



FOR  
*lease*

JARED HAMBROOK  
Principal Broker  
OR #201211534  
503.930.2124  
Jaredh@legacyre.com

Legacy Real Estate  
1130 Liberty St SE, Suite 100  
Salem, OR 97302  
legacyre.com

161 HIGH ST SE  
SALEM, OR 97301  
MULTIPLE SUITES

PRESENTED BY

**LEGACY**  
REAL ESTATE

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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	\$1.45-\$2.33/SF	Zoning	CB
Lease Type	Full Service	Market	Commercial Office
Leasable Space	2,920 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 Salem Blue Printing, Fuji Rice Time, Diamond Cuts and many more. Tenant improvements available for some suites, others are freshly renovated.

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## SUITE 163

# OFFERING SUMMARY

163 HIGH ST SE SALEM OR 97301

Lease Rate:	\$2.33/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.



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## SUITE 173

# OFFERING SUMMARY

179 HIGH ST SE SALEM OR 97301

Lease Rate:	\$2.00/SF
Lease Type:	Gross Modified
Leasable Space:	862 SF



## SUITE DESCRIPTION

Suite 173 is a two room suite, one store front space and one private room which works great for an office or storage room. Tenant improvements available including carpet and paint. Landlord pays for electricity, water, sanitary and storm sewage and garbage removal. Tenant is responsible for internet, phone, security, and janitorial services.



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FERRY STREET SE

HIGH STREET SE



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

## EXTERIOR SUITES

OFFERING  
SUMMARY

161 HIGH ST SE SALEM OR 97301

Lease Rate:	\$1.60/SF
Lease Type:	Full Service
Leasable Space:	129- 263 SF

## SUITE DESCRIPTION

Second floor exterior suites are one room office suites with exterior windows for natural light. 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.





## INTERIOR SUITES

OFFERING  
SUMMARY

161 HIGH ST SE SALEM OR 97301

Lease Rate: \$1.40/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.



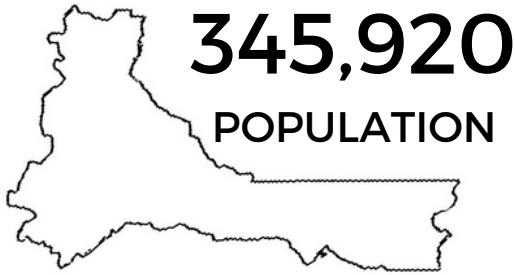


Salem is the capitol of Oregon and is in the heart of the Willamette Valley. It's lively downtown is full of delicious restaurants, unique shops, and various museums and attractions. The Willamette Valley is also known for its wine and has over 700 wineries in the area. Salem is also one of the rare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

City, State:	Salem, Oregon
County:	Marion
Population:	177,726
To Portland:	46 Miles
To Eugene:	65 Miles
To the Coast:	58 Miles



### MARION COUNTY MARKET OVERVIEW



**\$985**



AVG RENTS  
\*2015-2019

**\$432,995**



AVG 2021  
HOME SALES

**128,622**



HOUSING UNITS

**2.79**

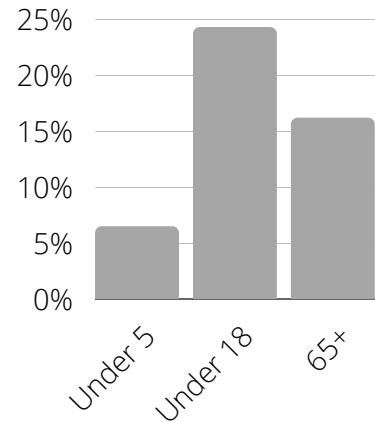


AVG HH SIZE

**36.2**



AVG AGE



**\$59,625**



AVG HH INCOME

**60.2%**



OWN

**39.8%**

RENT

Sources: US Census, WVMLS

# LEGACY

## REAL ESTATE

FOR ADDITIONAL INFORMATION AND  
TO SUBMIT A LETTER OF INTENT, CONTACT:  
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