

550 Hawthorne...Are you ready for a change?

Now Leasing
1st Floor 4,487 RSF
2nd Floor 408 rsf and 489 rsf



Easy Access to I-5.... Individual Suites 2nd floor and 4,487 sq ft available on 1st Floor



Take a look a whole new opportunity

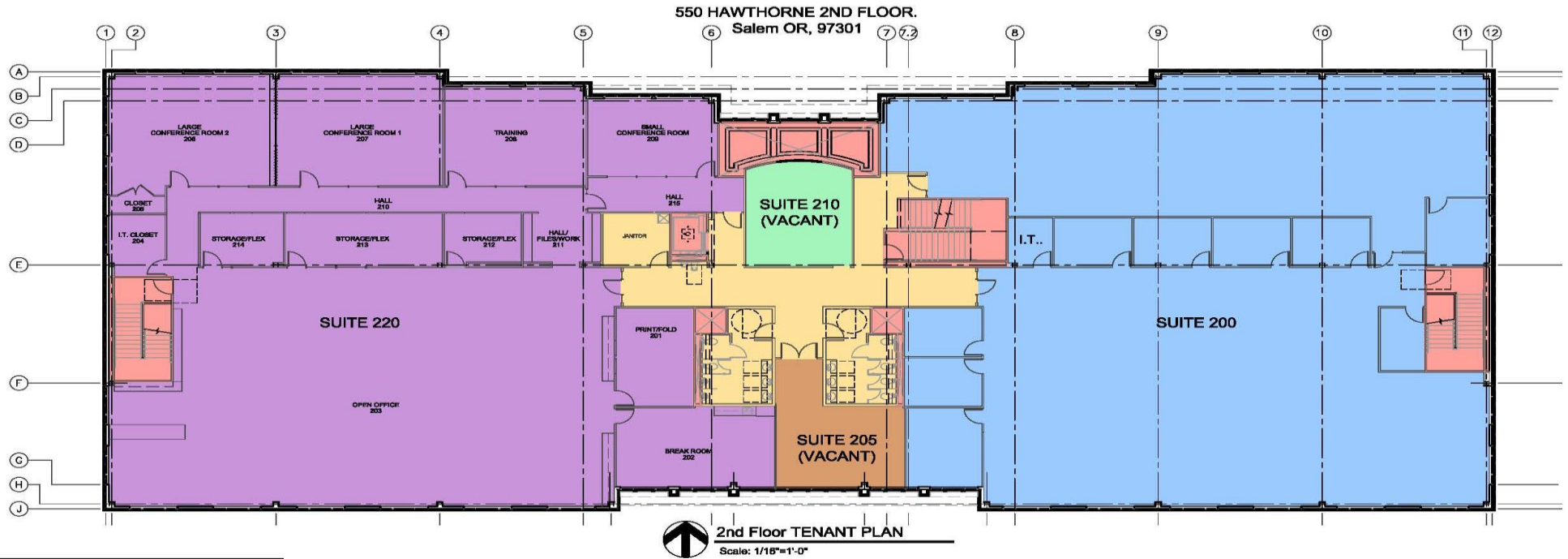


NOTE:
ALL SQUARE FOOT CALCULATIONS HAVE BEEN DETERMINED BY USING BOMA INTERNATIONAL "STANDARD METHOD FOR MEASURING FLOOR AREA IN OFFICE BUILDINGS." THESE AREA CALCULATIONS ARE FOR THE 2ND FLOOR ONLY & DO NOT USE THE ENTIRE BUILDING APPROACH!

BOMA GLOBAL SUMMARY OF AREAS
550 HAWTHORNE - 2ND FLOOR. 05.02.2023

FLR. #	Gross Measured Area	Floor Major Penetrations	Floor Rentable Area	#	Tenants	Usable Area		Floor Usable Area	Floor Common Area	Floor R/U Ratio	Basic Rentable Area		Building Rentable Area	Building R/U Ratio	Rentable Area Office
						Office Area	Building Common Area				Office Area	Building Common Area			
1	19,742	1,196	18,546	(2-3)=4	2nd Floor Suite 220 - West 2nd Floor Suite 210 - Cntr. - (vacant) 2nd Floor Suite 200 - East 2nd Floor Suite 205 - Cntr. - (vacant)	8,358 377 7,963 452		17,150	1,396	1.08	9,038 408 8,611 489		18,546	1.00	9,038 408 8,611 489





