



FOR LEASE



CREEKSIDE CORPORATE CENTER

Business Campus Complex Leasing Opportunity

1,351 - 5,260 SF (11 Suites) | \$2.10 - 2.40 SF/month (Full Service)

650-680 Hawthorne Ave SE, Salem, OR 97301

- Onsite Food Service and Walking Paths
- Mill Creek Frontage
- Demise options available at building 680
- High-quality tenant base includes Aldrich Advisors and others in this impeccable campus
- Northwest-facing suite with window coverage on two sides
- Conveniently situated between State and Mission Streets, just one mile from Interstate 5

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	650-680 Hawthorne Ave SE, Salem, OR 97301
Lease Rate	\$2.10 - 2.25 SF/month (Full Service)
N° of Suites Available	11 Suites
Available SF	1,351 - 5,260 SF
Campus Size	9.23 Acres
Lease Type	Full Service
Lease Term	Negotiable

Property Summary

Creekside Corporate Center is the finest business campus in the Mid-Valley, offering an unmatched corporate identity in the region. Each building is brick-faced for a timeless professional look, and the campus is meticulously maintained giving your company the assurance that employees and clients alike will consider the location their second home. The property offers an onsite restaurant, long paved walking trails, plus three (3) onsite ponds as well as being on the banks of Mill Creek. The complex also has outstanding local and regional access as it is located one mile from the I-5 at Highway 22 interchange. The property is owned by Peregrine Realty Partners, who has an outstanding reputation throughout the western US as a forward thinking and progressive office and industrial landlord. Their ownership philosophy will ensure ongoing investment in this asset to keep it the best-in-class business complex, making it a "must see" offering if your company is in the market or new office space in the Salem/Keizer market.

Location Details

Creekside Corporate Center is located in the City of Salem, the State Capital of Oregon with the 2nd largest MSA. Conveniently situated between State and Mission Streets just one-half mile from Interstate 5. Surrounding tenants include: HDR Engineering, Kuenzi & Co, Aldrich Advisors and many more.

LEASE SPACES AVAILABLE



LEASE SPACES AVAILABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 660 Suite 150	Available	2,885 SF	Full Service	\$2.25 SF/month	This first-floor suite features 9 private offices with great northern window exposure, a break room, a conference room, a work room, and a reception area.
Bldg 660 Suite 230	Available	3,549 SF	Full Service	\$2.25 SF/month	This first-floor suite features 9 private offices with great northern window exposure, a break room, a conference room, a work room, and a reception area.
Bldg 670 Suite 110	Available	5,260 SF	Full Service	\$2.25 SF/month	Beautiful first-floor suite at Creekside Corporate.
Bldg 670 Suite 250	Available	2,323 SF	Full Service	\$2.10 SF/month	Beautiful second-floor seven (7) office suite with an amazing reception area, a large conference room, and a small kitchen area. The suite has a back entry/exit as well. The suite looks brand new throughout.
Bldg 680 Suite 120 Option	Available	1,453 SF	Full Service	\$2.25 SF/month	This suite is currently a demise option for this floor and can be built out to meet the tenant's specific needs, subject to building standards and landlord approval.
Bldg 680 Suite 130 Option	Available	2,969 SF	Full Service	\$2.25 SF/month	This suite is currently a demise option for this floor and can be built out to meet the tenant's specific needs, subject to building standards and landlord approval.
Bldg 680 Suite 140 Option	Available	1,351 SF	Full Service	\$2.25 SF/month	This suite is currently a demise option for this floor and can be built out to meet the tenant's specific needs, subject to building standards and landlord approval.
Bldg 680 Suite 200 Option	Available	4,037 SF	Full Service	\$2.25 SF/month	This suite is currently a demise option for this floor and can be built out to meet the tenant's specific needs, subject to building standards and landlord approval.
Bldg 680 Suite 210 Option	Available	1,942 SF	Full Service	\$2.25 SF/month	This suite is currently a demise option for this floor and can be built out to meet the tenant's specific needs, subject to building standards and landlord approval.
Bldg 680 Suite 220 Option	Available	1,842 SF	Full Service	\$2.25 SF/month	This suite is currently a demise option for this floor and can be built out to meet the tenant's specific needs, subject to building standards and landlord approval.
Bldg 680 Floor 3	Available	3,428 SF	Full Service	\$2.25 SF/month	3,428 SF with 300 SF of storage and 2 private balconies - The nicest available office suite in Salem. This third floor suite features a great view and the main executive office has its own private balcony and restroom. The floor plan is mostly an open concept but could be built out. A must-see.

