

# LEASE

## 247 COMMERCIAL ST. NE SALEM, OREGON 97301

FIRST  
COMMERCIAL  
real estate services LLC



3550 Liberty Rd. South, Suite 290 | Salem, OR 97302  
www.firstcommercialoregon.com



## DOWNTOWN OFFICE SUITES

### AVAILABLE / SIZE

Several individual offices ranging from 160 SF to 330 SF.

Offices can be rented individually or combined.

Total available combined square footage is approx. 1,086 SF.

### LEASE RATE

Lease rates range from \$350/month to \$575/month.

Lease structure is Full Service with tenant responsible for its own janitorial, voice/data services, personal property taxes and contents and liability insurance.

### PROPERTY SNAPSHOT

- CB (Central Business District)
- Approx. two on-site parking spaces are available behind the building for \$50/space/month.
- Additional fee parking available in the Chemeketa Parkade.

## PROPERTY HIGHLIGHTS

This downtown 2nd floor office is a beautifully appointed historic building and is registered as a historic landmark building with interior brick walls, bright windows and skylights. The available small office suites can accommodate numerous types of service providers.

The location is in downtown Salem in the desirable Commercial Street corridor, which is populated with many established and professional office buildings and retail users. The building provides common area restrooms, break room, conference room and a "birds nest loft" via a spiral staircase for all the occupants of the second floor.

**For more information, please contact:**

**TERRI FROHNMAYER, Principal Broker**  
[terri@firstcommercialoregon.com](mailto:terri@firstcommercialoregon.com)

*Licensed in the State of Oregon*

**(503)364-7400**  
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### SUITE SIZE & FULL SERVICE LEASE RATE

Suite 201: Approx. 330 SF \$575/month

Suite 202: Approx. 160 SF \$350/month

Suite 204: Approx. 256 SF \$430/month

Suite 206: Approx. 180 SF \$350/month

Suite 207: Approx. 160 SF \$350/month

Total suites combined: Approx. 1,086 SF



Backside of Building  
2 parking spots available for a monthly fee



Reception



Break Area / Staircase to "Bird's Nest Loft"



Shared Kitchen



Shared Conference Room

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.

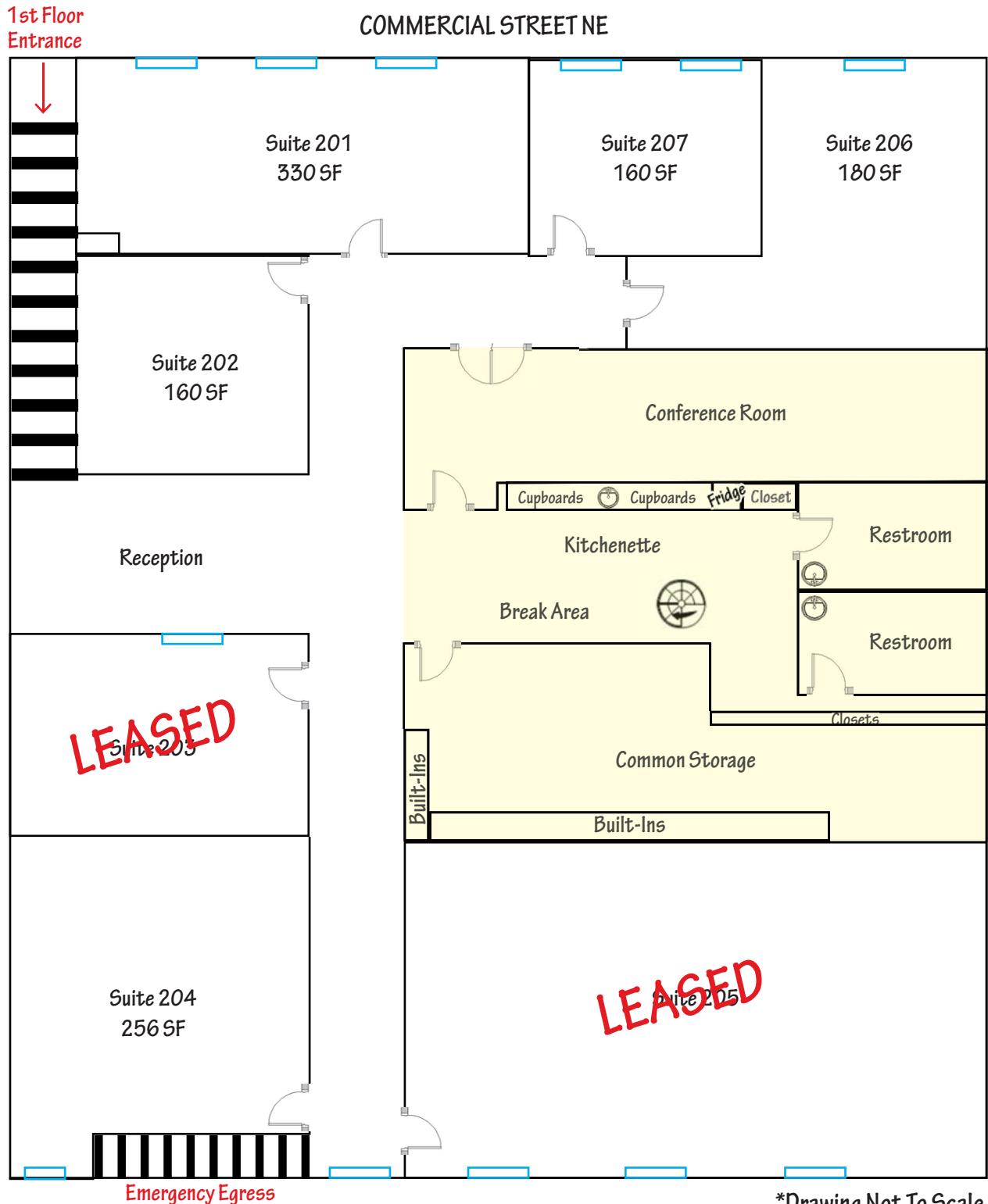
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\*Drawing Not To Scale

