



**OFFERED AT
\$1.75/ SF NNN**

4760 Portland Rd NE Salem, OR 97305 **CLASS A OFFICE BUILDING WITH GREAT PARKING**

Well-maintained, single-story brick office building in North Salem offering a secure, infrastructure-rich environment suitable for government, administrative, technology, & professional office users. Designated as a Command Center by the State of OR, the property has a history of occupancy by both state & federal agencies and continues to house a division of the State of OR. The building features key-card-controlled access throughout, fiber-optic connectivity to support high-volume data requirements & a backup power generator for added operational reliability.

A functional mix of private offices, large open work areas & existing office buildout, allowing to accommodate a variety of workplace configurations. Space possibly divisible (4,500 to 9,600 SF). Positioned along Portland Road NE, the property offers excellent visibility and signage opportunities with convenient access to I-5. Downtown Salem is approximately 4.5 miles away, with shopping, dining, and everyday services nearby. Salem Municipal Airport is approximately 8 miles from the property, providing additional convenience for regional business travel.

FEATURES

- GENERAL COMMERCIAL ZONE
- MARION COUNTY
- 9,644 SF SPACE
- 26,316 SF TOTAL BUILDING
- FIRE SUPPRESSION SYSTEM
- FIBER OPTIC AVAILABLE
- BACK UP GENERATOR
- HIGH SECURITY BUILDING
- 4:1000 PARKING
- CAN BE REMODELED TO SUIT
- HIGH PRIDE OF OWNERSHIP