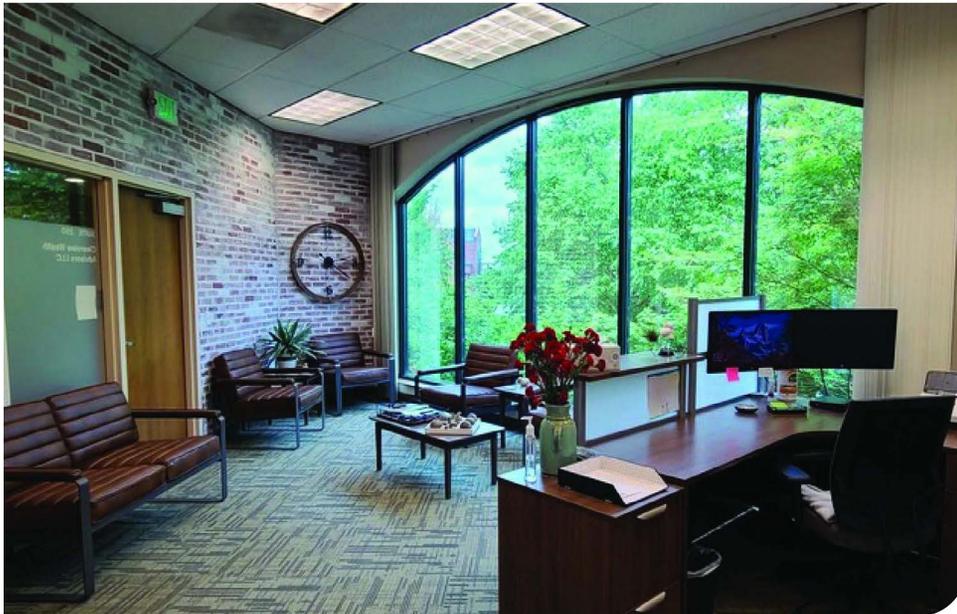


EXTERIOR PHOTOS





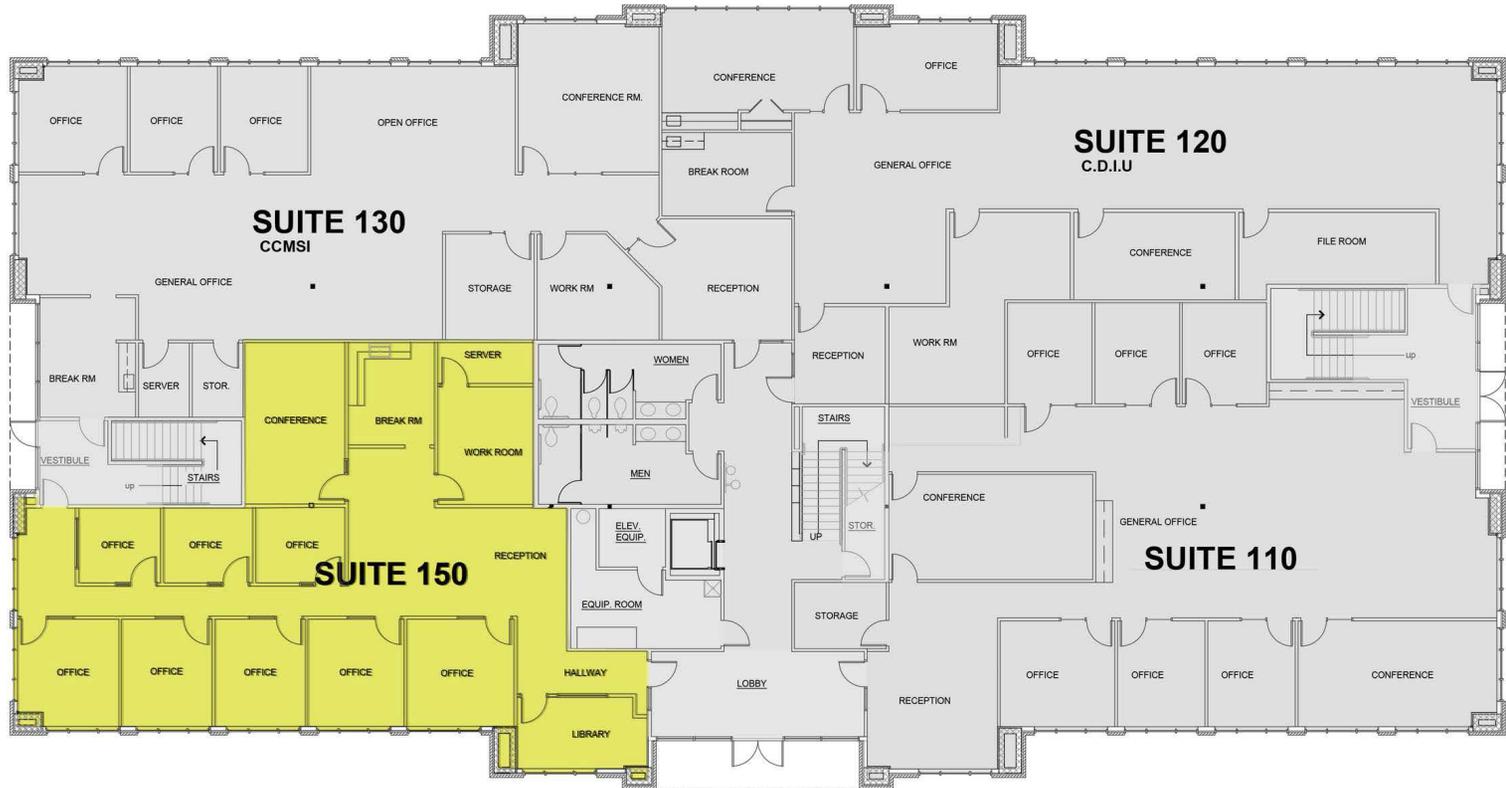
INTERIOR PHOTOS



660 HAWTHORNE, SUITE 150



FLOOR PLAN

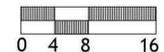


CREEKSIDE CORPORATE CENTER

660 HAWTHORN SE, SALEM, OR

1st FLOOR PLAN

SCALE: 1/16" = 1'-0"