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Front Hall



Suite 201



Suite 206



Suite 206



Suite 207



Suite 207

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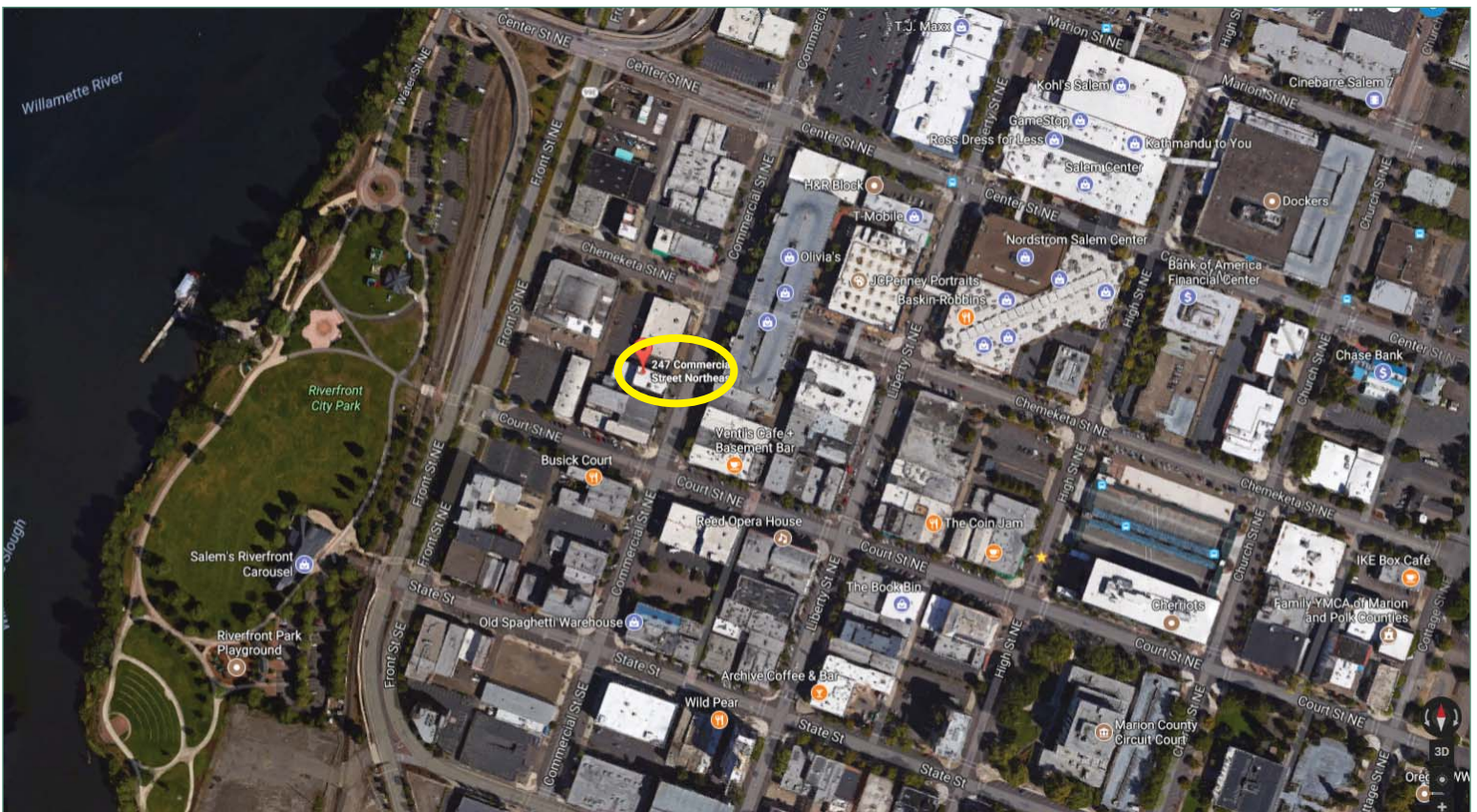
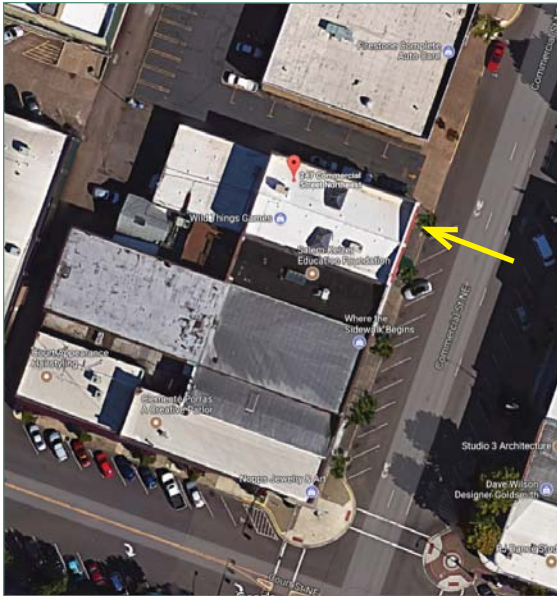
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