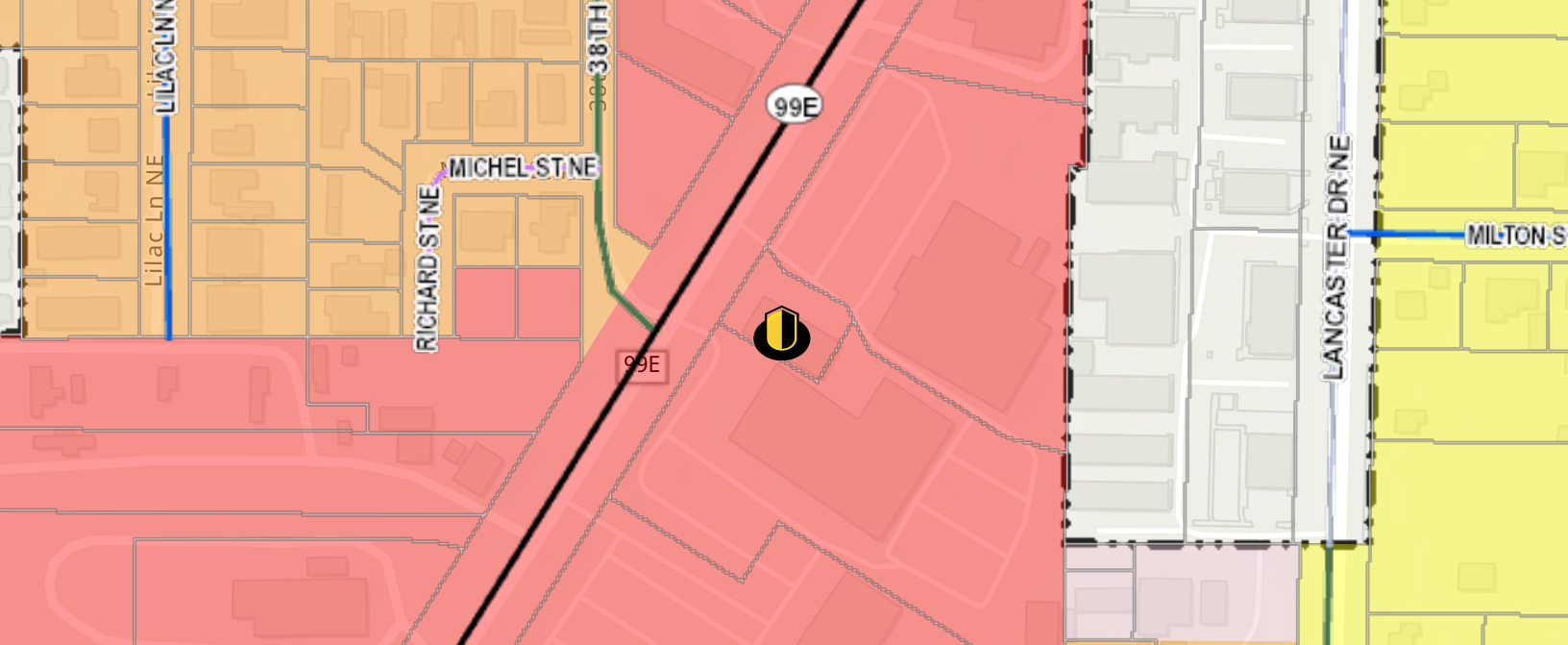
Ian Levin, CCIM | Principal Broker
NLCO

Main: 971 707 4590
ian@nathanlevinco.com
www.nathanlevinco.com
lic #200510306

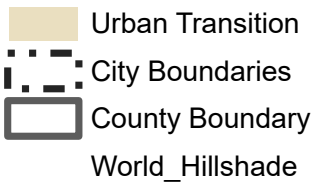
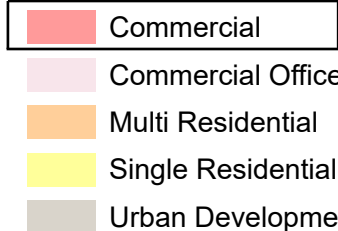
Oregon Real Estate Agency Disclosure Pamphlet



October 13, 2026



County Zoning



ZONING DESCRIPTION Commercial Zone

4760 Portland Rd NE Salem, OR 97305

Marion County describes this zone as generally a more commercial retail use. The full zone code description is available at the county website, and on the NLCO web page under additional docs for this property.



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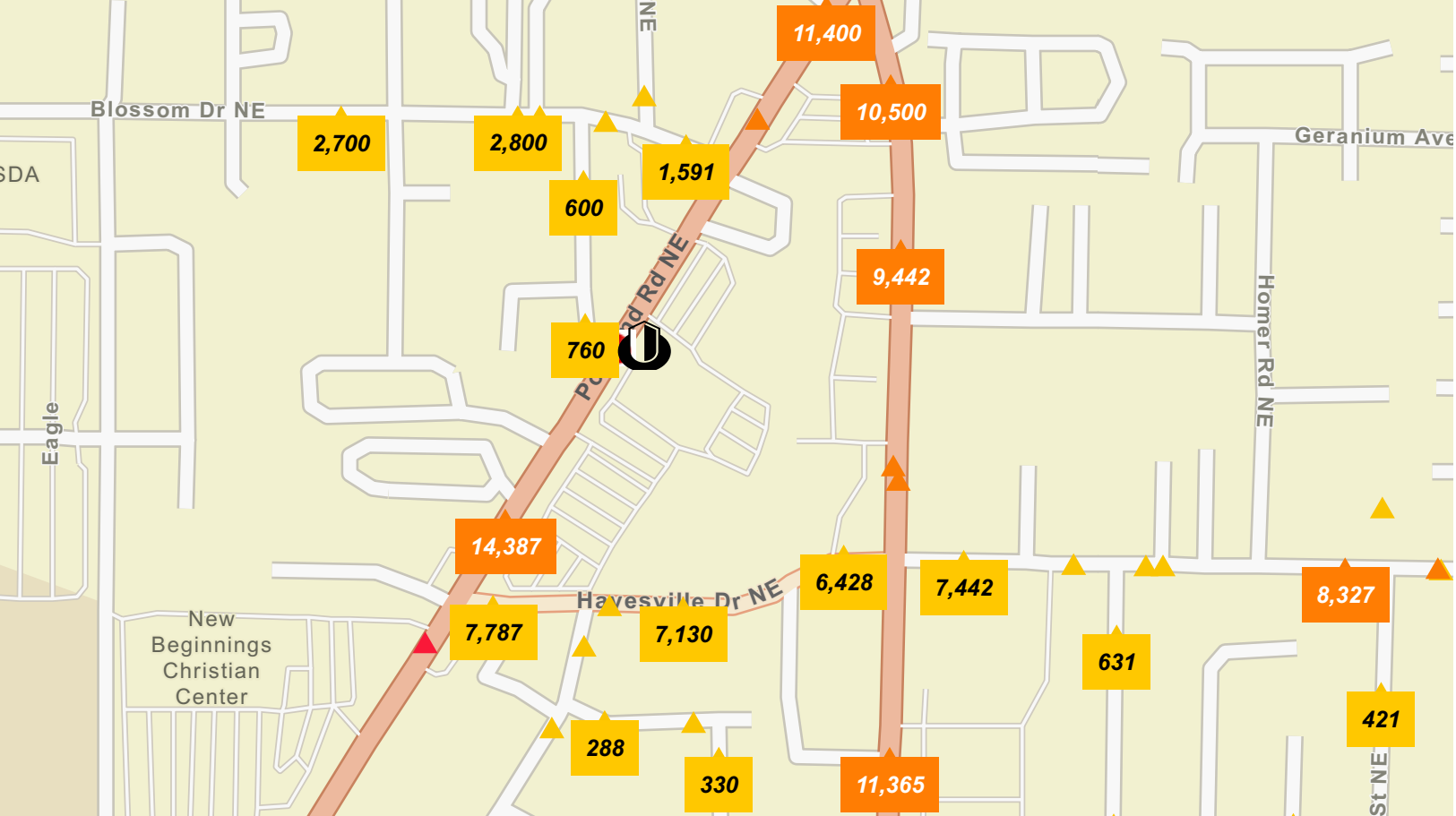
FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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LOCAL BUSINESSES