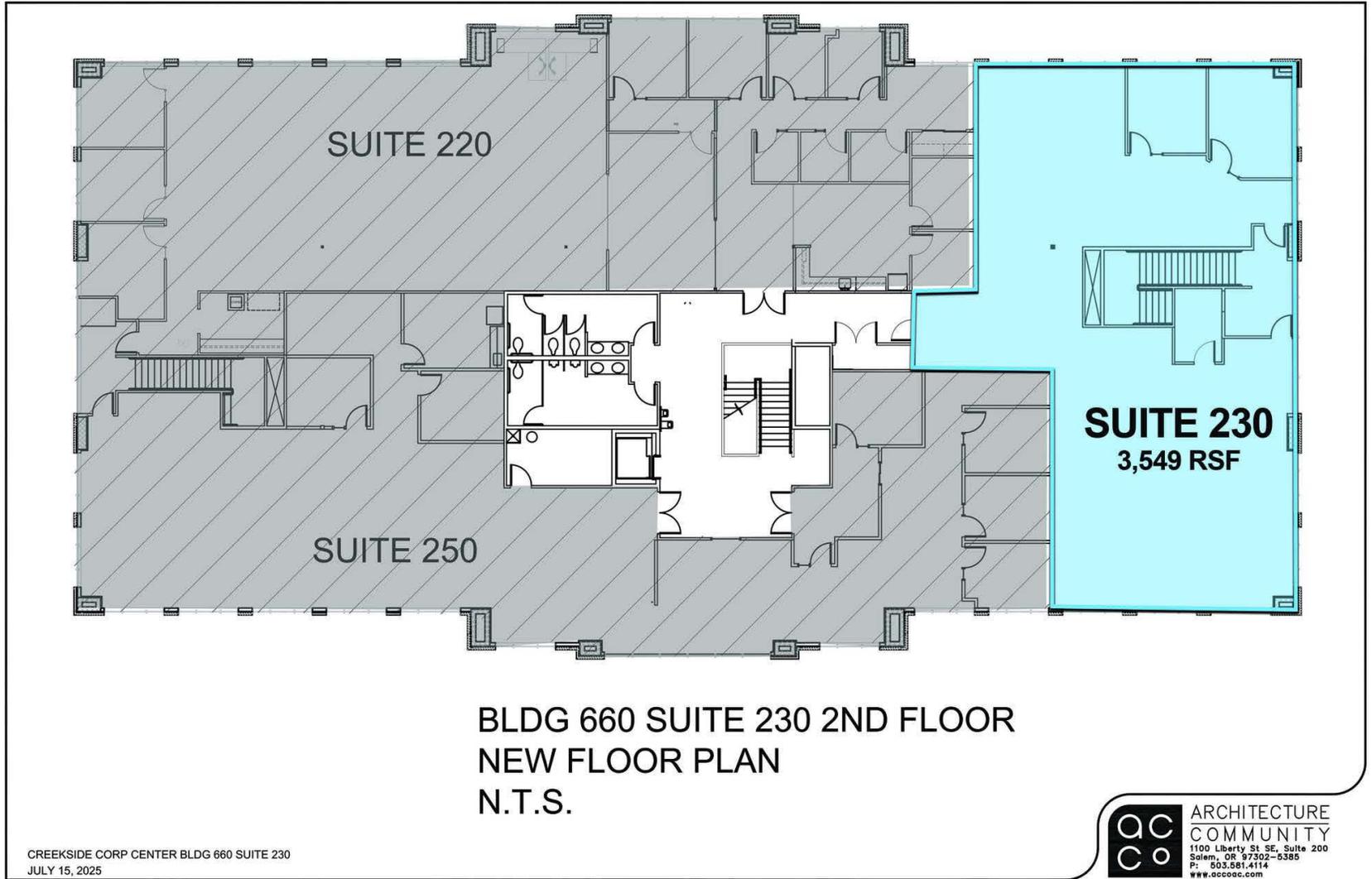


BOMA DATE: 02-21-2020

660 HAWTHORNE, SUITE 230



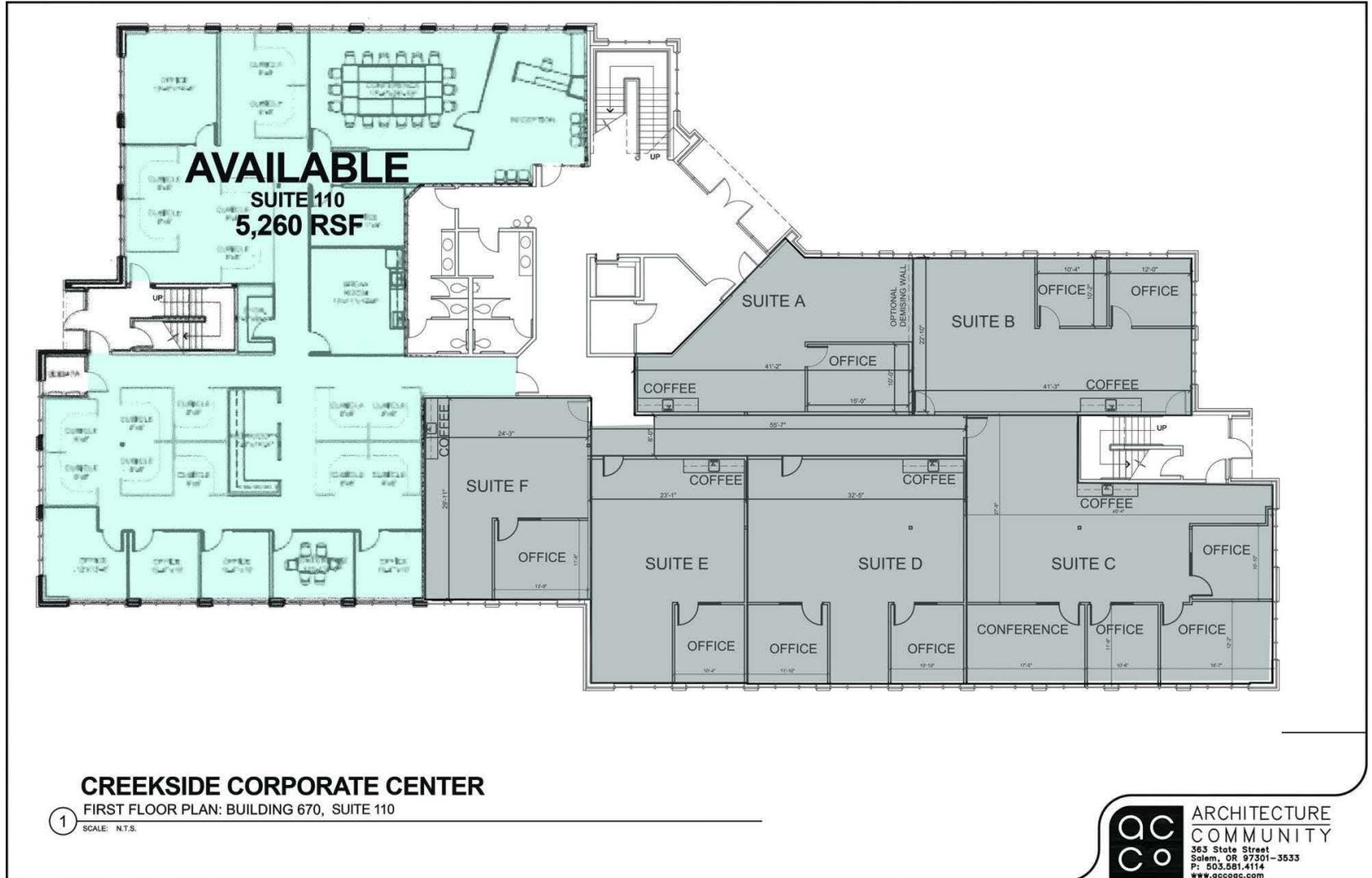
