



FOR
lease

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161 HIGH ST SE
SALEM, OR 97301
MULTIPLE SUITES

PRESENTED BY

LEGACY
REAL ESTATE

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

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Prospective tenants shall be responsible for their costs and expenses of investigating the subject property.

161 HIGH ST SE SALEM, OR 97301



Lease Rate	\$1.65-\$2.33/SF	Zoning	CB
Lease Type	Full Service	Market	Commercial Office
Leasable Space	5,631 SF	Traffic Count	7,870 (2013)
Lot Size	0.56 Acres	Tax Acct	589116
Year Built	1924	Parking	Paved Surface
Last Renovation	2022	Tenancy	Multiple

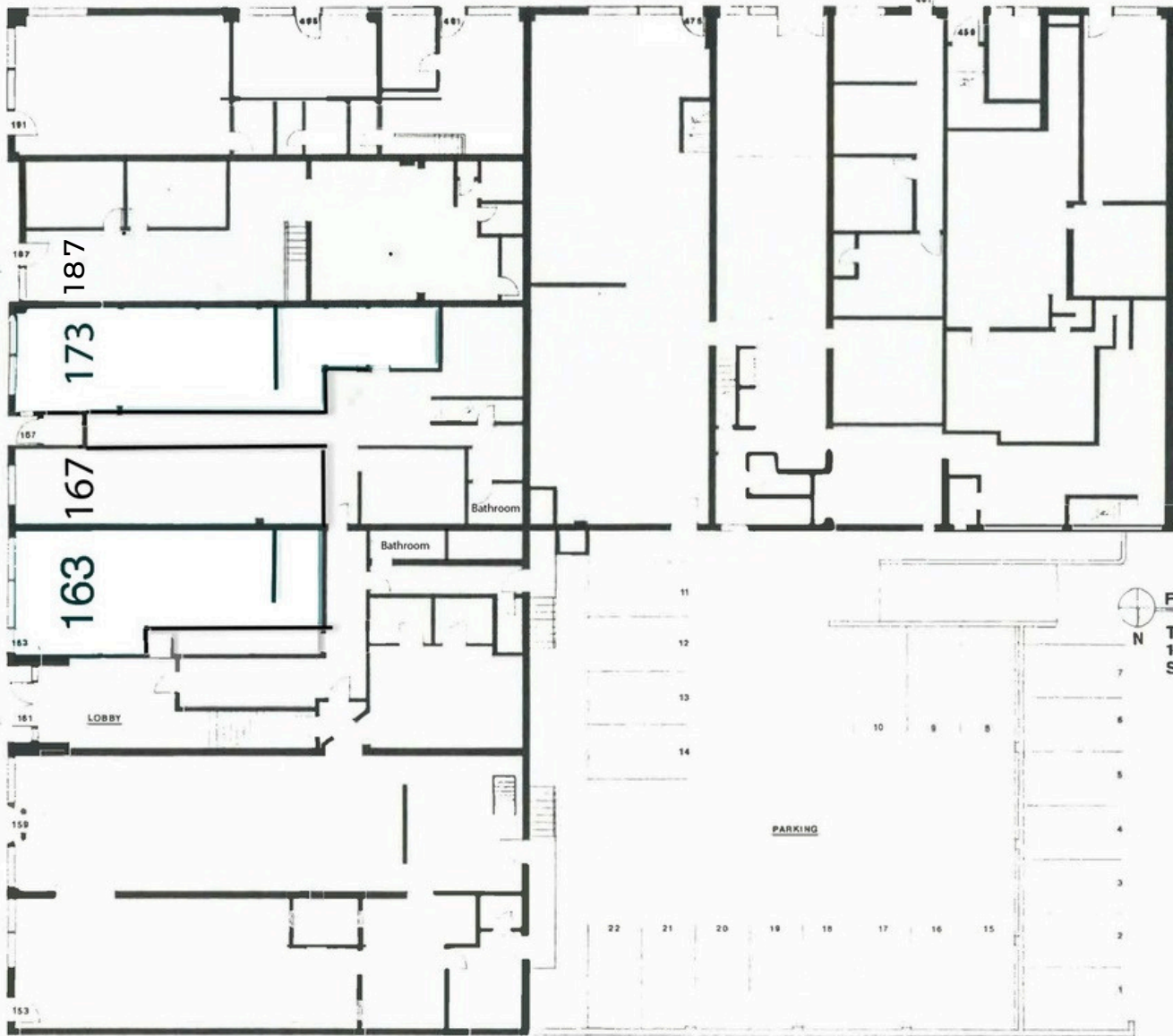
DESCRIPTION

Multiple spaces for lease in newly renovated office building. Great location in the heart of the Downtown Historical District, across the street from the Elsinore Theater, one block from the Marion County Court House, Starbucks and several restaurants, and three miles East to I5. Well maintained area. Current tenants include Minuteman Printing, Fuji Rice Time, Diamond Cuts and many more. Tenant improvements available for some suites, others are freshly renovated.