- Subway
- Good Will
- Chase Bank
- Roth's Market
- Salon Blondie's
- O'Rielly's Auto Parts
- US Post Office



LOCATION

Area Map with Traffic Count

4760 Portland Rd NE Salem, OR 97305

The above map includes recent traffic counts. There are an average of 14,387 vehicles passing in front of the property every day.



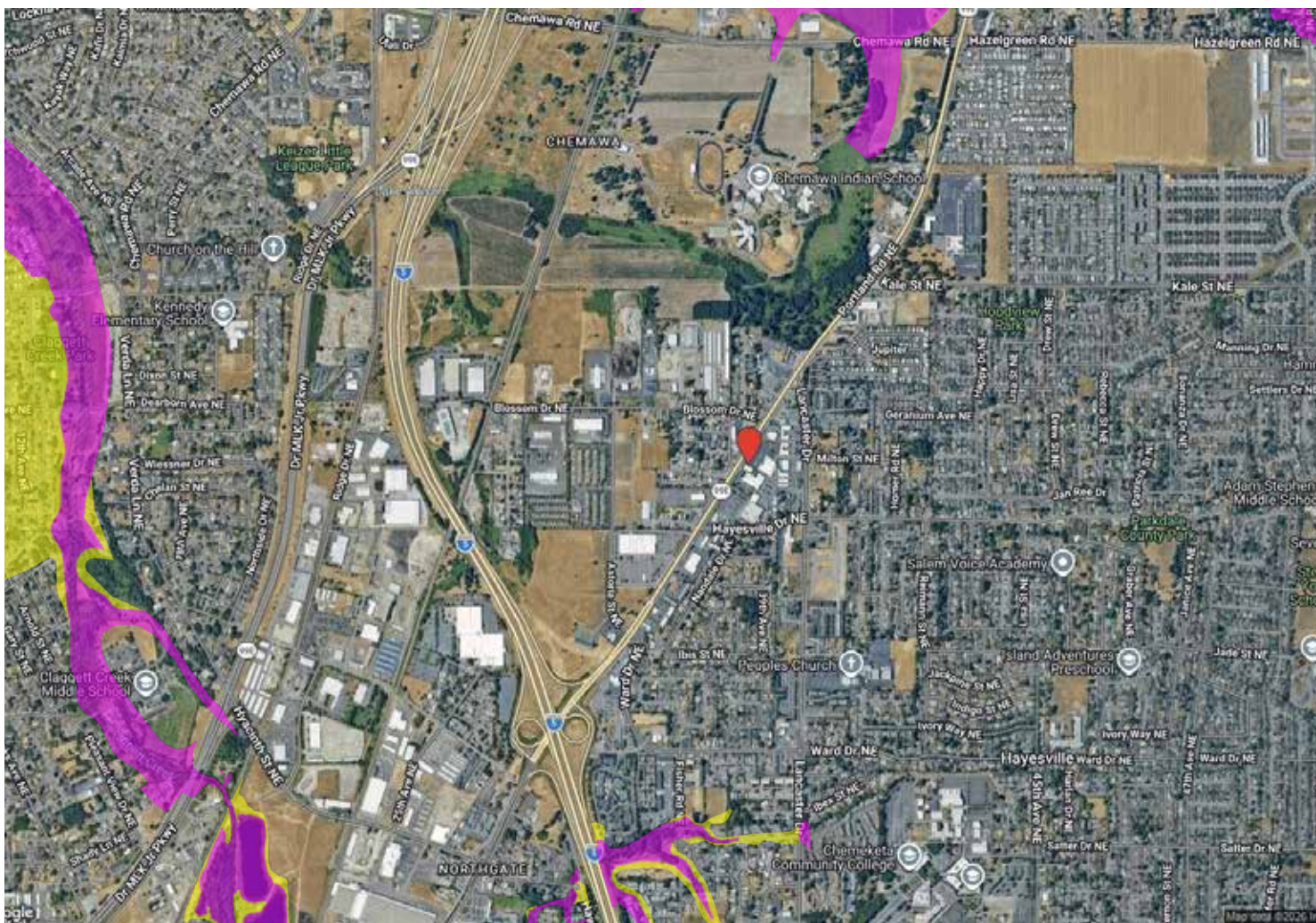
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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



