

**FOR SALE**

# The Building 680 Creekside Corporate Center

680 Hawthorne Ave SE, Salem, OR 97301

**Owner-User Opportunity**



**PRESENTED BY CAPACITY COMMERCIAL GROUP**



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# BUILDING 680 CREEKSIDE CORPORATE CENTER

680 Hawthorne Ave SE,  
Salem, OR 97301



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## DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of **680 Hawthorne Ave SE, Salem, OR 97301** (the "Property").

The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately to the exclusive listing brokers.



## Owner-User Opportunity: Class A Office

**Capacity Commercial Group** is pleased to **Creekside Corporate Center - Building 680** to the market. Building 680 was constructed in 2008 and is one of the finest Class A office buildings in the entire Mid-Valley.

Except for a small deli/bakery operation, the entire building will be available for occupancy on February 1, 2026. An owner/occupant needing to customize the building for their use can be fully entitled and ready to start work as soon as needed.

Creekside Corporate Center is made up of five (5) Class A office buildings on a beautiful campus site along Mill Creek, featuring three large ponds, walking trails, and abundant parking. The property has outstanding curb appeal and is maintained to the highest standards. Please review the comparable sales in the offering memorandum and call the listing agent for pricing information.

### PROPERTY OVERVIEW

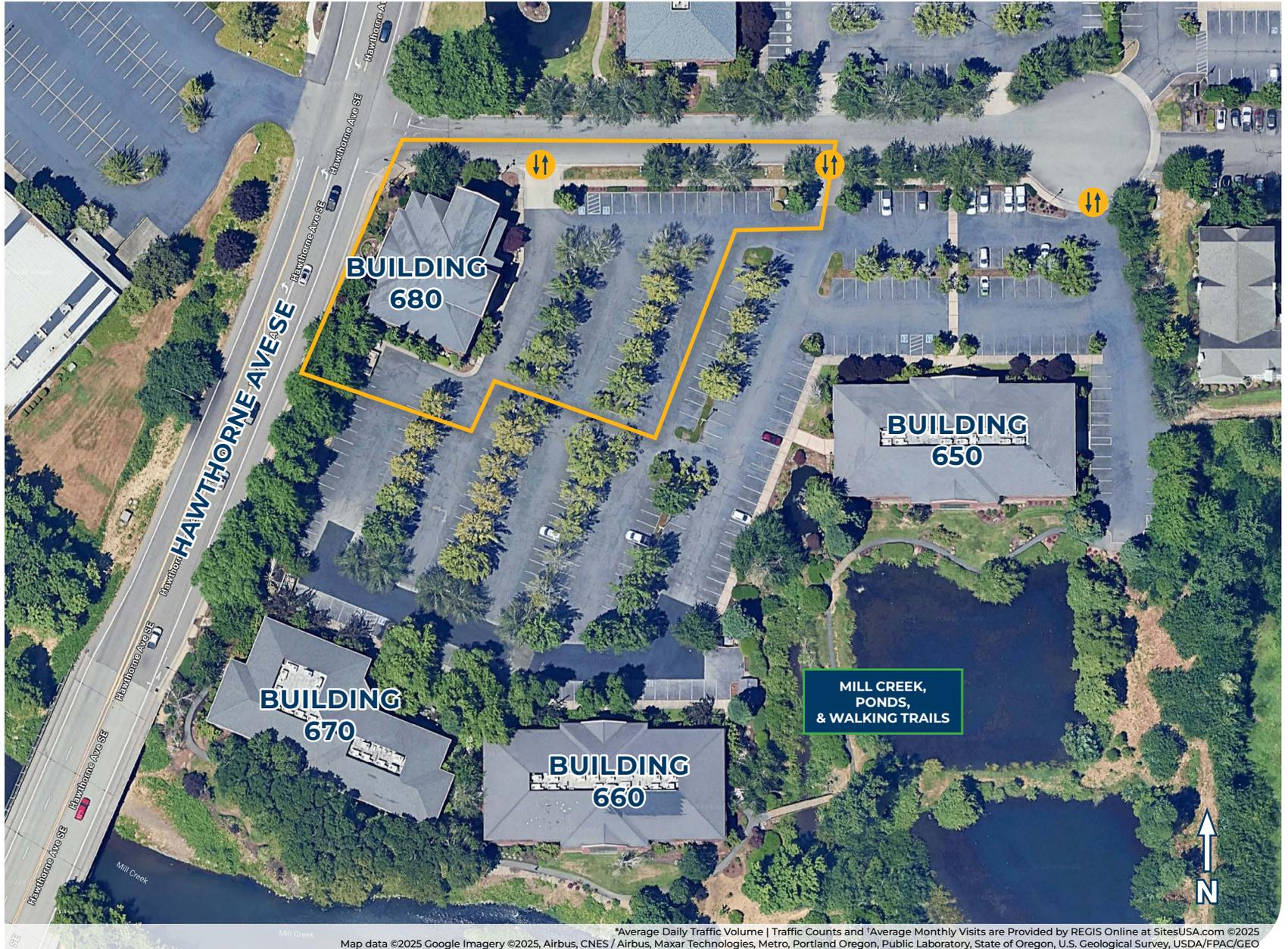
<b>Address</b>	680 Hawthorne Ave SE, Salem, OR 97301
<b>Sale Price</b>	\$4,700,000
<b>Year Built</b>	2008
<b>Building Size</b>	20,082 SF





