



Available For Lease

WaterPlace

500 Liberty Street SE, Suite 400
Salem, OR 97301

Offering Memorandum Presented By:

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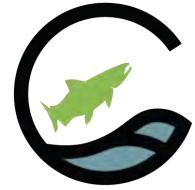


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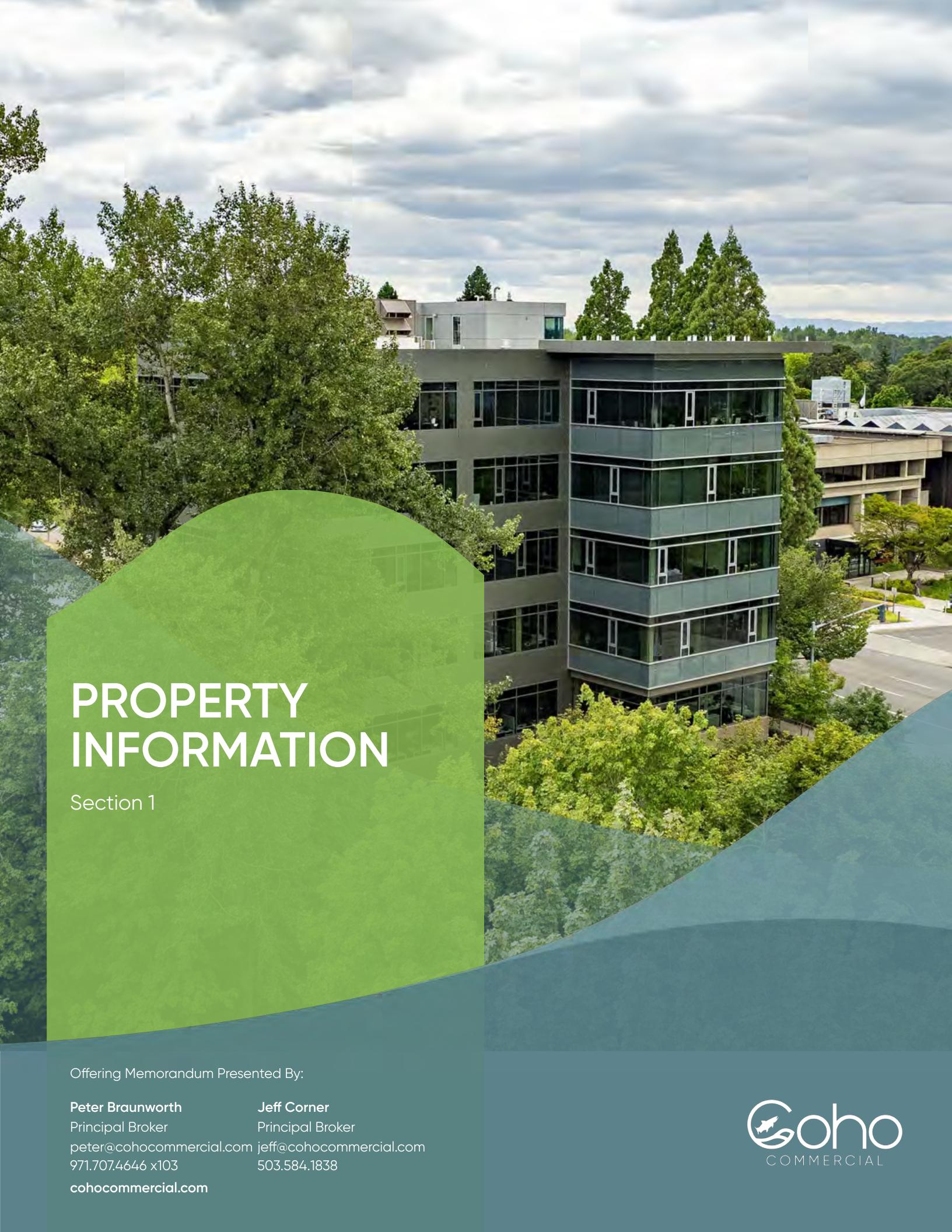
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PROPERTY INFORMATION

Section 1

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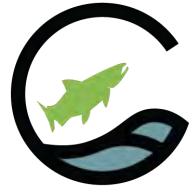
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Property Overview

WaterPlace

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WaterPlace Overview

Welcome to WaterPlace - Salem and the Willamette Valley's finest and most distinctive office building. Featuring best-in-class design, finishes, functionality, amenities and location, it is truly in a class by itself, setting the benchmark standard by which all other professional office buildings in the market are compared. From its one-of-a-kind setting along the banks of beautiful Pringle Creek, tenants are treated to unmatched views of the surrounding natural habitat, downtown Salem, State Capitol, Civic Center, Salem Library and Riverfront Park and Amphitheater to the west.

