercial.com • 971-273-7670 • mosarcommercial.com
350 Mission St. SE, Suite 101, Salem, OR 97302

MOSAR COMMERCIAL
PROPERTIES

FOR SALE

Park Place Professional Center

PROPERTY HIGHLIGHTS



Parking: 130 on-site



New Roof, HVAC, Sealed Parking Lot



2 Monument Signs



Close proximity to State Capitol, Salem Hospital, Marion County Courthouse

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Class A Office Building with long-term quality tenants:

Saalfeld Griggs Law Firm, Willamette Valley Oral & Maxillofacial Surgery, JGC Tax and Wealth Management, Bridgeway Community Health (Administrative Offices), Just Compassion (Administrative Offices)



PROPERTY OVERVIEW

PURCHASE PRICE	\$9,000,000
CAP RATE	6.70%
YEAR BUILT	1995
RECENT UPGRADES	New Membrane Roof 2022, HVAC 2024
BUILDING SIZE GROSS/NET RSF	39,683 SF/ 36,072 SF
NO. OF FLOORS	3 + Basement
TYPICAL FLOOR	10,632 SF
LAND AREA	1.55 Acres (67,725 SF)
ZONING	Central Business District (CBD)
OCCUPANCY	93.6%
PROPERTY TYPE	Class A Office

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EXCEPTIONAL CLASS A DOWNTOWN OFFICE INVESTMENT

Park Place Professional Center is a Class A commercial office building in the heart of downtown Salem. Featuring modern architecture, premium finishes, ample parking, and strong visibility, this well-maintained property offers flexible office suites and stable tenancy. Recent capital improvements include a new membrane roof completed in 2022 and a new HVAC system installed in 2024. With a strong 6.70% CAP rate, the property presents an exceptional opportunity for investors in a premier downtown location.

LOCATION OVERVIEW

Located at 250 Church St. SE in the heart of downtown Salem, Park Place Professional Center benefits from proximity to Salem Hospital, the Marion County Courthouse, the Oregon State Capitol, and Willamette University. Surrounded by dining and amenities, including Starbucks, the location offers excellent walkability, visibility, and convenient access for professionals, clients, and tenants.



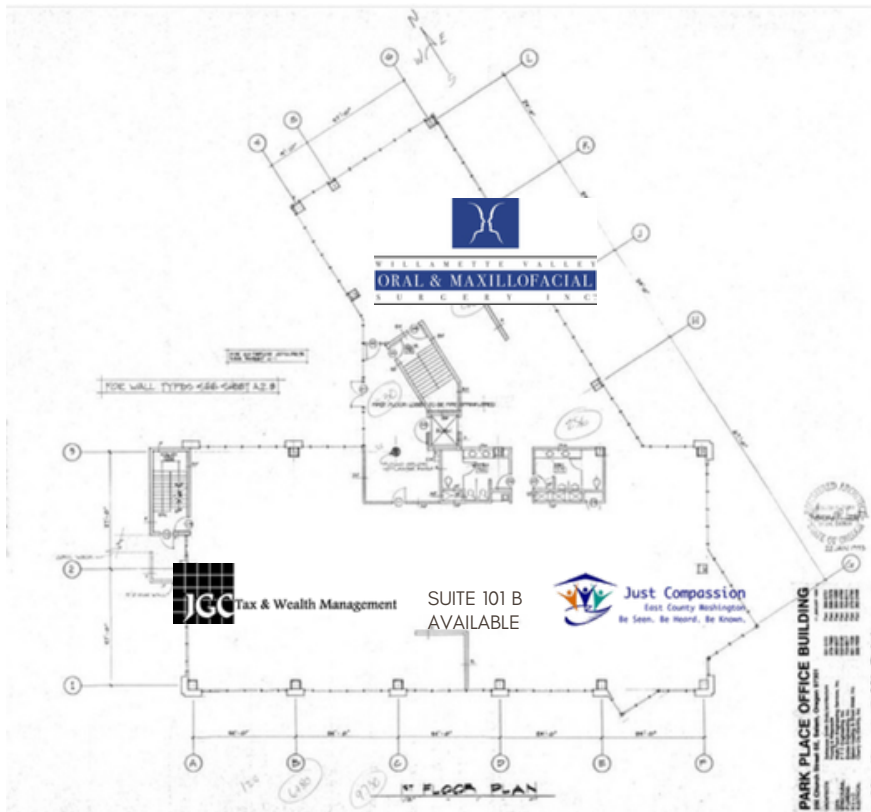
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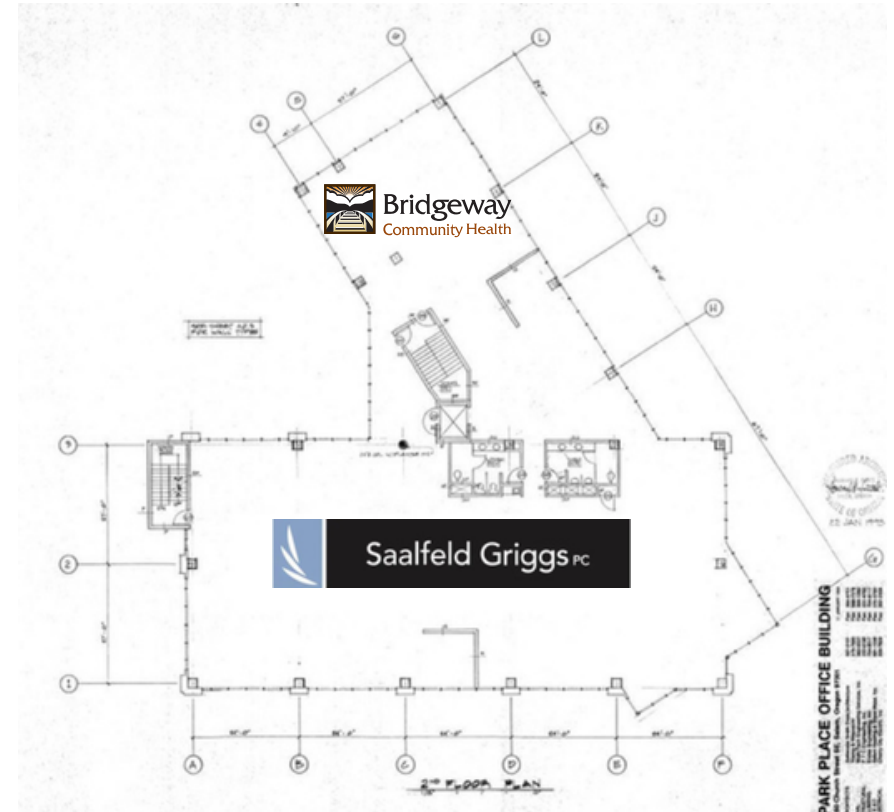
FOR SALE

