



OFFERED AT
\$2619.00/ mo. (\$1.85/ SF)

695 Commercial St. SE. #114 Salem Oregon 97301

Large suite within multi-tenant office building. Walking distance to downtown. Lease rate is full service with janitorial.

Beautiful combination of 1960's Madmen era architecture, with modern surfaces. This space has a conference room with view of the Willamette slough. Office is open floor plan. Restrooms are immediately adjacent to the suite on the main level of the building. Additional square footage available in the suite below.

Rent is full service including janitorial. Tenant is responsible for business liability insurance, phone and data service and any upgrades to the premises for the Tenant's use and occupancy requirements.

FEATURES

- COMMERCIAL OFFICE ZONE
- 1175 NET USABLE
- 1416 GROSS RENTABLE
- ALL UTILITIES INCLUDED
- JANITORIAL 2 X PER WEEK
- TENANT PAYS PHONE/ DATA
- VIEWS OF WILLAMETTE SLOUGH
- INDEPENDENT HEAT/ AC
- WALK INTO DOWNTOWN
- 3:1000 PARKING
- RECENT UPDATES TO SUITE
- MULTI-TENANT BUILDING



Ian Levin, Principal Broker. CCIM
 NATHAN LEVIN CO.

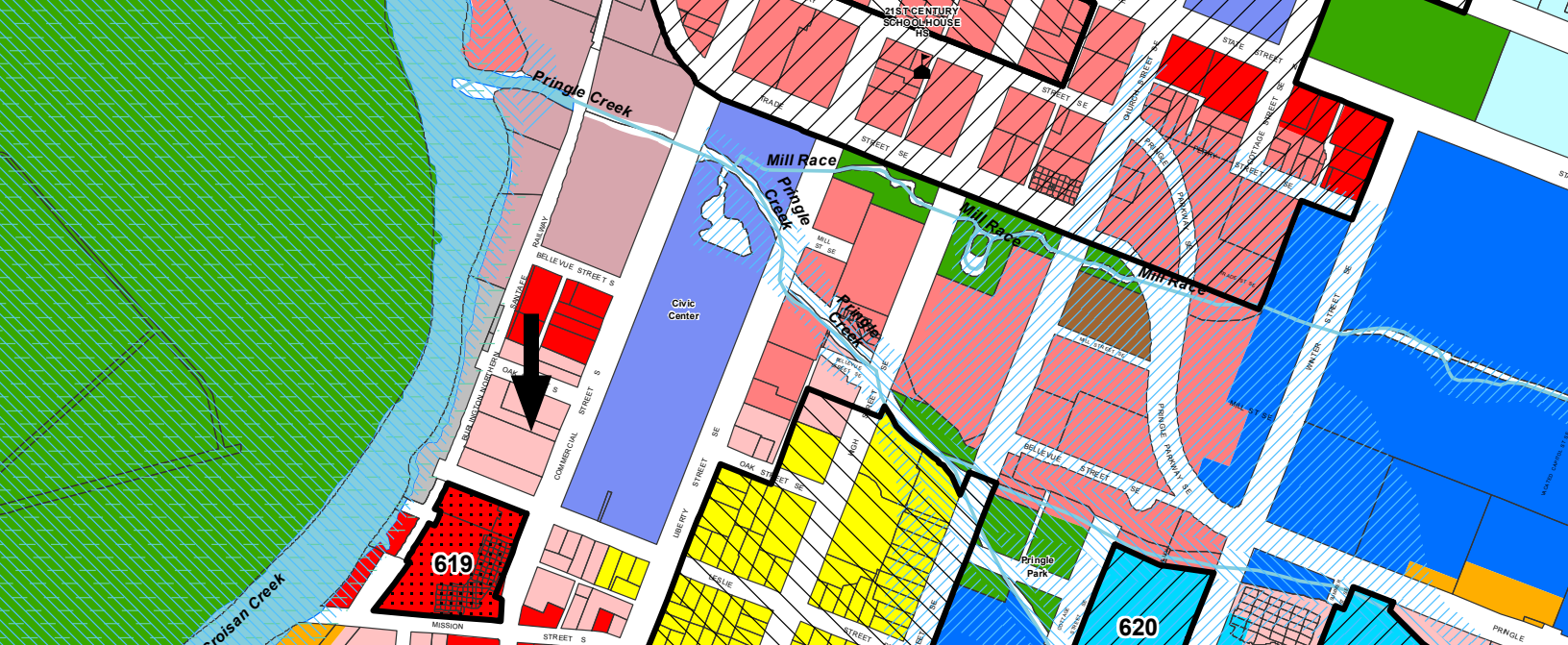
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September 01, 2023



