

FOR SALE

(Only Four Remaining Lots)



WALNUT PROFESSIONAL CENTER Professional Office/Medical Office Building Pads 2300 NW Century Drive, Corvallis, Oregon 97330

Description: Four (4) remaining separate building pads, all utilities stubbed to each pad. Pads are building-ready with access drives, storm water detention, and water quality in place.

Zoning: PAO (Professional & Administrative Office) allows for business & medical uses.

Size: Pad building sizes range from 2,000 – 10,000 sq. ft.

Price: See attached price list

For information contact:

Dale Kern, Broker

Commercial Associates

202 NW 6th Street, Corvallis, OR 97330

(541) 754-6320 • Fax: (541) 758-0508

E-mail: dale@commercialassociates.org

www.commercialassociates.org



The information contained herein was secured from sources deemed reliable but is not guaranteed by broker and is subject to price change, prior sale, error or omission, correction or withdrawal without notice.

Walnut Professional Center

Kings Blvd. and Walnut Blvd. Corvallis Oregon

Lot sale prices

1/24/2018

Lot #	Address	SF	Acres	%	General Office Buildable SF	Medical Office Buildable SF	Selling Price	Selling Price PSF	Status
1	2150 NW Century Dr.	29,198	0.67	0.104	6,400	3,990	\$ 927,704	\$ 31.77	available
2	2150 NW Century Dr.	27,336	0.63	0.097	6,400	4,200	\$ 876,894	\$ 32.08	sold
3	2250 NW Century Dr.	27,534	0.63	0.098	9,600	5,050	\$ 1,004,307	\$ 36.48	available
4	2300 NW Century Dr.	22,206	0.51	0.079	5,000	2,780	\$ 751,172	\$ 33.83	available
5	2350 NW Century Dr.	77,208	1.77	0.275	19,000	19,000	\$ 2,715,113	\$ 35.17	Sold
6	2400 NW Century Dr.	35,544	0.82	0.127	8,800	8,800	\$ 1,183,901	\$ 33.31	Sold
7	2450 NW Century Dr.	19,504	0.45	0.070	5,600	3,200	\$ 666,174	\$ 34.16	available
8	2500 NW Century Dr.	18,052	0.41	0.064	5,600	4,500	\$ 571,362	\$ 31.65	sold
9	2550 NW Century Dr.	23,868	0.55	0.085	7,200	6,385	\$ 751,066	\$ 31.47	sold
		280,450	6.44	1.000	\$ 73,600	57,905	\$ 9,447,693	\$ 33.69	

For property information contact:

