### MIXED USE INDUSTRIAL COMMERCIAL | FOR LEASE

# FLEX - THE 45TH PARALLEL BUILDING



2195 Hyacinth St NE, Salem, OR 97301



#### PROPERTY SUMMARY

Available SF: 237 - 1,023 SF

Lease Rate: \$1.15-\$2.25/SF/Mo/NNN

NNN Estimate: \$0.67/SF/Mo

Lot Size: 7.0 Acres

Building Size: 72,489

Renovated: 2015

Zoning: IC

Traffic Count: 27,000

#### PROPERTY OVERVIEW

The 45th Parallel Building is part of a 7 Acre, 120,000 SF+ retail/creative office/incubator development located in the North Gateway. The 45th Parallel is in the Urban Renewal District and offers great traffic counts and easy access to the I-5 and Downtown Salem/Keizer. Each space in the building features skylights, glass roll-up doors, and 18' ceilings. Onsite security guard and surveillance on site with new updated parking. Cotenants include Just Us Girls Coffee & Wine, Chomp Chocolate, Shabby Chic, Xicha Brewing, Momiji, Custom Cakes by Michelle, 503 Fades, Wright Tree Clearing Services and many many others. Join the excitement at the 45th Parallel!

### **PROPERTY HIGHLIGHTS**

- Available: 237 1,023 RSF Pricing: \$1.15-\$2.25/SF/Month + NNN
- NNN Estimate at \$0.67/SF Possible Uses: Retail, Office, Salon
- 24x7x365 Onsite Security Guard & Live Surveillance Cameras
- Traffic Counts: 27,000 / Parking: 3/1.000



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Hyacinth St NE



#### **Shops & Gifts**

101

- The Shabby Chic Bride
  - Michelle Ashley Custom Cakes
    The Hook Nook
- Teja Juice Company Boutique Z (by appointment) 108
- 111
- Mint Baby Body Decor Chomp Chocolate
- Champ Chacolate = t32
- 133 = 134
- Champ Chocolate Retro Next Door 172
- Street Sweets 1969 Odolla Coffee Roasters
- 196 197
  - Chang'n Lanes

#### Office & Services

- Events Planned Perfectly 103
- Kellie Perry Photography
  Phil Bailey Real Estate
  Andre Lindauer Computer Repair 1089 1108
- 111B - Oregon Aglink
- Write Tree Service
- 142 144 - Rapid Refil - Mah Ann's Pro Fitness

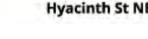
25th Ave NE

- 145
- Rose City Ballons
  Superior Quality Construction
  RentU.com OBA Bookbyte 148 170
  - MV Transportation
  - PCS Outback Steel Buildings
- Willamette Valley Tree Clearing Inc
  Mighty Mortgage Corp
  Christopher Herdon (Metal Worker)
  PCS Outback Steel Buildings 180 191
- 192
- 195 Torah to the Tribes
   NDB Real Estate

## Back Building Suite 130 - The Keene Group

#### Map Key

- Restrooms
  - Accessibility Access
  - Building Enterance/Exit





## **Beauty & Wellness**

- White Lotus Medical Aesthetic 106 Salon 45
  - Lure Beauty LLP
- 1093
  - Shade and Blade Little Angels Kid Salon
- 135 -503 Fades
- -LQHD
- Arvo Lash & Beauty Lounge TRIO Salon 138
- 140
- April Jean and Co. Blackcraft Tattoo
- Mo.Xc Sisterhood Aesthetics 190
- Ms Tease Salon Blush Beauty & Lashes 1938
- 194 195A - Sanders Styles - Mvlda Beauty Studio
- Rigmaiden Amanda Kuston Kreations Salon 1958
- 198 - Luna Lash Suite

- 100 Tattoos by Becca Nushell 110 - The Cortado
- Salon Asha
- Lannigan Tattoos

#### Food & Beverage 102 - Just Us Girls Event Planning

- 128

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# COMMON AREA/AMENITIES



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Shower Facility: 1 Shared Shower Facility for Tenants

Restrooms: 6 Shared Gender Neutral Restrooms

Lighting: Skylights & Natural Light

Roll Up Doors: 18' Glass Rollup Doors

Building Size: 67,771 SF

Zoning: IC



The building's original shell, concrete floors and huge skylights keep the historical feel with vibrant new touches. Each individual suite has at least one skylight, full glass garage doors and a glass man door.