With a prime location at the southern edge of downtown Salem, WaterPlace tenants enjoy convenient walking-distance access to the best of downtown eateries, shopping and services. Salem Health-Hospital is a short 5-minute walk to the east, making the location ideal for medical service providers. The State Capitol and numerous government and judiciary buildings are all easily accessible.

WaterPlace was the first, and as yet only, privately developed building in Salem to achieve LEED Platinum status for sustainability. Tenants benefit from increased energy efficiencies, large amounts of natural light, operable windows, higher indoor air quality, a shower facility and bike storage and a host of other sustainable building features and amenities.

Additional tenant amenities include abundant free client parking, access to a roof-top patio, a creekside plaza and the new home of Cascadia Pizza Company restaurant.

Now available: Suite 400, 5,099 SF of medical or professional office space, located on the 4th floor Canopy level.

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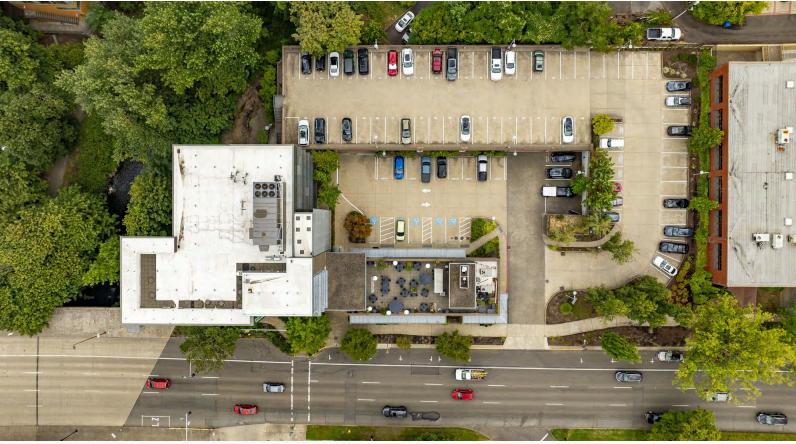
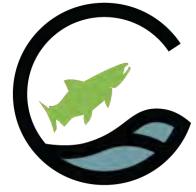
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Executive Summary

WaterPlace

500 Liberty Street SE, Suite 400, Salem, OR 97301



Location Information

Building Name	WaterPlace
Street Address	500 Liberty Street SE, Suite 400
City, State, Zip	Salem, OR 97301
County	Marion

Building Information

Building Class	A
Year Built	2010
Building Size	41,400 Sq.Ft.
Number of Floors	6
Tenancy	9 Tenant Suites
Zoning	CB - Central Business
Parking	3:1,000; 1:1,000 free with additional at \$75/m.

WaterPlace Highlights

- Completed in 2010, WaterPlace is Salem's only privately developed LEED Platinum designated office building.
- Quality of life and quality of space is paramount and evident in every facet of the design and function of the building and grounds. The abundant use of wood, expansive glass, stone, metal, tile and precast concrete creates a natural, serene and inviting atmosphere. Abundant daylight, fresh air flow, sophisticated climate controls and expansive views from every space makes for a daily quality of tenant life that is second to none.
- On-site amenities and services greatly enhance the quality of life at WaterPlace. Enjoy such features as daily security officers, showers, bike storage, covered parking, a beautiful creekside patio, mature and well-kept landscaping, access to the roof-top patio and an excellent on-site restaurant.
- A property of unique distinction and quality is reflected in the diverse and prestigious tenant roster. Join such names as CB|Two Architects, New York Life Securities, Fidelity National Title, Wells Fargo Advisors, WaterPlace Dental, U.S. Senator Jeff Merkley, Cook Law Firm, Mind, Heart, Play Therapy, Coho Realty and Cascadia Pizza Co.