# SITE PLAN

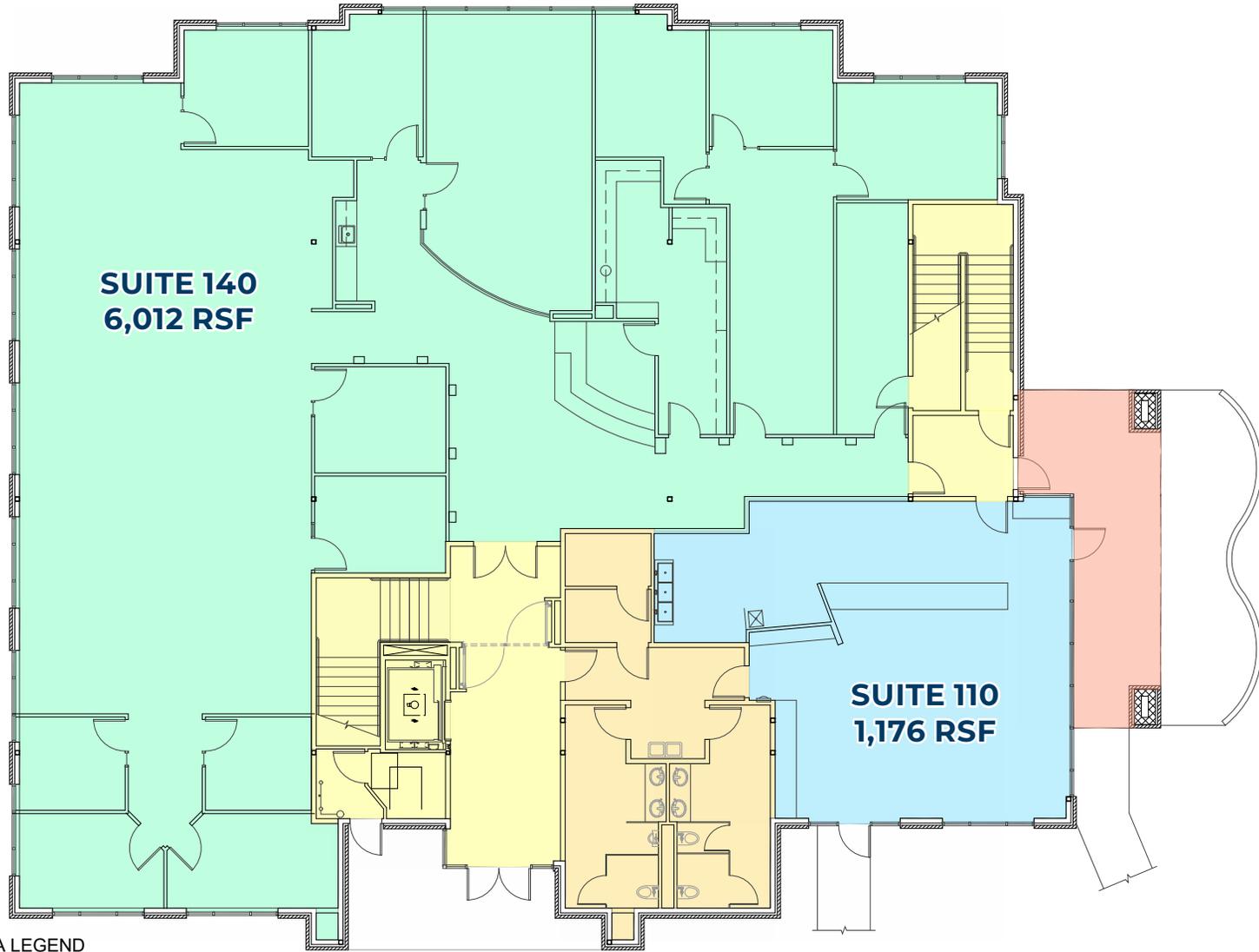
## Site Plan





FLOOR PLANS

# Floor Plans: 1st Floor



**BOMA LEGEND**

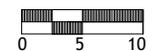
- |  |                     |  |                  |
|--|---------------------|--|------------------|