- Open Ceilings
- High Traffic Counts
- Secure Bike Parking
- Fantastic Signage
- Large Community Lobby Area
- IC Zoning Allowing for Tenant Diversity

IC (Commercial Industrial) zoning allows for a wide diversity of tenants. Spaces are available that range from 200 square feet to approximately 5,000 square feet. Parking around the entire building.

Shared common conference room and a large community lobby area for tenants and guests to gather for meetings or socializing.





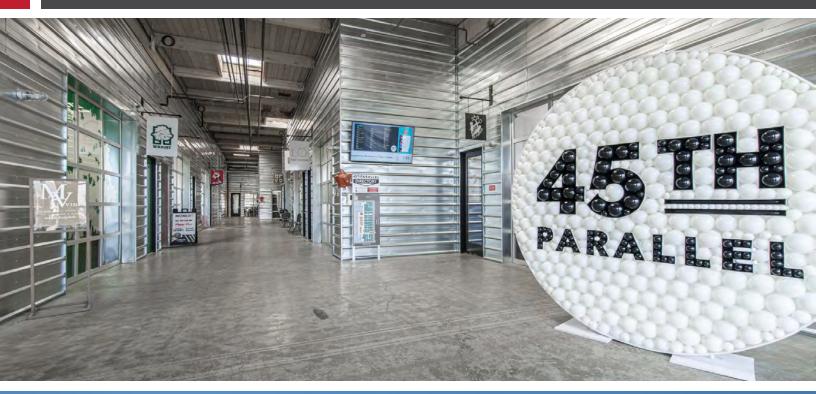


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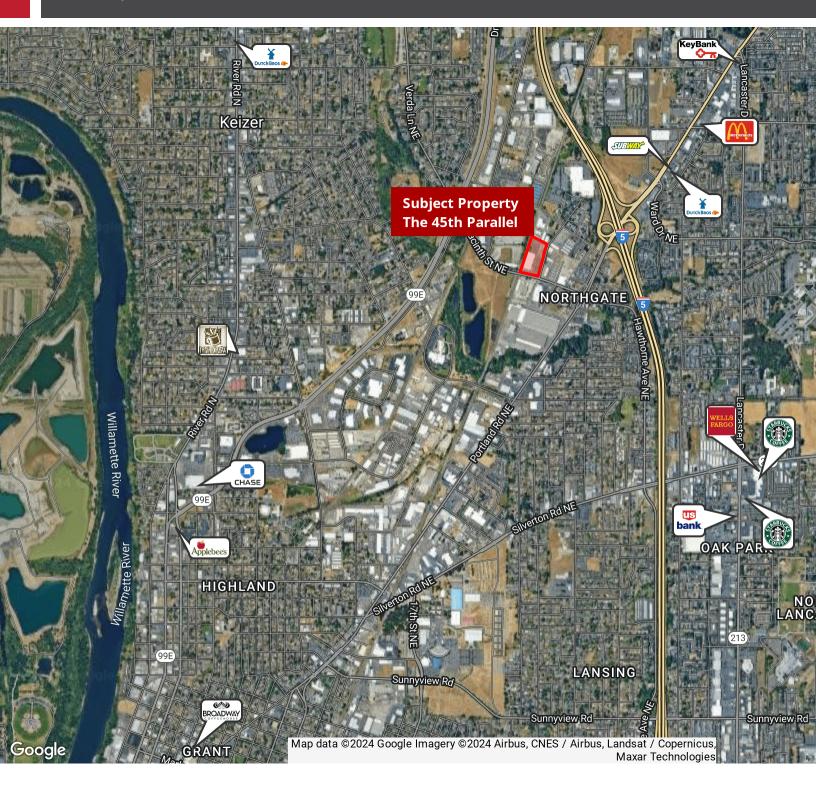


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### LEGACY REAL ESTATE | DISCLOSURES

# OAR DISCLOSURE



This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

#### **Real Estate Agency Relationships**

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (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 both 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.

# Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

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 agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

- 1. To exercise reasonable care and diligence;
- 2. To deal honestly and in good faith;
- 3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
- 4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
- 5. To account in a timely manner for money and property received from or on behalf of the client;
- To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction:
- 7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
- 8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
- 9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
- 10. When representing a seller, 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. When representing a buyer, 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 properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.



### LEGACY REAL ESTATE | DISCLOSURES

# OAR DISCLOSURE



None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client 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. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any 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.

# 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, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) 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 agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

- 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 instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

- 1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
- 2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
- In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

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