Zoning Designations

- CB - Central Business District
- CG - General Commercial
- CN - Neighborhood Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- FMU - Fairview Mixed-Use
- NCMU - Neighborhood Center Mixed-Use
- SWMU - South Waterfront Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- II - Intensive Industrial
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall
- PS - Public Service
- RA - Residential Agriculture
- RD - Duplex Residential
- RH - Multiple Family High-Rise Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2



ZONING DESCRIPTION

Commercial Office Zone

695 Commercial St. SE. #114

Known as the CO zone, this areas is specified for office use, but has some allowance for educational and personal services.



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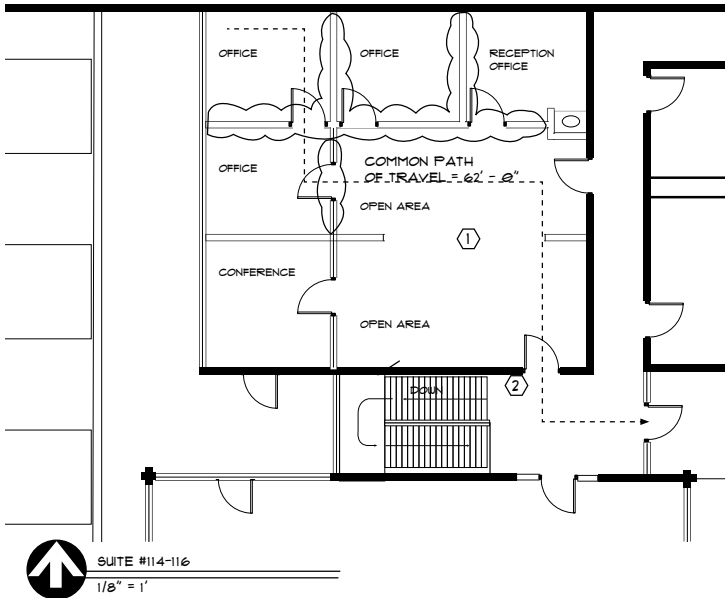
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CURRENT SUITE CONFIGURATION



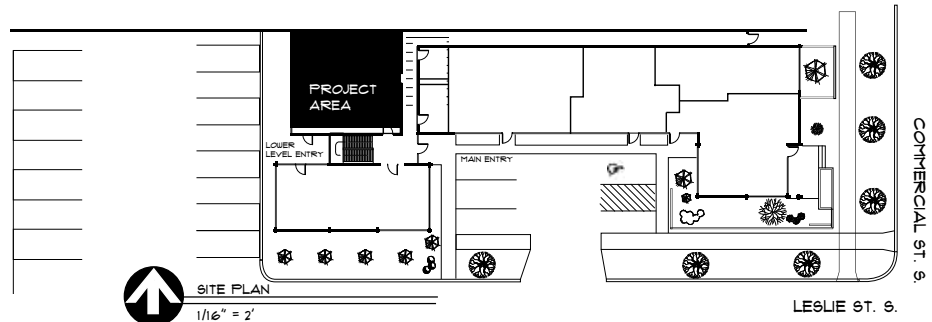
CODE SUMMARY

ZONING CODE	
PLANNING ZONE	CO
TENANT SPACE: SUITE #112	
OCCUPANT GROUP	B
CONSTRUCTION TYPE	V-B
TOTAL BUILDING AREA	10,000 S.F.
SEPARATED B OCCUPANCIES	
OCCUPANT LOAD	
TOTAL PROJECT FLOOR AREA	1175 S.F.
BUSINESS: 1175/ 100 OCC	= 11 OCCUPANTS
	5 OCCUPANTS ACTUAL USE
PLUMBING FIXTURE REQUIREMENTS	
BUSINESS: 1 TOILET/ 25 OCCUPANTS	= 1 TOILET REQUIRED
	MENS 3 STALLS PROVIDED
	WOMENS 4 STALLS PROVIDED
MEANS OF EGRESS	
EXITS REQUIRED	= 1
EXITS PROVIDED	= 1
EXIT WIDTH PROVIDED	= 36"
EGRESS TRAVEL DISTANCE	
PATH OF EGRESS ALLOWED	75' - 0"
MAX PATH OF EGRESS PROVIDED	62' - 0"