|  | BUILDING SERVICE    |  | BUILDING FEATURE |
|  | FLOOR SERVICE       |  | OCCUPANT FEATURE |
|  | RENTABLE EXCLUSIONS |  |                  |

## CREEKSIDE CORPORATE CENTER

680 HAWTHORN SE, SALEM, OR

**1st FLOOR PLAN**

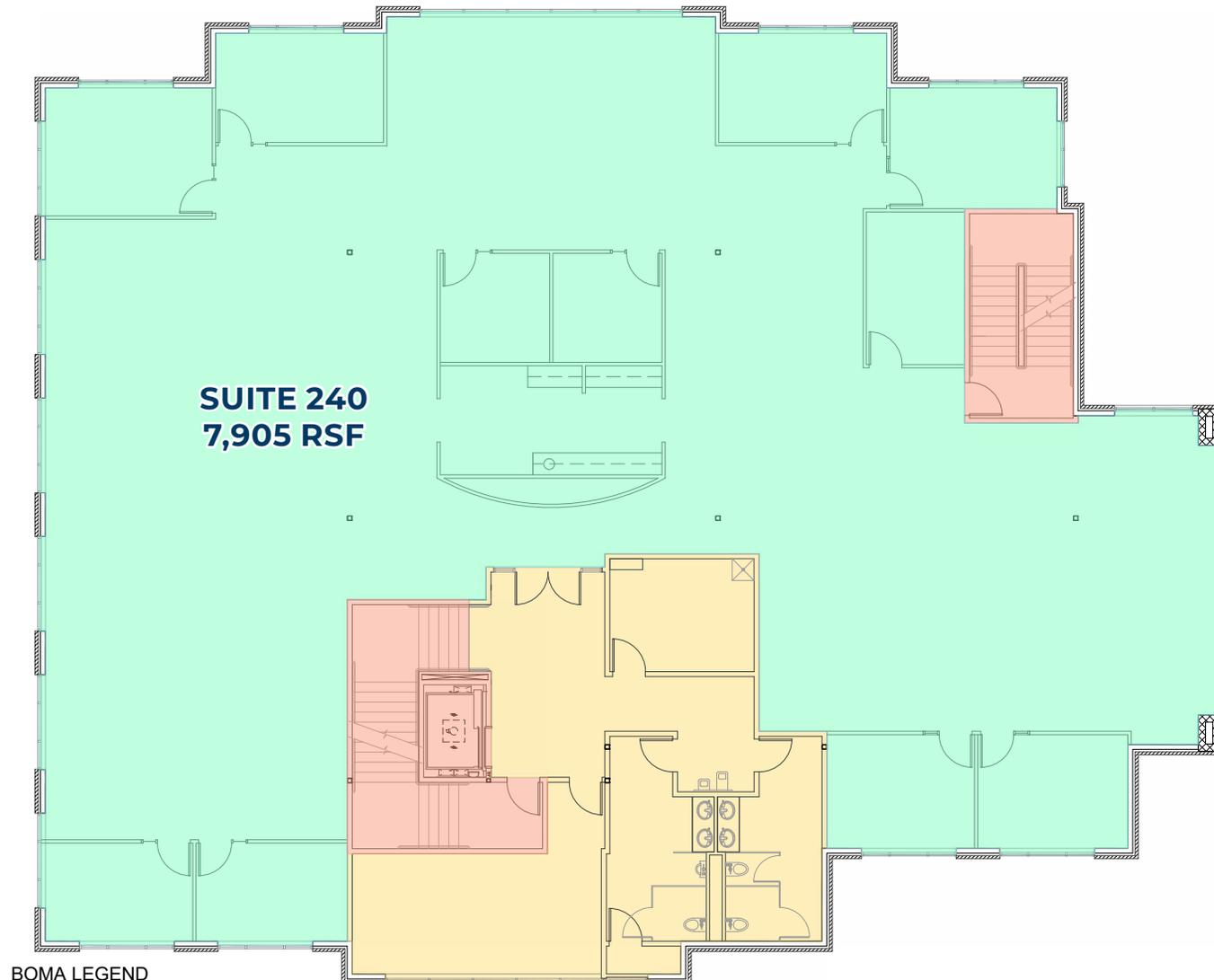
SCALE: 1" = 10'-0"