FLOOR PLAN



670 HAWTHORNE, SUITE 110



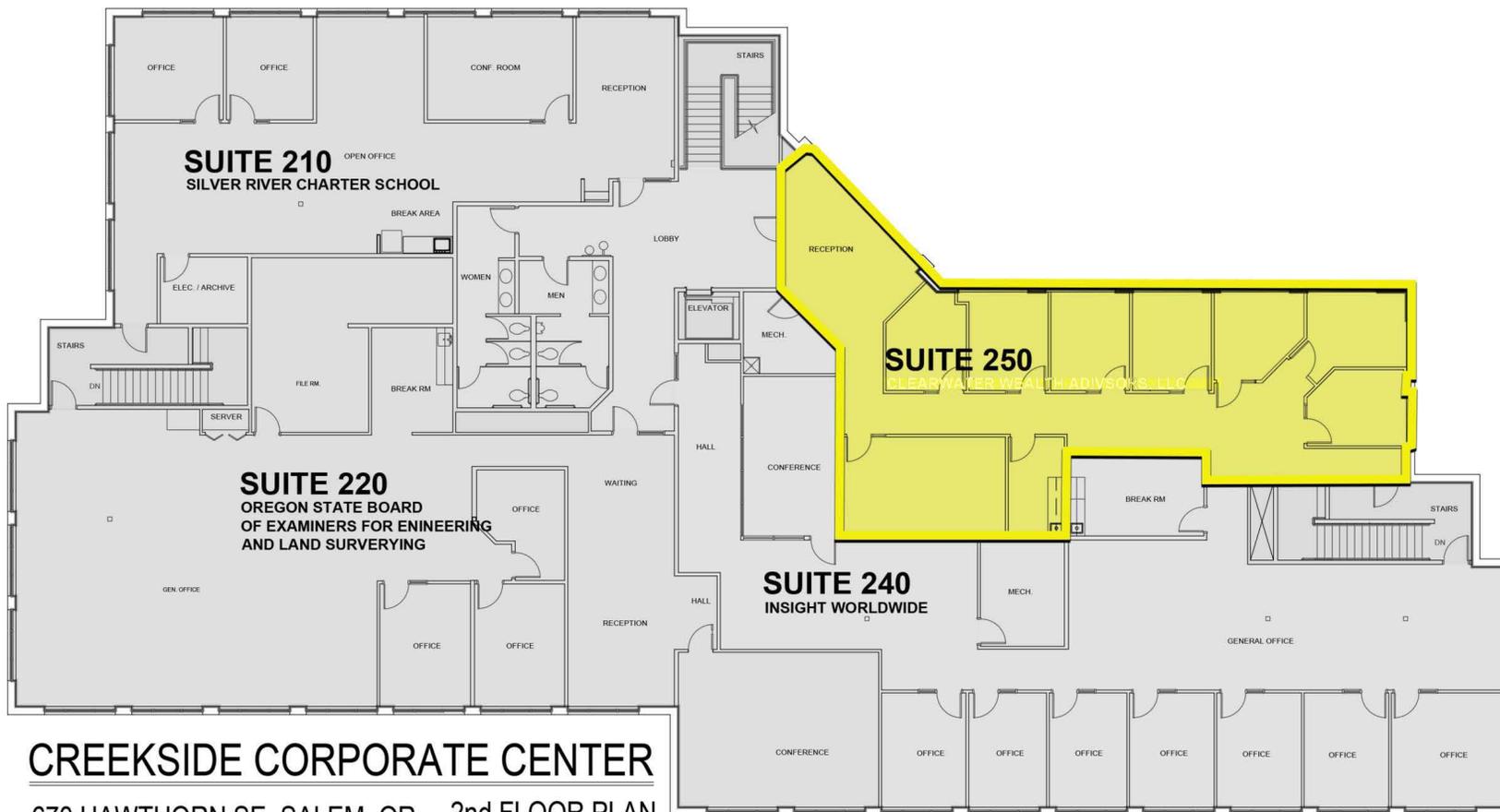
FLOOR PLAN



670 HAWTHORNE, SUITE 250



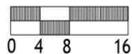
FLOOR PLAN



CREEKSIDE CORPORATE CENTER

670 HAWTHORN SE, SALEM, OR 2nd FLOOR PLAN

SCALE: 1/16" = 1'-0"



