



FOR LEASE



UNIVERSITY STATION

Professional Office Building Space

1,632 - 5,193 SF(3 Suites) | \$1.85 SF/month (Full Service)

698 12th Street SE, Salem, OR 97301

- Creekside Setting
- Full-service lease
- Amazing location
- Good parking
- Close to Salem Hospital, Willamette University, the Oregon State Capitol, and downtown Salem

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	698 12th Street SE, Salem, OR 97301
Available Space	1,632 - 5,193 SF
N° of Suites Available	3 Suites
Lease Rate	\$1.85 SF/month (Full Service)
Building Size	30,488 SFt
Lot Size	1.35 Acres
Lease Term	Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	5,193 SF	Full Service	\$1.85 SF/month
Suite 205	Available	1,632 SF	Full Service	\$1.85 SF/month
Suite 210	Available	2,915 SF	Full Service	\$1.85 SF/month

Property Summary

Constructed in 1997 with an exterior upgrade in 2005. University Station is a professional office building located within blocks of the Oregon State Capitol, Willamette University, Salem Health | Hospital, and the Central Business District. This creekside property sits adjacent to 3 major thoroughfares, including the eastbound ramp to Mission St and I-5, making this one of the most conveniently located buildings in Salem. The building works well for professional office, legal, medical, or government uses.



SUITE 100 FLOOR PLAN

SUITE 100



C EXECUTIVE SUITES

- 1/8" = 1'-0"
- OFFICES: 9
- CONFERENCE ROOMS: 1
- WORK STATIONS: 7X7 - 7
- BREAK ROOM / WORK ROOM
- STORAGE

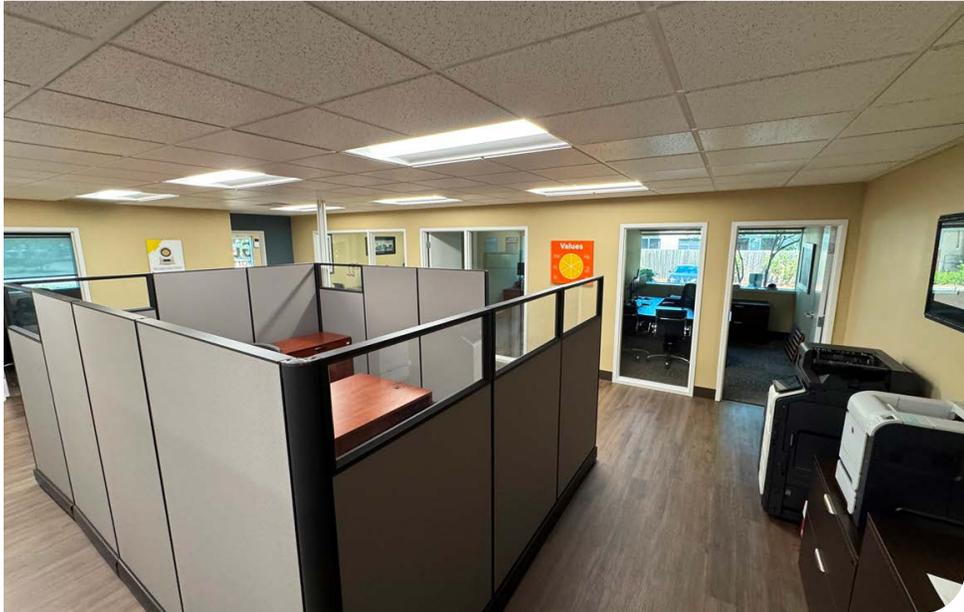
SCALE: 1/8" = 1'-0"