BOMA DATE: 02-21-2020



# Floor Plans: 2nd Floor



### BOMA LEGEND

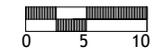
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|---|---------------------|---|------------------|
|  | BUILDING SERVICE    |  | BUILDING FEATURE |
|  | FLOOR SERVICE       |  | OCCUPANT FEATURE |
|  | RENTABLE EXCLUSIONS |   |                  |

## CREEKSIDE CORPORATE CENTER

680 HAWTHORN SE, SALEM, OR

### 2nd FLOOR PLAN

SCALE: 1" = 10'-0"

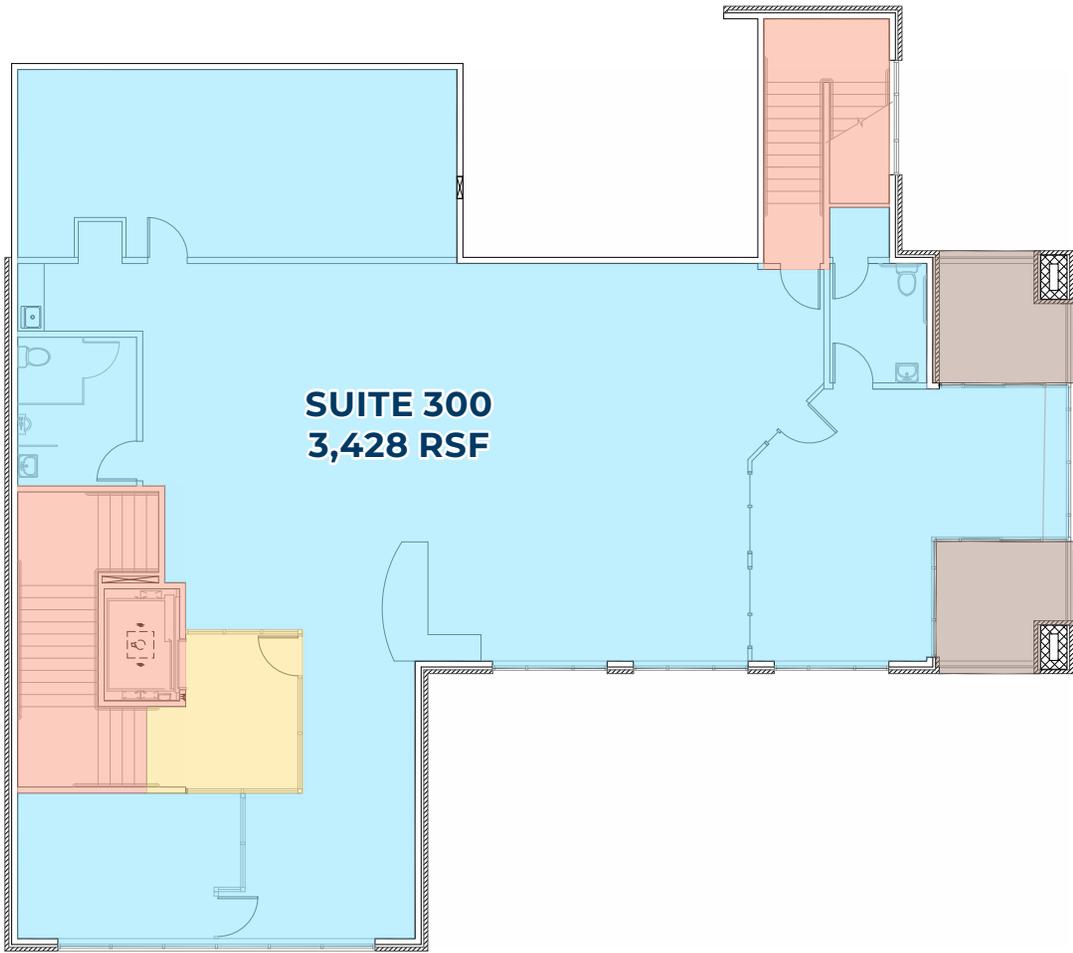


BOMA DATE: 02-21-2020

# Floor Plans: 3rd Floor



FLOOR PLANS



**SUITE 300**  
3,428 RSF

**BOMA LEGEND**

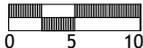
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<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> FLOOR SERVICE	<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> OCCUPANT FEATURE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black;"></span> RENTABLE EXCLUSIONS	