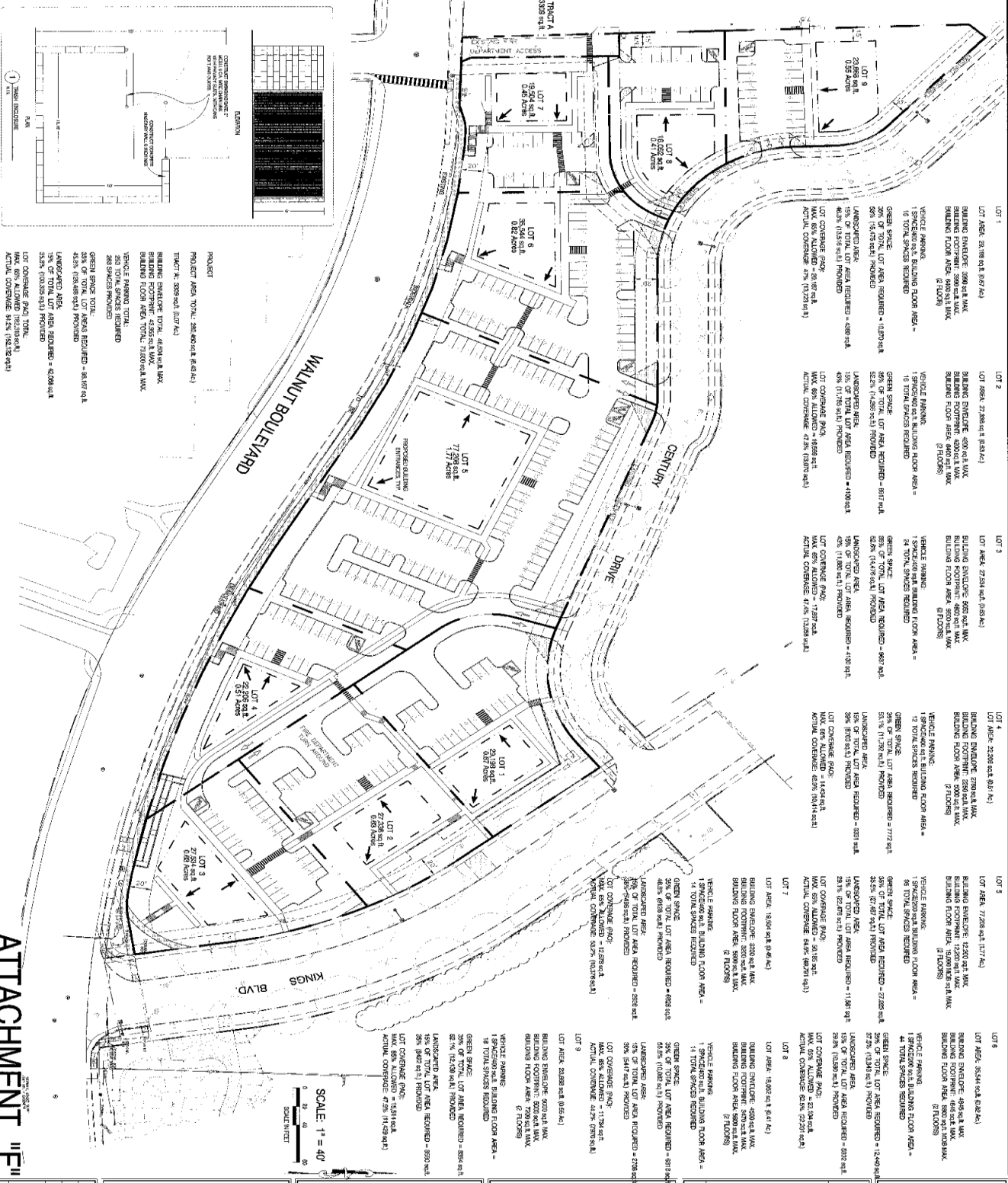
Dale Kern, Broker

Commercial Associate

202 NW 6th Street

Corvallis Oregon 97330

541-754-6320



PROJECT
 PROJECT AREA TOTAL: 281,800 sq ft (6.46 ac)
 TRACT TOTAL: 309,944 sq ft (7.07 ac)
 BUILDING ENVELOPE TOTAL: 489,024 sq ft MAX
 BUILDING FOOTPRINT TOTAL: 489,024 sq ft MAX
 BUILDING FLOOR AREA TOTAL: 740,000 sq ft MAX
 VEHICLE PARKING TOTAL: 261 SPACES REQUIRED
 261 SPACES PROVIDED
 GREEN SPACE TOTAL: 45,324 sq ft
 55% OF TOTAL LOT AREA REQUIRED = 88,197 sq ft
 45,324 sq ft PROVIDED
 LANDSCAPED AREA: 32,824 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 42,268 sq ft
 32,824 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 40.6%

LOT 1
 LOT AREA: 24,100 sq ft (0.55 ac)
 BUILDING ENVELOPE: 288,024 sq ft MAX
 BUILDING FOOTPRINT: 288,024 sq ft MAX
 BUILDING FLOOR AREA: 500,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 18 SPACES REQUIRED
 18 SPACES PROVIDED
 GREEN SPACE: 10% OF TOTAL LOT AREA REQUIRED = 2,410 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,626 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 3,615 sq ft
 1,626 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 47.4%

LOT 2
 LOT AREA: 22,854 sq ft (0.52 ac)
 BUILDING ENVELOPE: 288,024 sq ft MAX
 BUILDING FOOTPRINT: 288,024 sq ft MAX
 BUILDING FLOOR AREA: 500,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 18 SPACES REQUIRED
 18 SPACES PROVIDED
 GREEN SPACE: 10% OF TOTAL LOT AREA REQUIRED = 2,285 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,560 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 3,428 sq ft
 1,560 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 50.5%