HALF SCALE WHEN PRINTED ON 11X17



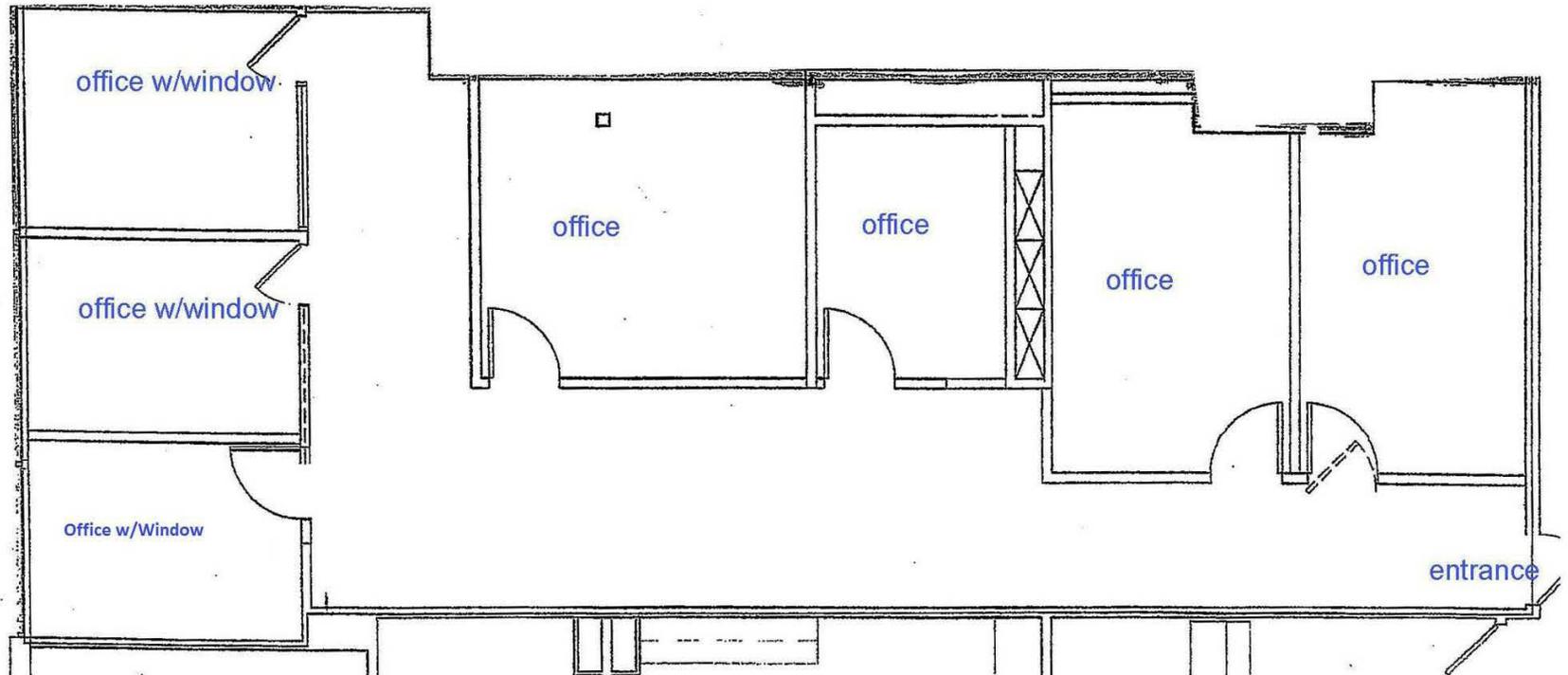
SUITE 100 PHOTOS





SUITE 205 FLOOR PLAN

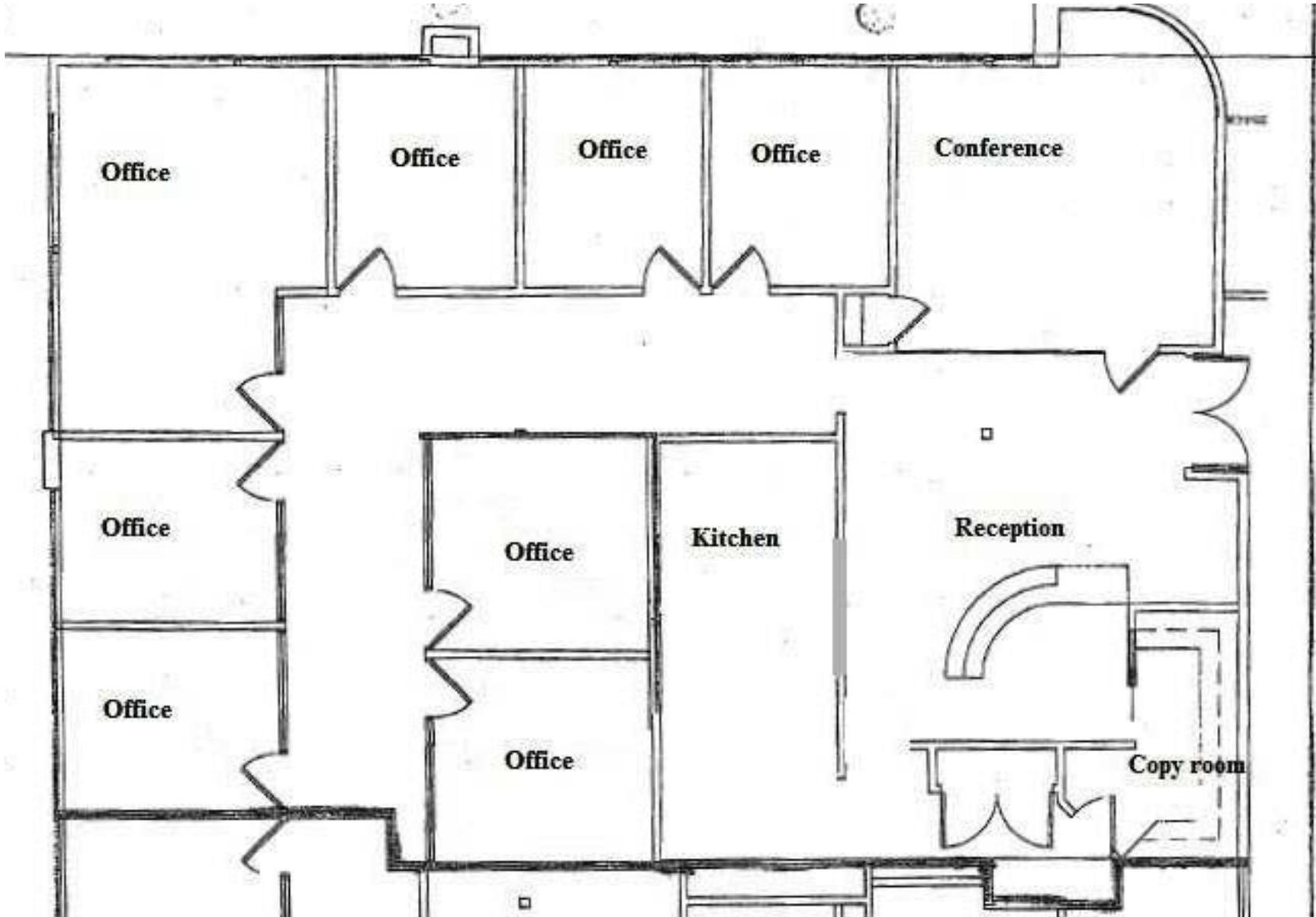
SUITE 205



SUITE 210



SUITE 210 FLOOR PLAN





SUITE 210 PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo

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