**CREEKSIDE CORPORATE CENTER**

680 HAWTHORN SE, SALEM, OR

**3rd FLOOR PLAN**

SCALE: 1" = 10'-0"



BOMA DATE: 02-21-2020





SALE COMPARABLES

# Comparables



Property	★ 680 HAWTHORNE AVE SE	1701 LIBERTY ST SE	PARKSIDE BUILDING
Address	421 Water Ave NE Albany, OR 97321	1701 Liberty St SE Salem, OR 97302	966 12th Street SE Salem, OR 97301
Bldg SF	20,082 SF	6,596 SF	10,018 SF
Year Built	2008	1991	2007
Sale Price	\$4,700,000	\$1,750,000	\$4,700,000
Price Per SF	\$234.04/SF	\$265.31	\$469.16



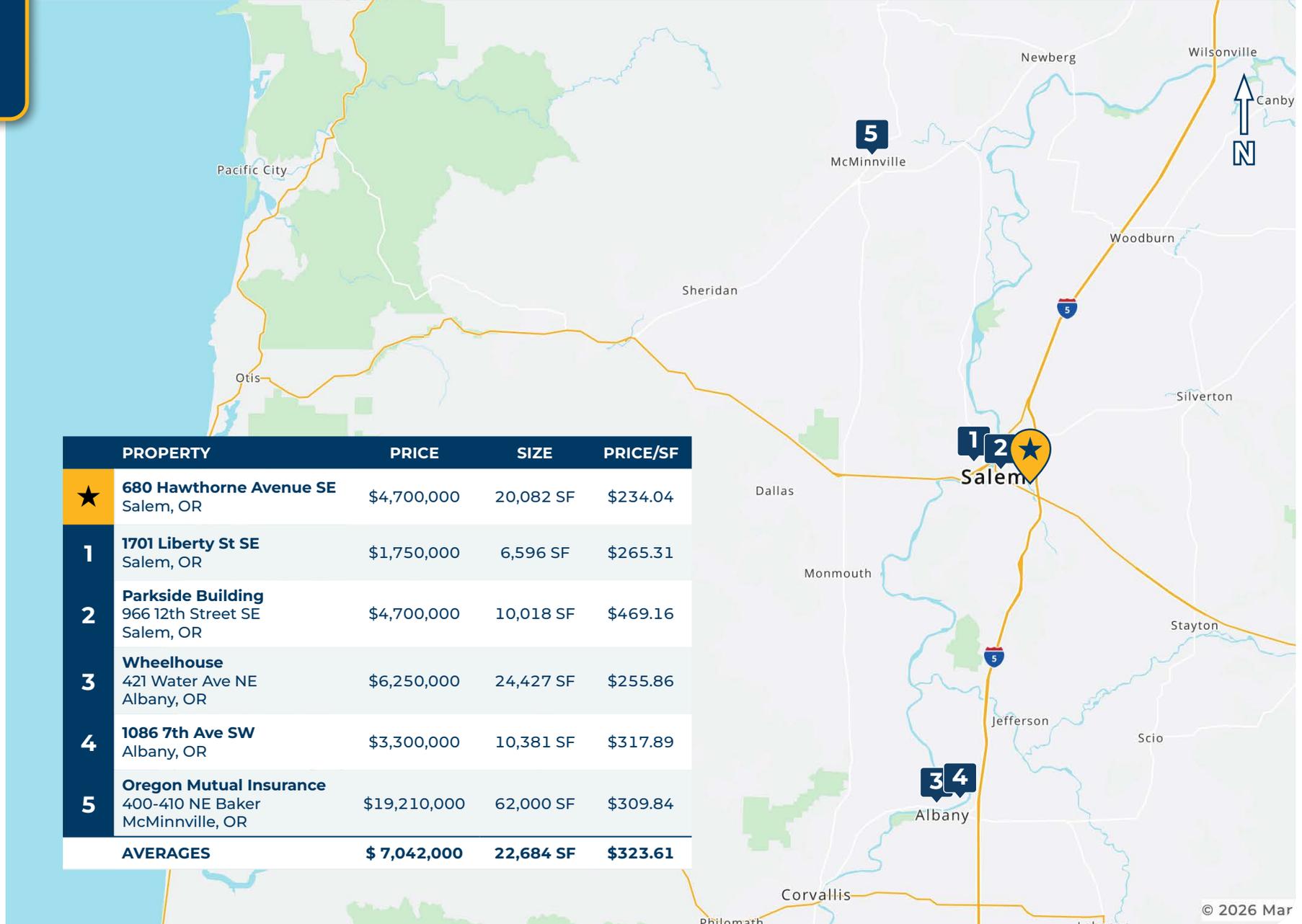
Property	WHEELHOUSE	1086 7TH AVE SE	OREGON MUTUAL INSURANCE
Address	421 Water Ave NE Albany, OR 97321	1086 7th Ave SE Albany, OR	400-410 NE Baker McMinnville, OR 97128
Bldg SF	24,427 SF	10,381 SF	62,000 SF
Year Built	2010	1982	2007
Sale Price	\$3,450,000	\$3,300,000	\$19,210,000
Price Per SF	\$255.86	\$317.89	\$309.84