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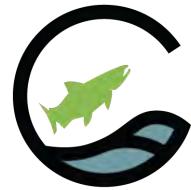
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Lease Space

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Lease Information

Lease Type:	Full Service, included janitorial	Lease Term:	5 years +
Total Space:	1,586 - 5,099 SF	Lease Rate:	\$35.40 SF/yr. (\$2.95/SF/mo.)

Available Spaces

Description

With a spectacular 4th Floor Canopy Level location, enjoying 360-degree views and directly over Pringle Creek, Suite 400 is a beautifully finished, turn-key medical office space. Featuring 10' ceilings, incredible views, fresh air, abundant natural light and privacy. The suite is outfitted with a spacious waiting area, a large, multi-station reception, seven (7) exam/treatment rooms, six (6) private offices, large kitchen/break room, two (2) storage rooms and one (1) private (in suite) restroom. Suitable for most medical practitioners or conversion to a non-medical professional office.

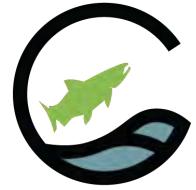
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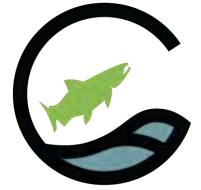
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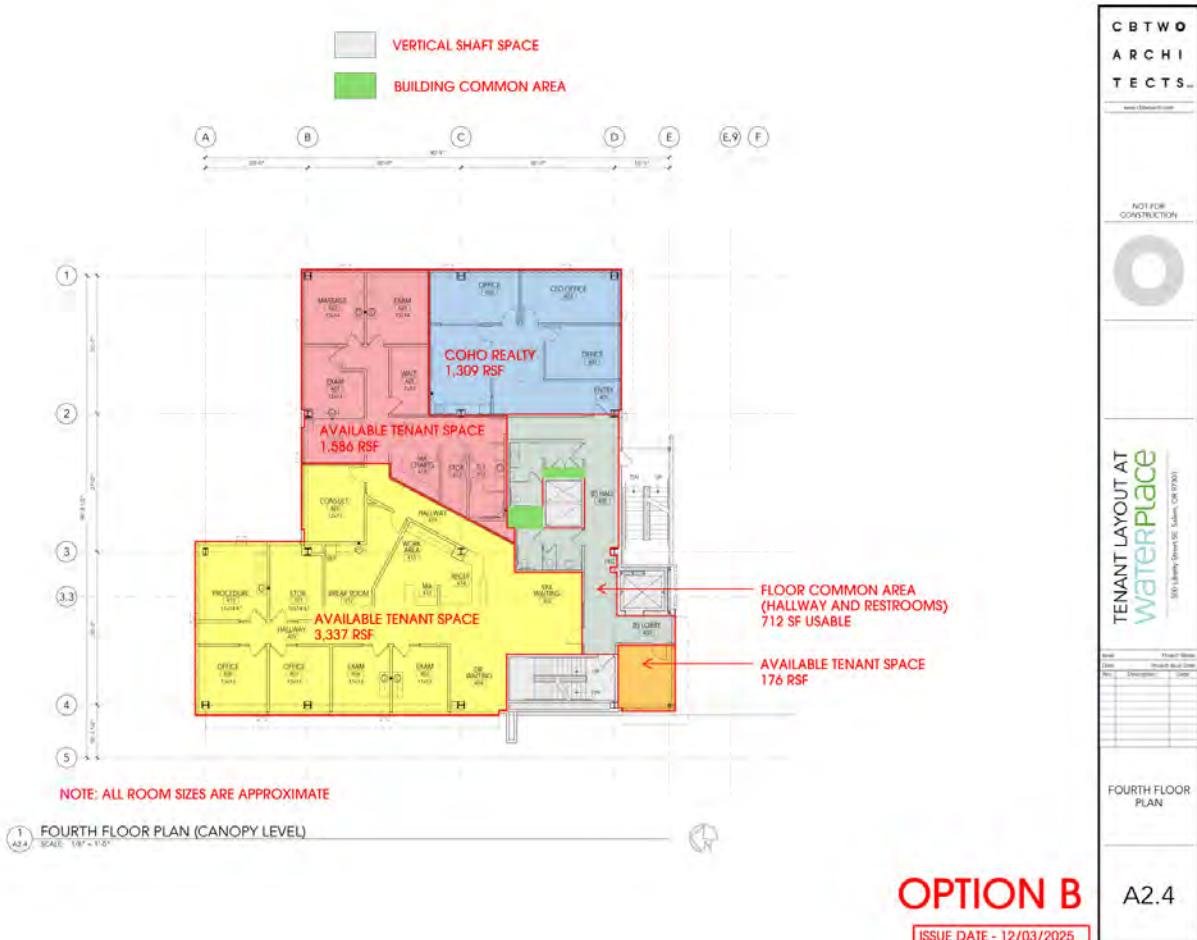
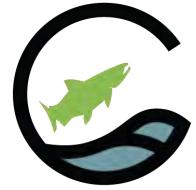
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Demising Plan