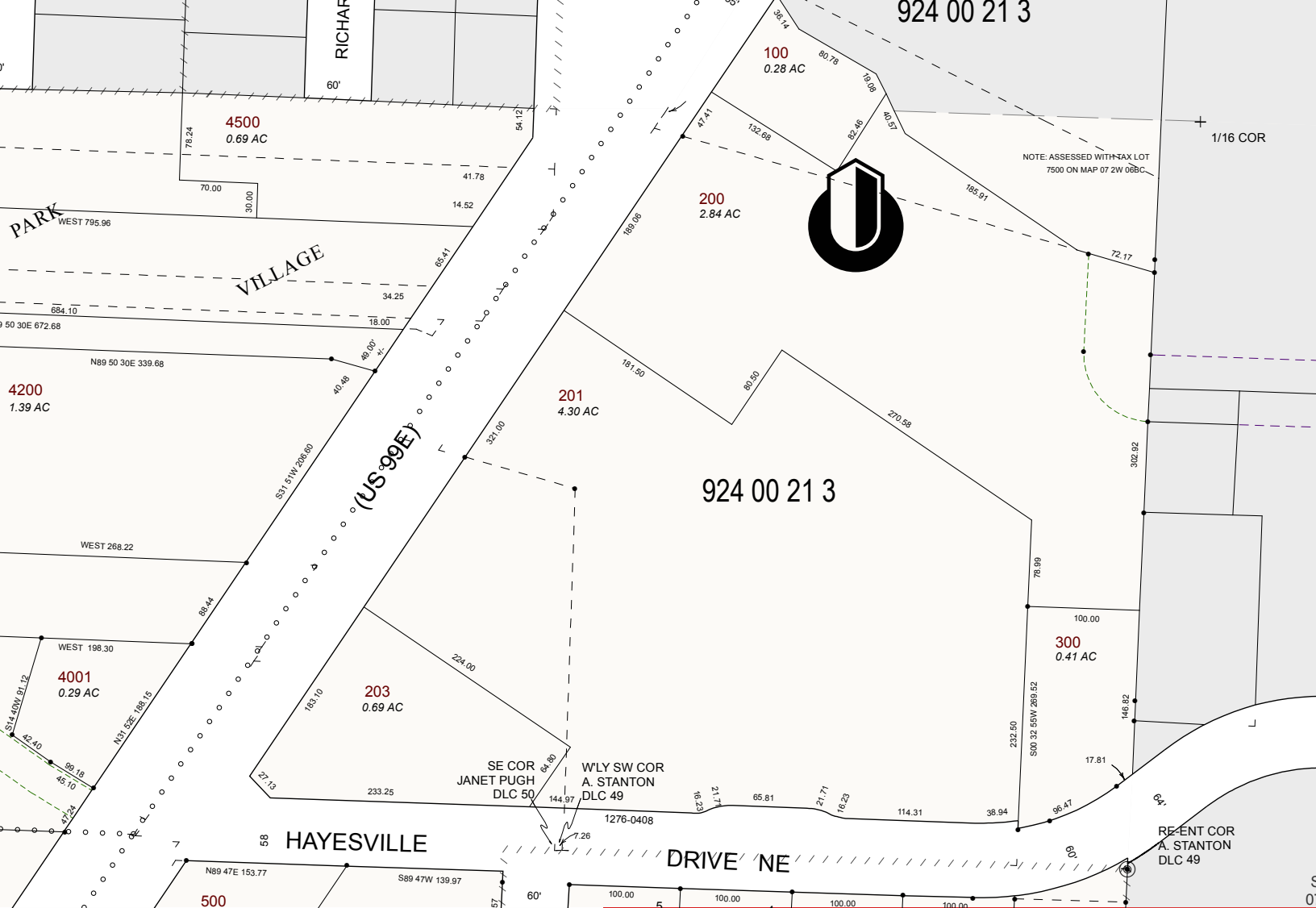
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COUNTY RECORDS

- R22093
- Map Tax Lot # 072W06CB00200
- 2.84 Acres
- 123,710 SF, Parcel
- Parcel #200
- Property Class 201
- 26,316 SF, Building



LOCATION

Parcel Map

4760 Portland Rd NE Salem, OR 97305

The premises is surrounded by common owned property with a master plan for a central parking lot, and shared driveway to the complex consisting of 4 buildings.



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