# Comparables Summary & Map

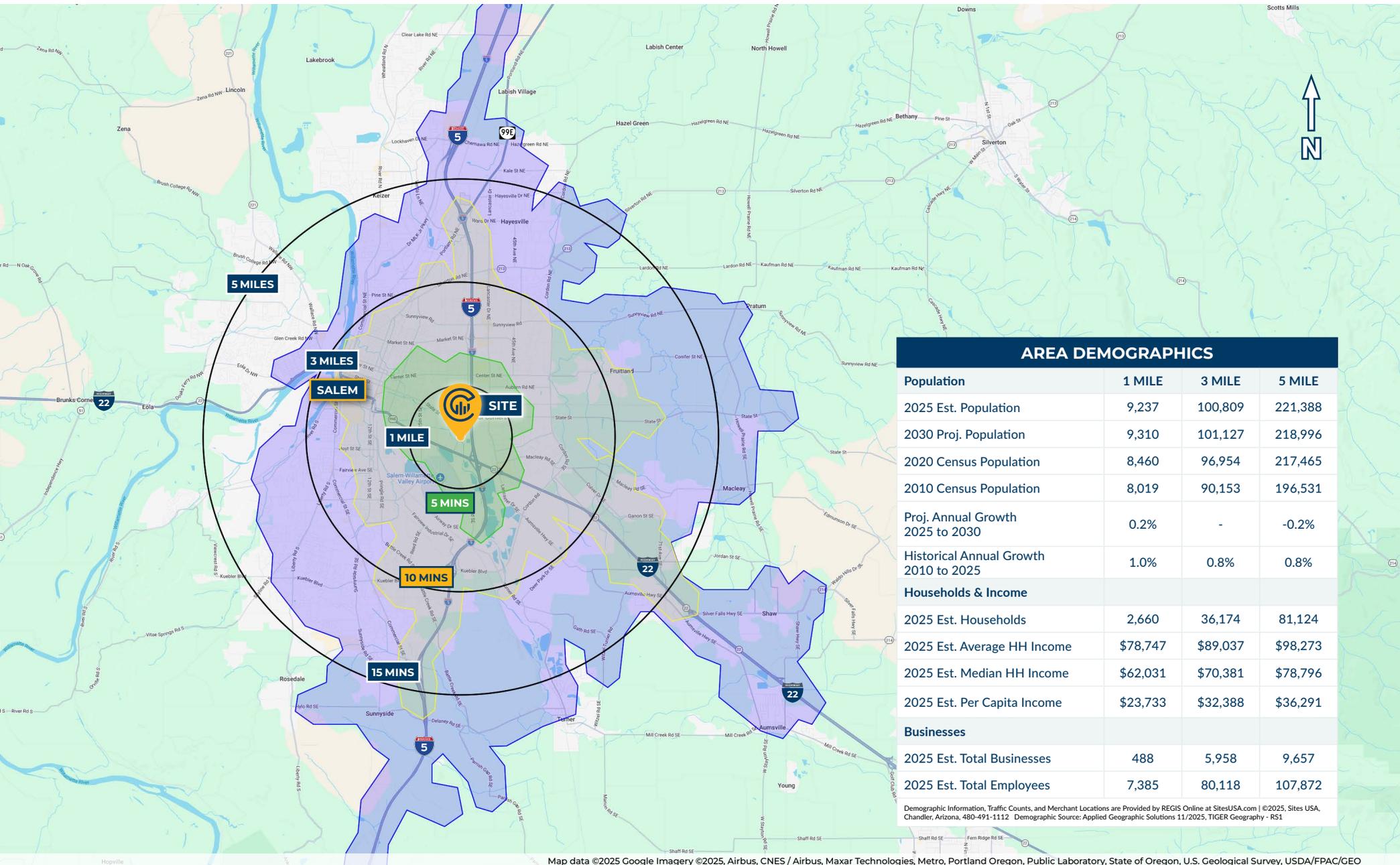


SALE COMPARABLES

	PROPERTY	PRICE	SIZE	PRICE/SF
★	<b>680 Hawthorne Avenue SE</b> Salem, OR	\$4,700,000	20,082 SF	\$234.04
1	<b>1701 Liberty St SE</b> Salem, OR	\$1,750,000	6,596 SF	\$265.31
2	<b>Parkside Building</b> 966 12th Street SE Salem, OR	\$4,700,000	10,018 SF	\$469.16
3	<b>Wheelhouse</b> 421 Water Ave NE Albany, OR	\$6,250,000	24,427 SF	\$255.86
4	<b>1086 7th Ave SW</b> Albany, OR	\$3,300,000	10,381 SF	\$317.89
5	<b>Oregon Mutual Insurance</b> 400-410 NE Baker McMinnville, OR	\$19,210,000	62,000 SF	\$309.84
	<b>AVERAGES</b>	<b>\$ 7,042,000</b>	<b>22,684 SF</b>	<b>\$323.61</b>



# Property Drive-Time & Demographics



AREA DEMOGRAPHICS			
Population	1 MILE	3 MILE	5 MILE
2025 Est. Population	9,237	100,809	221,388
2030 Proj. Population	9,310	101,127	218,996
2020 Census Population	8,460	96,954	217,465
2010 Census Population	8,019	90,153	196,531
Proj. Annual Growth 2025 to 2030	0.2%	-	-0.2%
Historical Annual Growth 2010 to 2025	1.0%	0.8%	0.8%
Households & Income			
2025 Est. Households	2,660	36,174	81,124
2025 Est. Average HH Income	\$78,747	\$89,037	\$98,273
2025 Est. Median HH Income	\$62,031	\$70,381	\$78,796
2025 Est. Per Capita Income	\$23,733	\$32,388	\$36,291
Businesses			
2025 Est. Total Businesses	488	5,958	9,657
2025 Est. Total Employees	7,385	80,118	107,872

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com | ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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# Oregon Initial Agency Disclosure Pamphlet



*Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.*

**This pamphlet is informational only.** Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

## Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller’s Agent** – Represents the seller only.
- **Buyer’s Agent** – Represents the buyer only.
- **Disclosed Limited Agent** – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

## Definition of “Confidential Information”

Generally, licensees must maintain confidential information about their clients.

“Confidential information” is information communicated to a real estate licensee or the licensee’s agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. “Confidential information” does not mean information that:

1. The buyer instructs the licensee or the licensee’s agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee’s agent to disclose about the seller to the buyer; and
2. The licensee or the licensee’s agent knows or should know failure to disclose would constitute fraudulent representation.

## Duties and Responsibilities of a Seller’s Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties’ agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller’s agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller’s interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent’s expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller’s agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller’s past conformance with law.

## Duties and Responsibilities of a Buyer’s Agent

An agent, other than the seller’s agent, may agree to act as the buyer’s agent only. The buyer’s agent is not representing the seller, even if the buyer’s agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller’s agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties’ agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer’s agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer’s interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent’s expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer’s agent is not required to seek additional proper-

ties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer’s agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller’s past conformance with law.

## Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written “Disclosed Limited Agency Agreement” signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller’s agent;
2. To the buyer, the duties listed above for a buyer’s agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party’s interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

*You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller’s Agent, Buyer’s Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee’s knowledge and consent, and an agent cannot make you a client without your knowledge and consent.*

# BUILDING 680 CREEKSIDE CORPORATE CENTER

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PORTLAND • VANCOUVER • SALEM

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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.