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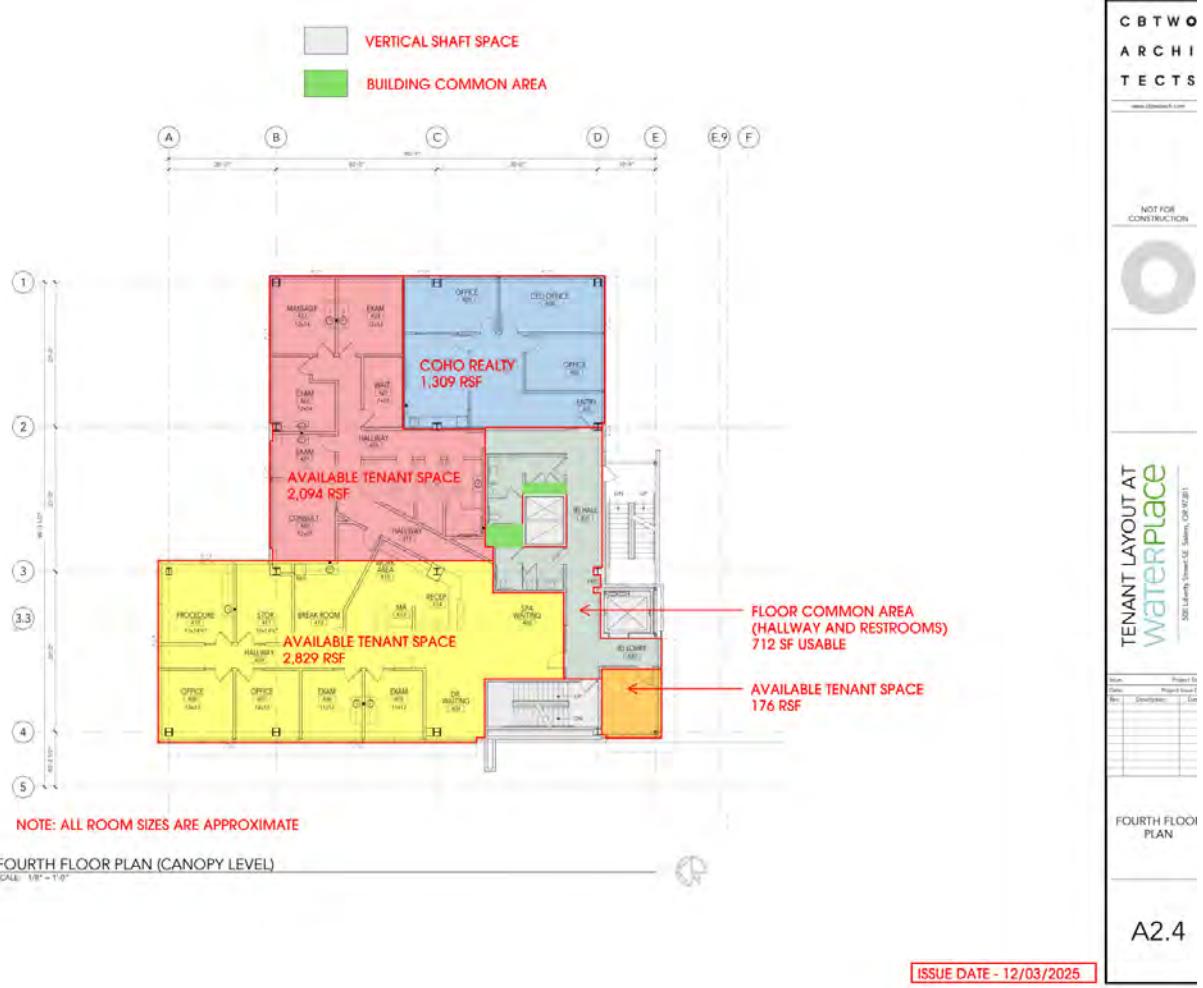
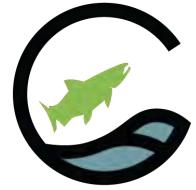
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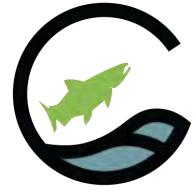
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Lease Space Description