CONSTRUCTION NOTES

THIS PROJECT IS TO UPDATE THE INDIVIDUAL SUITE ADDRESS TO MEET CURRENT BUILDING CODE FOR FIRE AND LIFE SAFETY. IN ADDITION TO THIS, AN OPENING IS BEING ADDED TO THE SUITE THAT WILL JOIN THE #114 SUITE WITH #116

- ① FRAME OPENING IN WALL
- ② NEW SUITE NUMBER
- ☁ TO BE DEMOLISHED



anthropoid

FOR THE
FIRE CODE UPDATE TO SUITE ADDRESS
WALL DEMO/ FRAMED OPENING
855 COMMERCIAL ST SE #114-116 SALEM, OR 97301

revisions

☆☆☆☆

floor plan



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LOCAL BUSINESSES

- Salem City Hall
- John L Scott Real Estate
- Edward Jones Investments
- Blum Real Estate
- CTX Copiers
- Virgil T Golden Funeral Home
- Willamette Cardiology
- Cherry City Wax
- Luxe Salon
- Academy Mortgage
- * Nathan Levin Co.
- Anderson Shirley Architects
- anthropoid



LOCATION Area Map

695 Commercial St. SE. #114

Just south of downtown and across from the Salem Public Library, this location has the combination of downtown access without the parking headaches. Adjacent uses are professional office and personal services.



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695 COMMERCIAL ST SE SALEM, OR 97301