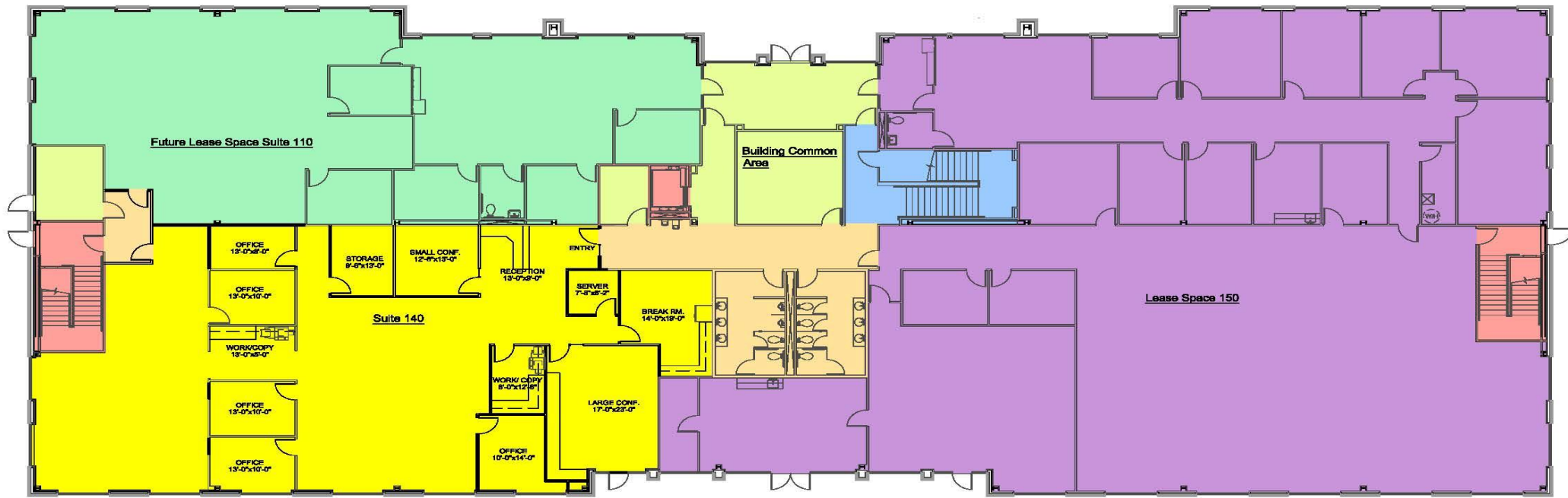
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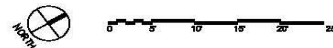
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						377					408				408
						7,963					8,611				8,611
						452					489				489
											-				-

lenity architecture
3350 Mettler Court SE, Salem, Oregon 97301
503 399 1050 503 399 0565 lenityarchitecture.com

1ST Premier Properties LLC



FIRST FLOOR



BOMA Global Summary of Areas - Mid-Valley Behavioral 550 Hawthorne - 08-20-19																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
			(2-3)=4				(6+7)=8	(4-8)=9	(4/8)=10	(6*10)=11	(7*10)=12	(Σ11+Σ12)=13	(13/(13-Σ12))=14	(11*14)=15		
Floor #	Gross Measured Area	Floor Major Penetrations	Floor Rentable Area	#	Tenants	Usable Area		Floor Usable Area	Floor Common Area	Floor R/U Ratio	Basic Rentable Area		Building Rentable Area	Building R/U Ratio	Rentable Area Office	
						Office Area	Building Common Area				Office Area	Building Common Area				
1	19,818	565	19,253	1	Salem Hospital	399	965	18,301	952	1.05	420	1,015	38,325	1.03	431	
				2	Suite 150	8,968					9,435					9,691
				3	Suite 140	4,487					4,720					4,849
				4	Future tenant Suite 110	3,482					3,663					3,763
											-				-	
2	19,943	871	19,072	1	Salem Hospital	19,072		19,072	-	1.00	19,072	-			19,591	
				5							-				-	
Entire Building Approach Calculations																
Buildi	39,761	1,436	38,325			36,408	965	37,373	952	1.03	37,335	990	38,325	1.03	38,325	



Now Leasing Suite 140 4,487 RSF \$2.00/\$24.00

It's a perfect fit for you and your company!

- List Rate: \$2.00/\$24.00 for 4,487 rsf Full Service with Base Year
- Individual Suites
- Suite 210 \$881.28 monthly
- Suite 205 \$1,056.24 monthly
- Call for tour: Elaine Gesik
- 1st Premier Properties LLC
- 503-508-4962
- 503-586-7402
- egesik@1st-premier.com

1ST Premier
Properties LLC