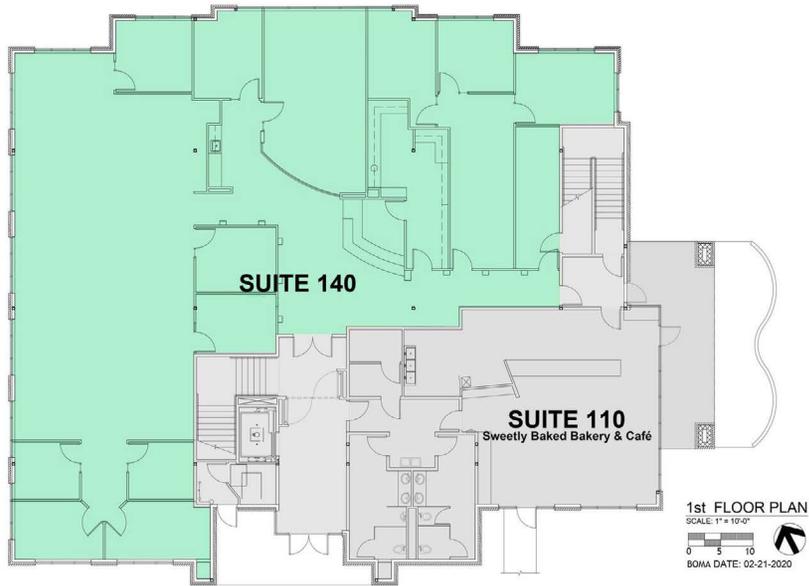
BOMA DATE: 02-21-2020

680 HAWTHORNE, FLOOR 1 - OPTIONS



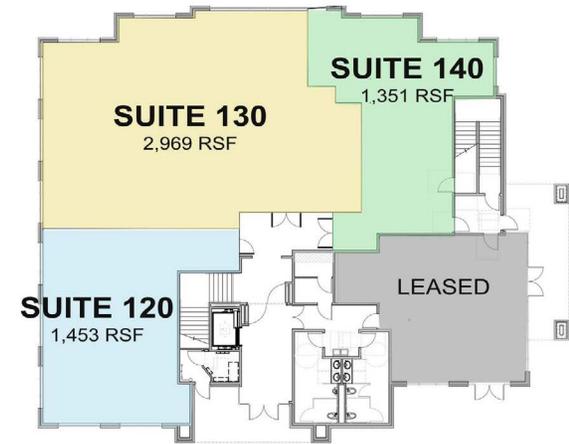
FLOOR PLAN

CURRENT PLAN



CREEKSIDE CORPORATE CENTER
680 HAWTHORN SE, SALEM, OR

DEMISE OPTIONS



CREEKSIDE CORPORATE CENTER
680 HAWTHORNE AVE SE - FLOOR 1

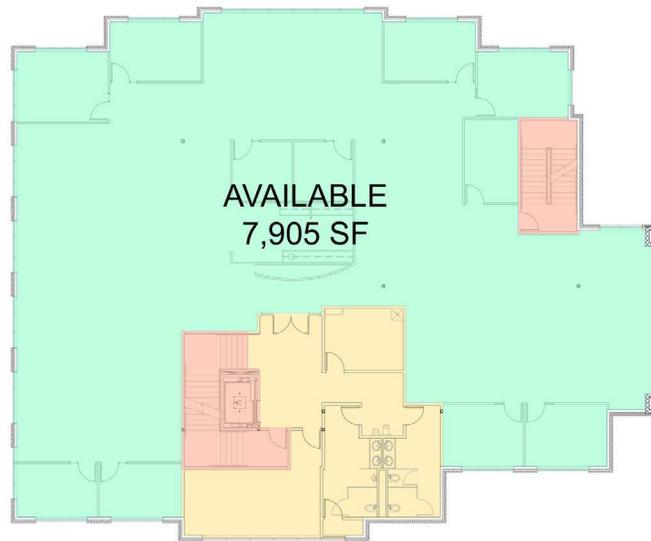




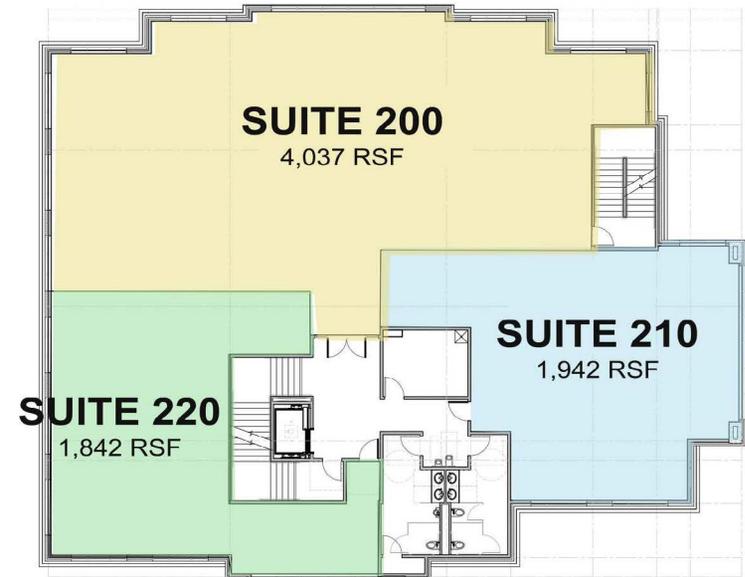
680 HAWTHORNE, FLOOR 2 - OPTIONS

DEMISE OPTIONS

CURRENT PLAN



CREEKSIDE CORPORATE CENTER