FERRY STREET SE



FIRST FLOOR PLAN M15
N
THE SECURITY BUILDING
161 High Street SE
Salem, Oregon 97301

• FOR LEASE | OFFICE

FLOOR PLAN - SECOND FLOOR

FERRY STREET SE



 **SECOND FLOOR PLAN** 
THE SECURITY BUILDING
161 High Street SE
Salem, Oregon 97301

SUITE 163

OFFERING SUMMARY

163 HIGH ST SE SALEM OR 97301

Lease Rate:	\$2.20/SF
Lease Type:	Gross Modified
Leasable Space:	637 SF



SUITE DESCRIPTION

Suite 163 is a two room suite, one store front space and one private room which works great for an office or storage room. Previously set up as a salon so both rooms have hookups for sinks/wash basins. Landlord pays for electricity, water, sanitary and storm sewage and garbage removal. Tenant is responsible for internet, phone, security, and janitorial services.



SUITE 187

OFFERING SUMMARY

187 HIGH ST SE SALEM OR 97301

Lease Rate: \$1.67/SF

Lease Type: Gross Modified

Leasable Space: 2055 SF + 1462 SF BSMT

SUITE DESCRIPTION

Suite 187 is a large storefront space with two private offices, main floor is split up between front and rear rooms, mezzanine with a kitchenette, a large storage basement, and two in-suite bathrooms. Previously set up as a professional office. Landlord is offering funds toward tenant improvements as updates haven't been completed yet. Landlord pays for electricity, water, sanitary and storm sewage and garbage removal. Tenant is responsible for internet, phone, security, and janitorial services.



INTERIORSUITES

OFFERING SUMMARY

161 HIGH ST SE SALEM OR 97301

Lease Rate: \$1.65/SF

Lease Type: Full Service

Leasable Space: 129- 263 SF

SUITE DESCRIPTION

Second floor interior suites are one room office suites that do not have a window. Suites vary in size. All available suites have been updated with new carpet and paint. Second floor has a shared waiting area for clients, shared conference room, kitchenette, and bathrooms. Landlord pays for electricity, water/sewage, garbage, janitorial, and security. Tenant is responsible for internet, phone. Water is not run to any of the second floor suites.



EXTERIORSUITES

OFFERING SUMMARY

161 HIGH ST SE SALEM OR 97301

Lease Rate:	\$1.75/SF
Lease Type:	Full Service
Leasable Space:	129- 263 SF

SUITE DESCRIPTION

Second floor interior suites are one to two room office suites that have a window. Suites vary in size. All available suites have been updated with new carpet and paint. Second floor has a shared waiting area for clients, shared conference room, kitchenette, and bathrooms. Landlord pays for electricity, water/sewage, garbage, janitorial, and security. Tenant is responsible for internet, phone. Water is not run to any of the second floor suites.



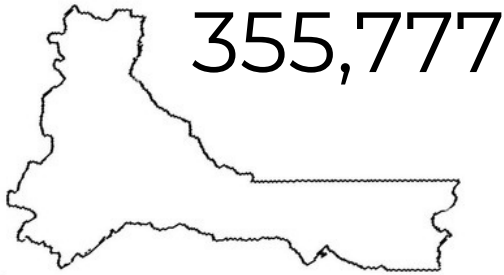
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Salem is the capitol of Oregon and is in the heart of the Willamette Valley. It's lively downtown is full of delicious restaurants, unique shops, and various museums and attractions. The Willamette Valley is also known for its wine and has over 700 wineries in the area. Salem is also one of the rare places where you can drive two hours in either direction and hit the mountains or the coast.

City, State:	Salem, Oregon
County:	Marion
Population:	180,406
To Portland:	46 Miles
To Eugene:	65 Miles
To the Coast:	58 Miles

MARION COUNTY MARKET OVERVIEW



\$1,492



AVG RENTS
*Feb 2026

\$449,950



AVG 2026
HOME SALES

135,991



HOUSING UNITS

2.68



AVG HH SIZE

\$74,624

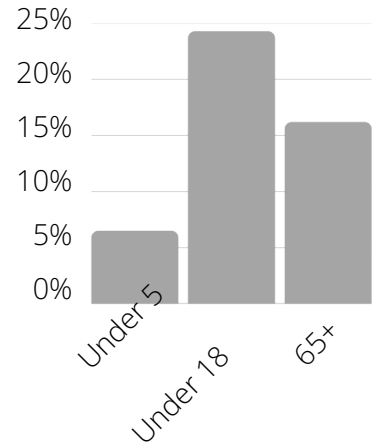


AVG HH INCOME

38.1



AVG AGE



62.3%



OWN

RENT

Sources: US Census

FOR ADDITIONAL INFORMATION AND
TOSUBMITALETTEROFINTENT, CONTACT:
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