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[360° VIRTUAL TOUR](#)

Space Highlights

- Tastefully finished and thoughtfully designed throughout, Suite 400 features a turn-key ready opportunity for a medical practice – a rare opportunity in the marketplace.
- With offices and exam spaces encompassing all four building elevations, the space enjoys truly exceptional views, natural lighting, fresh air and a professional ambiance that is unrivaled in the local office market.
- Large private offices and exam/treatment rooms provide for maximum flexibility of uses and needs.
- Conversion to non-medical professional office use and demising would be considered, subject to acceptable negotiable terms.



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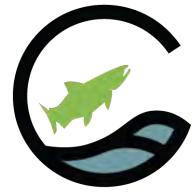
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Additional Photos

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LOCATION INFORMATION

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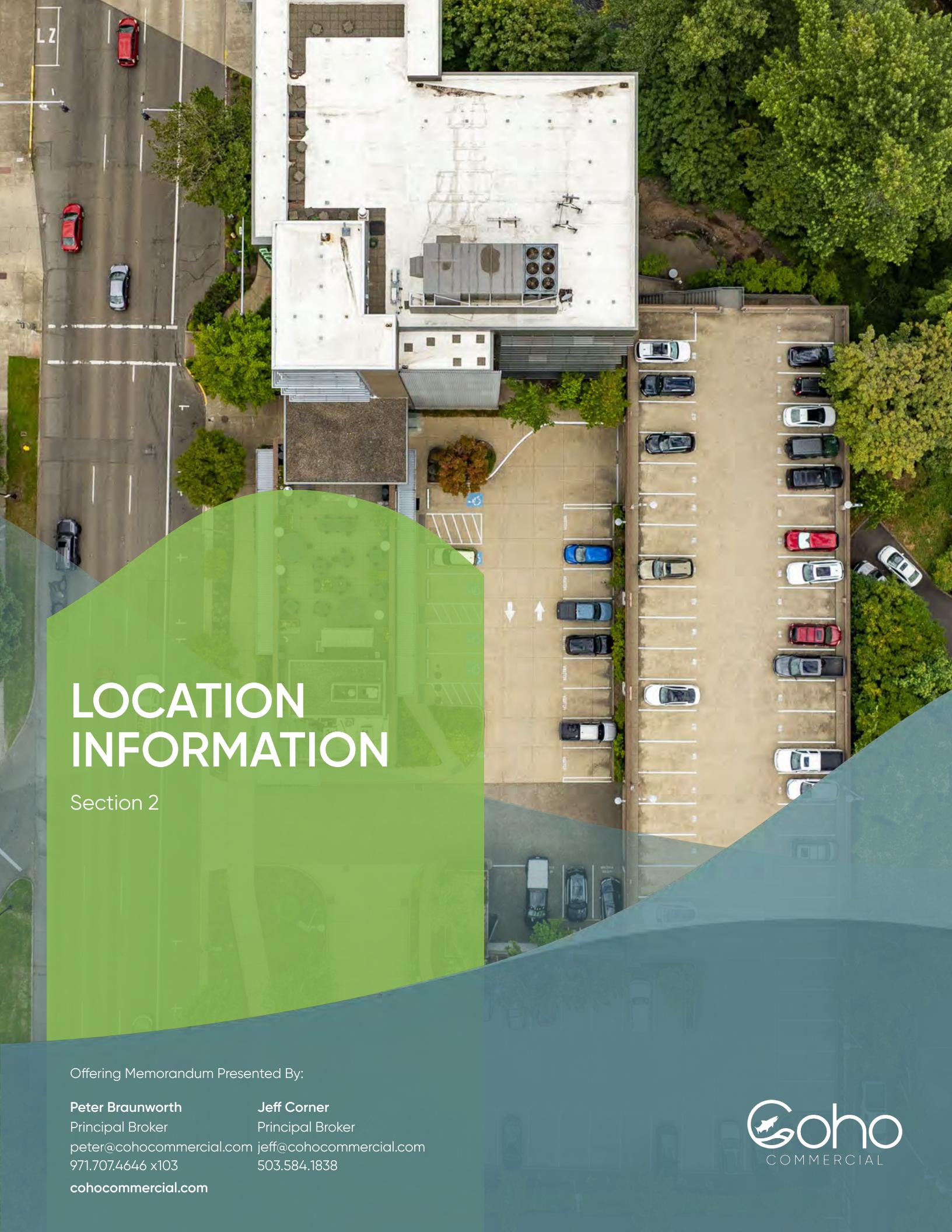
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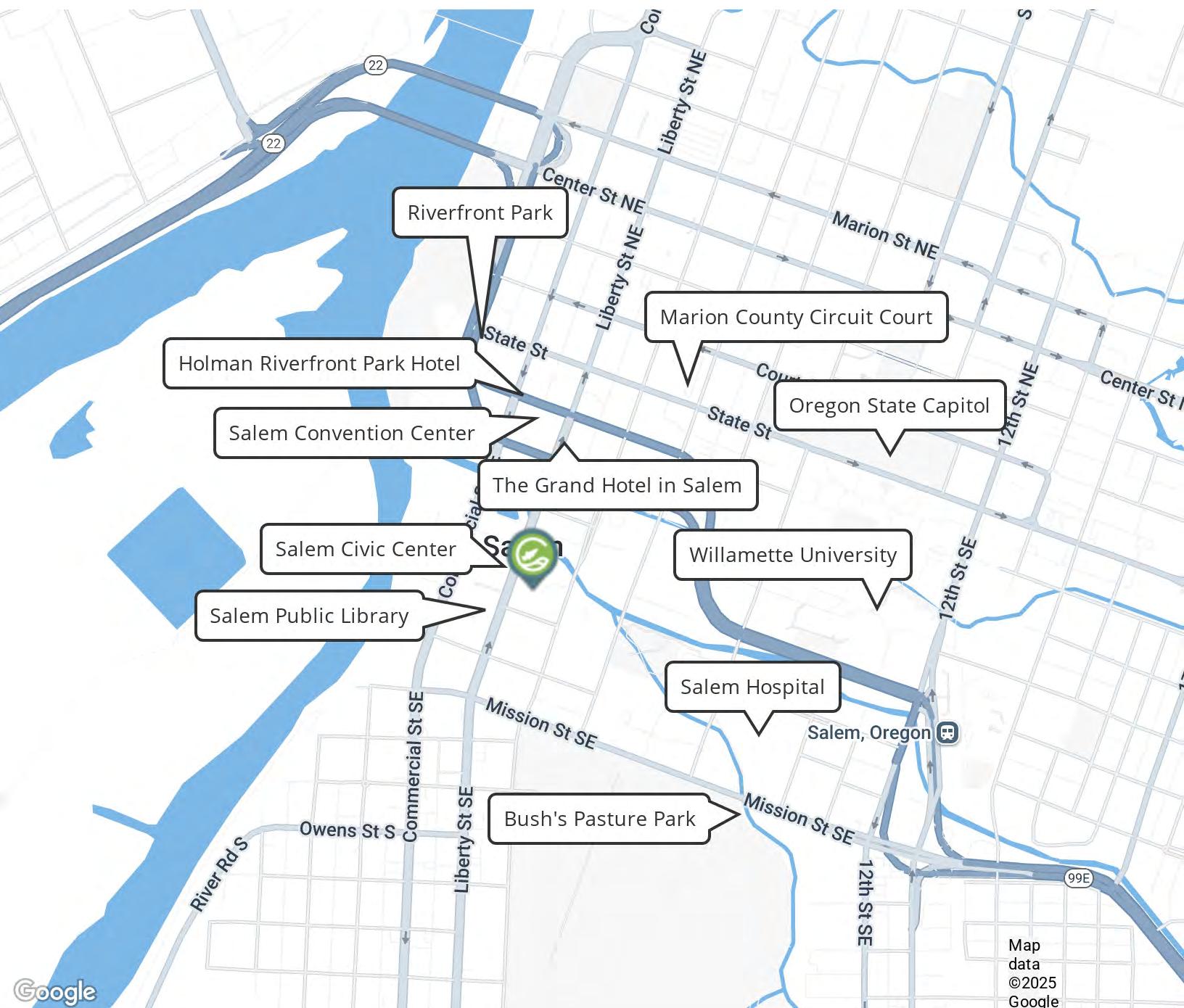
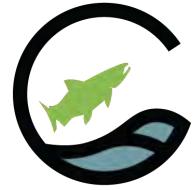
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Location Map