680 HAWTHORNE SE, SALEM, OR
FLOOR 2



CREEKSIDE CORPORATE CENTER
680 HAWTHORNE AVE SE - FLOOR 2



680 HAWTHORNE, FLOOR 3 - OPTIONS



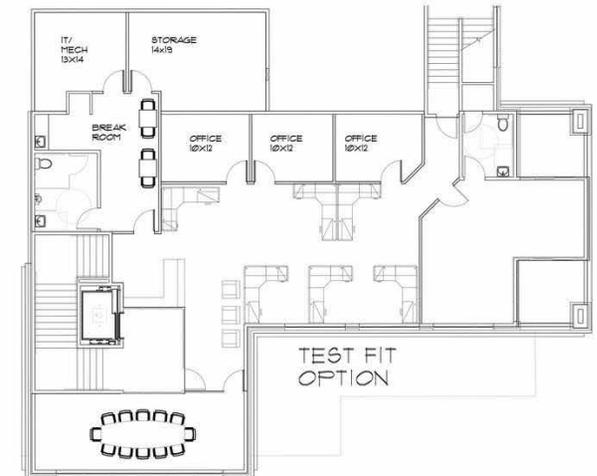
FLOOR PLAN

CURRENT PLAN

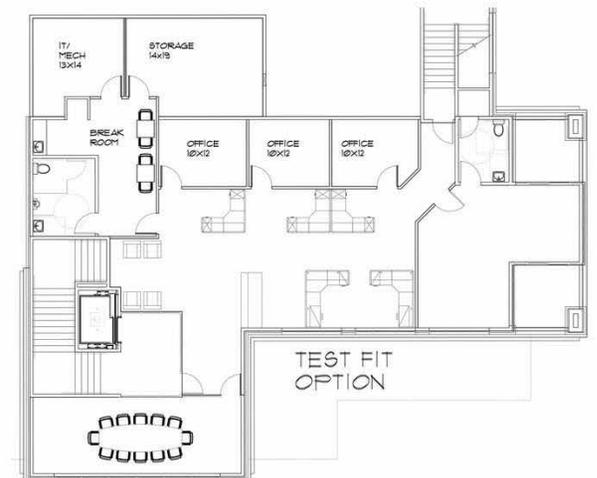


CREEKSIDE CORPORATE CENTER
 680 HAWTHORNE SE, SALEM, OR
 FLOOR 3

OPTION A

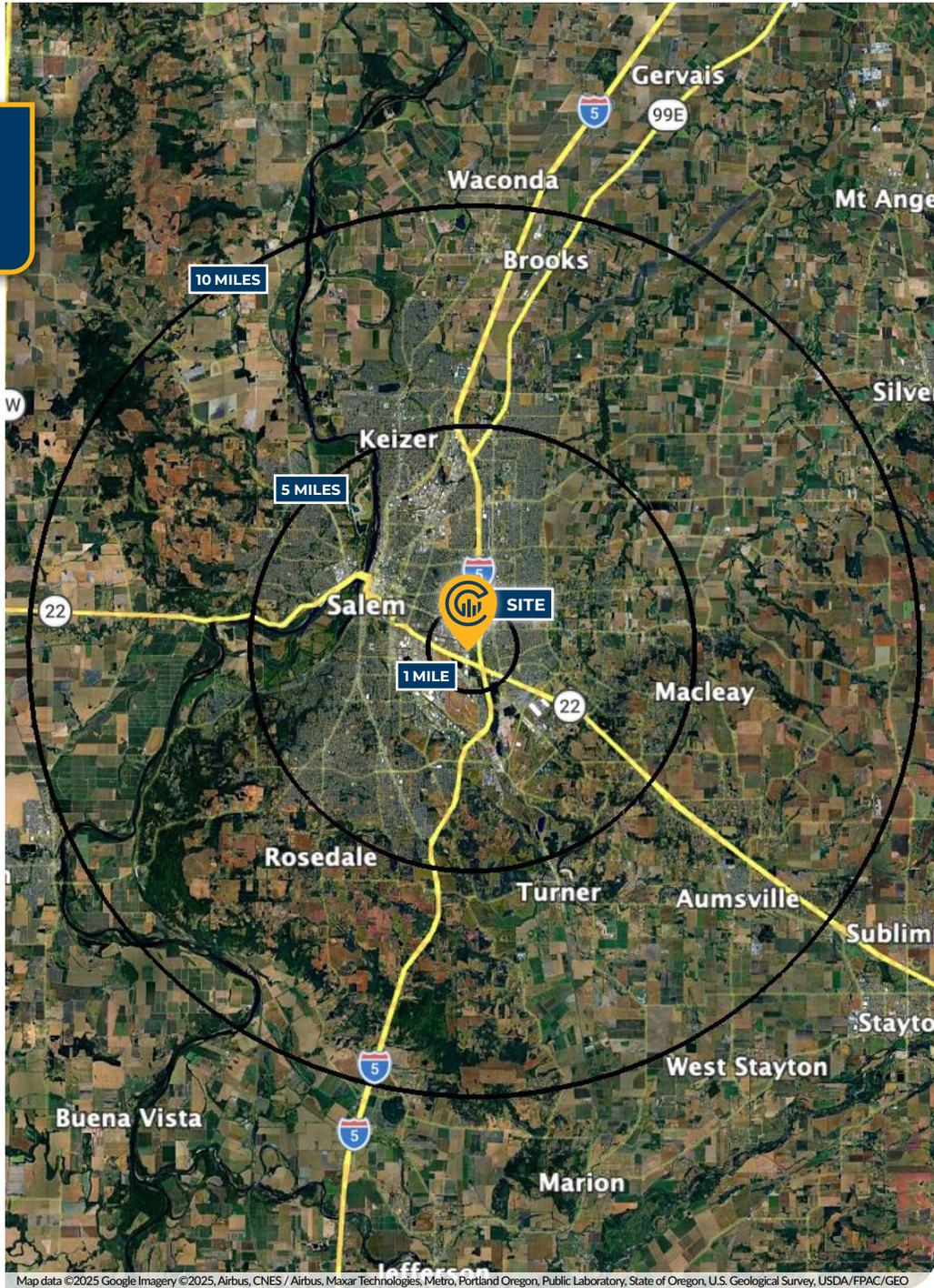


OPTION B





DEMOGRAPHICS MAP & REPORT



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

DEMOGRAPHICS MAP

Population	1 Mile	5 Mile	10 Mile
Total Population	8,341	217,074	330,615
Average Age	33.5	33.6	35.7
Average Age (Male)	31.9	32.5	34.6
Average Age (Female)	36.3	35.2	37.0
Households & Income			
Total Households	2,776	79,747	122,703
# of Persons Per HH	3.0	2.7	2.7
Average HH Income	\$40,146	\$52,163	\$59,323
Average House Value	\$149,394	\$198,905	\$227,909

2020 American Community Survey (ACS)

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