Park Place Professional Center

FIRST FLOOR



SECOND FLOOR



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MOSAR COMMERCIAL PROPERTIES

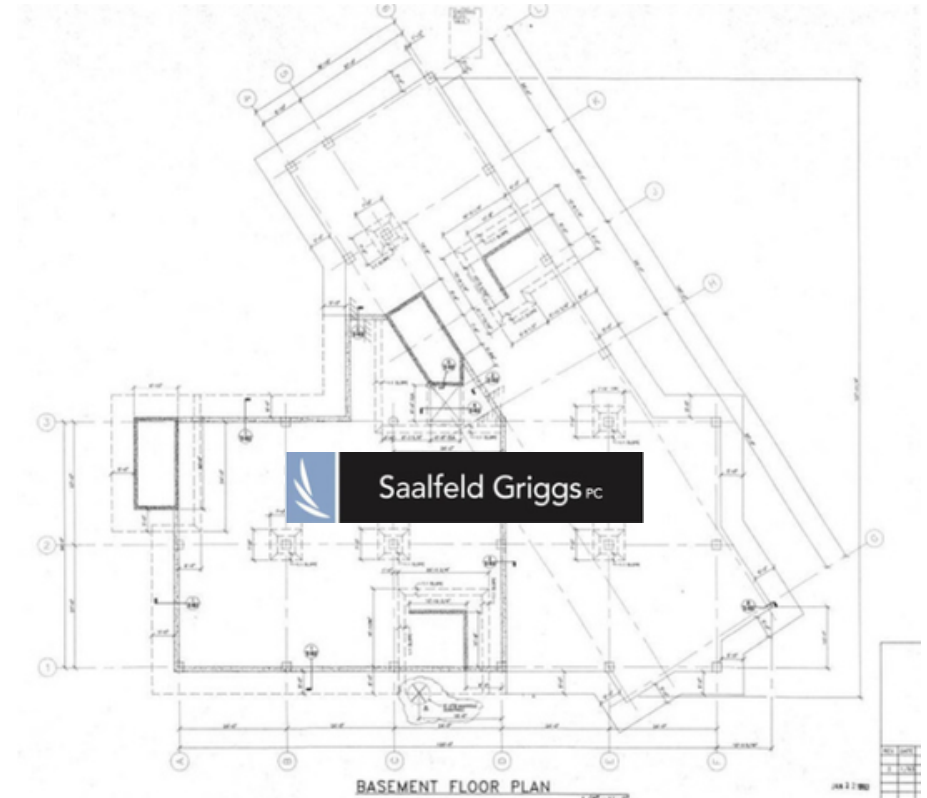
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Park Place Professional Center

THIRD FLOOR



BASEMENT LEVEL



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