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

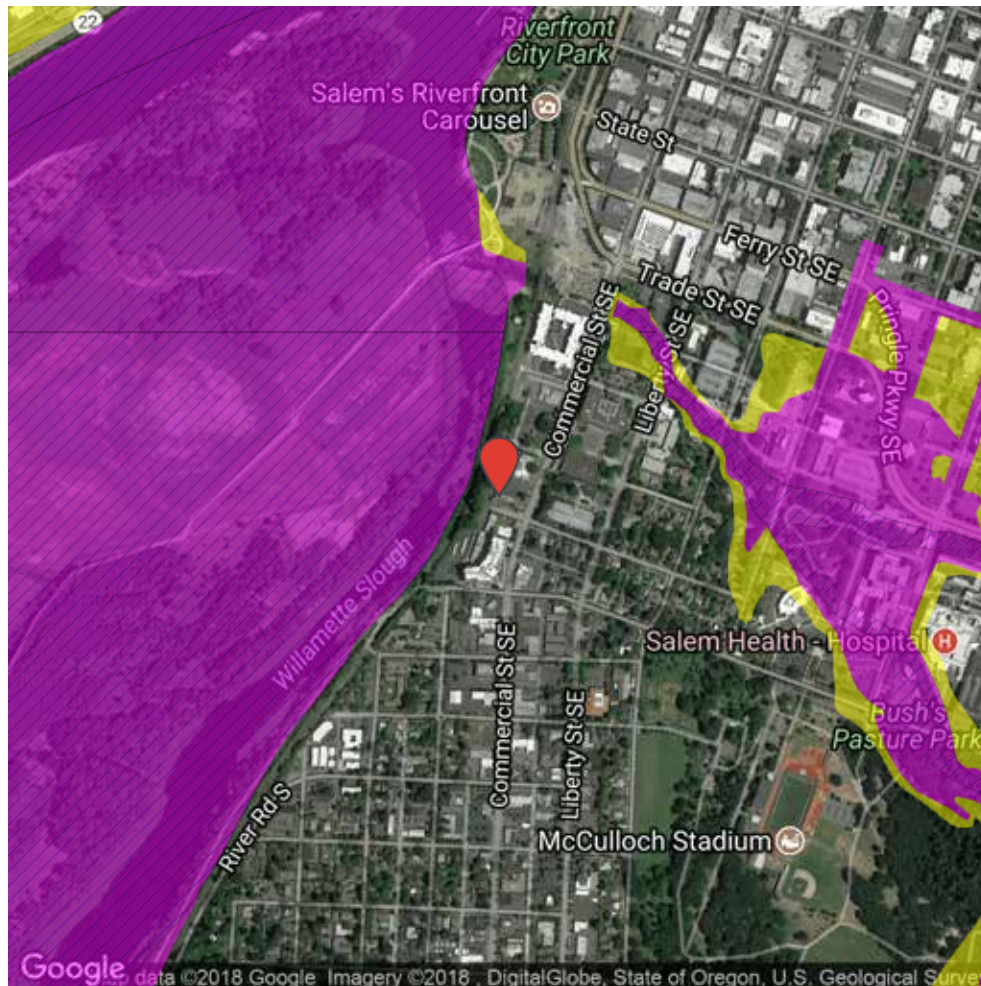
Flood Zone Determination: **OUT**

PANEL DATE

January 02, 2003

MAP NUMBER

410470341H



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA



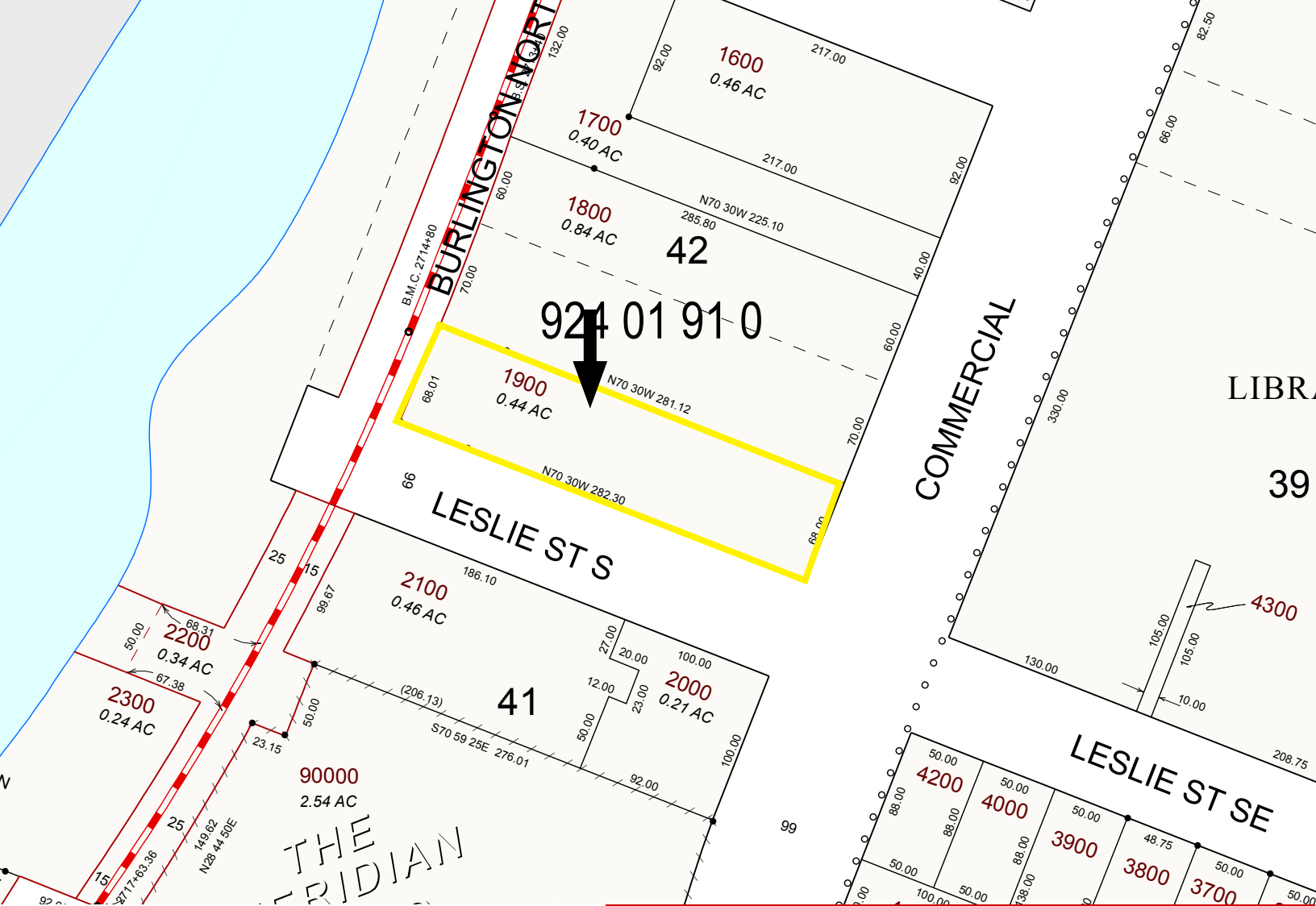
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COUNTY RECORDS

- R89280
- Map Tax Lot # 073W27BD01900
- .44 Acres
- 19,166 Square Feet
- Parcel #1900
- Property Class 201
- Street Frontage 262 | 68

NLCU

LOCATION

Parcel Map

695 Commercial St. SE. Salem, Or. 97301

Marion County has the site identified as a total of .44 acres.



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