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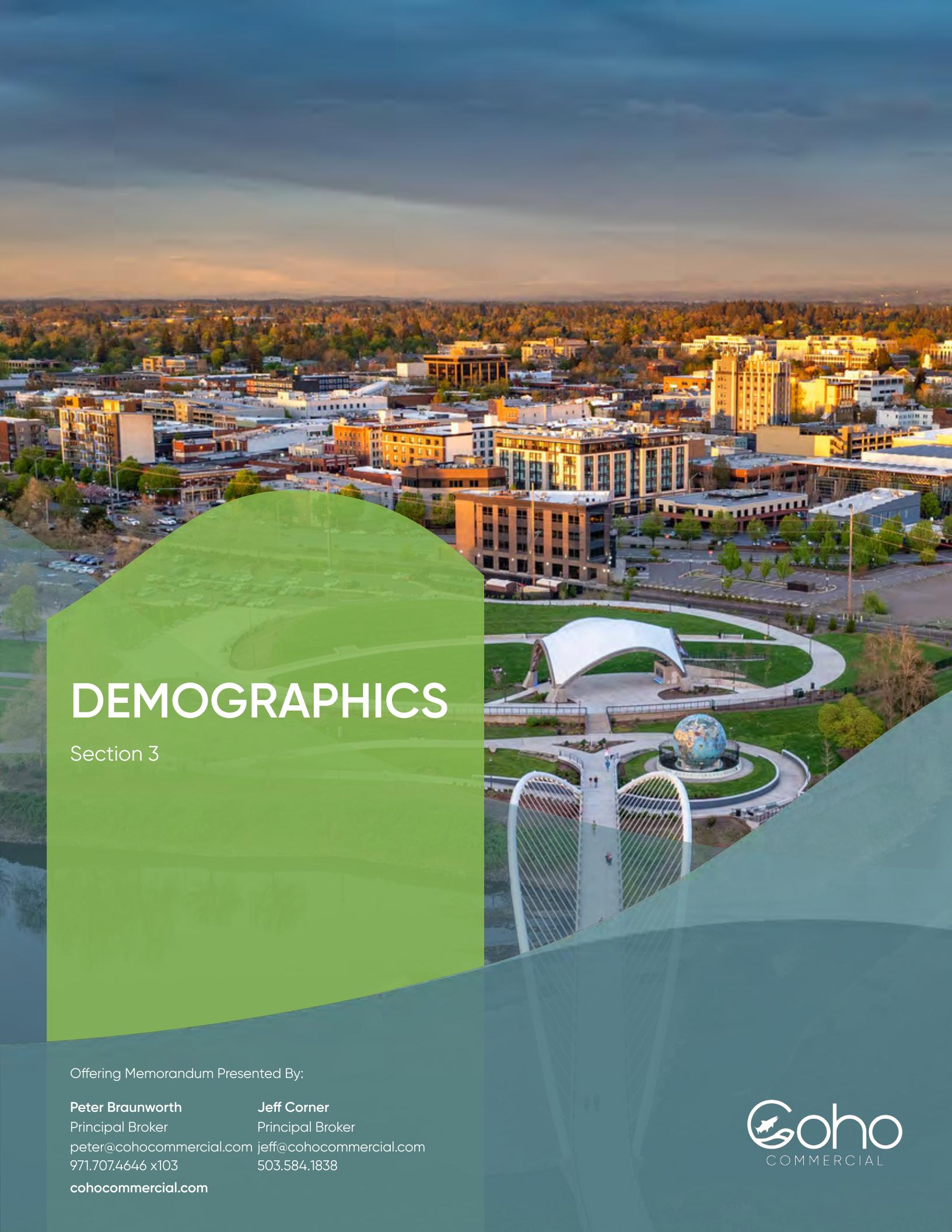
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DEMOGRAPHICS

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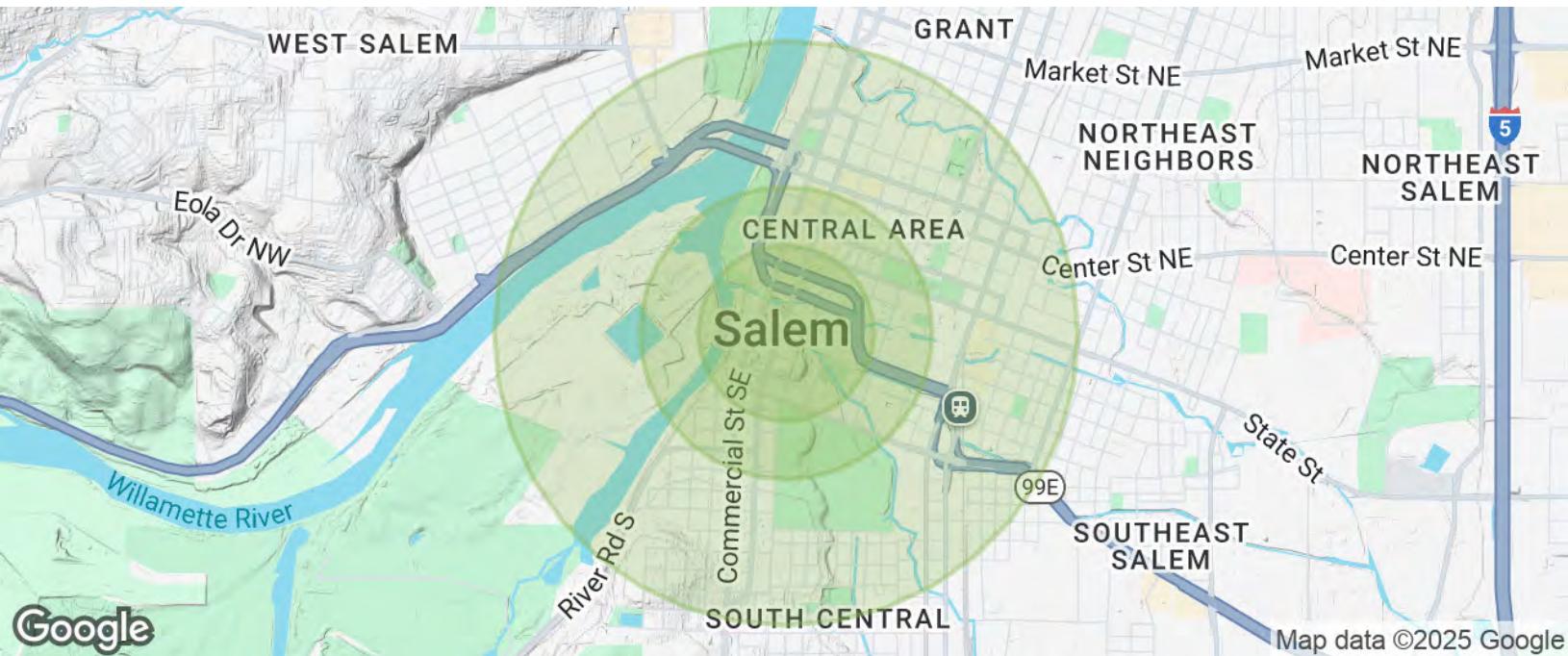
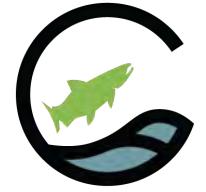
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	747	2,007	9,814
Average Age	36	37	38
Average Age (Male)	36	36	37
Average Age (Female)	36	37	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	273	752	3,910
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$83,484	\$82,196	\$76,075
Average House Value	\$379,610	\$414,108	\$412,493

Demographics data derived from AlphaMap

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