LOT 3
 LOT AREA: 27,514 sq ft (0.63 ac)
 BUILDING ENVELOPE: 288,024 sq ft MAX
 BUILDING FOOTPRINT: 288,024 sq ft MAX
 BUILDING FLOOR AREA: 500,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 18 SPACES REQUIRED
 18 SPACES PROVIDED
 GREEN SPACE: 10% OF TOTAL LOT AREA REQUIRED = 2,751 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,813 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 4,127 sq ft
 1,813 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 41.5%

LOT 4
 LOT AREA: 22,208 sq ft (0.51 ac)
 BUILDING ENVELOPE: 288,024 sq ft MAX
 BUILDING FOOTPRINT: 288,024 sq ft MAX
 BUILDING FLOOR AREA: 500,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 12 TOTAL SPACES REQUIRED
 12 SPACES PROVIDED
 GREEN SPACE: 9% OF TOTAL LOT AREA REQUIRED = 1,999 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,458 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 3,331 sq ft
 1,458 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 51.4%

LOT 5
 LOT AREA: 17,238 sq ft (0.39 ac)
 BUILDING ENVELOPE: 120,024 sq ft MAX
 BUILDING FOOTPRINT: 120,024 sq ft MAX
 BUILDING FLOOR AREA: 160,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 12 TOTAL SPACES REQUIRED
 12 SPACES PROVIDED
 GREEN SPACE: 10% OF TOTAL LOT AREA REQUIRED = 1,724 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,254 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 2,586 sq ft
 1,254 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 66.4%

LOT 6
 LOT AREA: 19,041 sq ft (0.43 ac)
 BUILDING ENVELOPE: 288,024 sq ft MAX
 BUILDING FOOTPRINT: 288,024 sq ft MAX
 BUILDING FLOOR AREA: 500,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 18 TOTAL SPACES REQUIRED
 18 SPACES PROVIDED
 GREEN SPACE: 10% OF TOTAL LOT AREA REQUIRED = 1,904 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,347 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 2,856 sq ft
 1,347 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 59.9%

LOT 7
 LOT AREA: 19,041 sq ft (0.43 ac)
 BUILDING ENVELOPE: 288,024 sq ft MAX
 BUILDING FOOTPRINT: 288,024 sq ft MAX
 BUILDING FLOOR AREA: 500,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 18 TOTAL SPACES REQUIRED
 18 SPACES PROVIDED
 GREEN SPACE: 10% OF TOTAL LOT AREA REQUIRED = 1,904 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,347 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 2,856 sq ft
 1,347 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 59.9%

LOT 8
 LOT AREA: 18,081 sq ft (0.41 ac)
 BUILDING ENVELOPE: 288,024 sq ft MAX
 BUILDING FOOTPRINT: 288,024 sq ft MAX
 BUILDING FLOOR AREA: 500,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 14 TOTAL SPACES REQUIRED
 14 SPACES PROVIDED
 GREEN SPACE: 10% OF TOTAL LOT AREA REQUIRED = 1,808 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,287 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 2,712 sq ft
 1,287 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 65.5%

LOT 9
 LOT AREA: 24,818 sq ft (0.57 ac)
 BUILDING ENVELOPE: 288,024 sq ft MAX
 BUILDING FOOTPRINT: 288,024 sq ft MAX
 BUILDING FLOOR AREA: 500,000 sq ft MAX
 (2 FLOORS)
 VEHICLE PARKING: 18 TOTAL SPACES REQUIRED
 18 SPACES PROVIDED
 GREEN SPACE: 10% OF TOTAL LOT AREA REQUIRED = 2,482 sq ft
 55% OF TOTAL LOT AREA PROVIDED
 LANDSCAPED AREA: 1,669 sq ft
 15% OF TOTAL LOT AREA REQUIRED = 3,723 sq ft
 1,669 sq ft PROVIDED
 LOT COVERAGE FLOOR AREA: 114,424 sq ft
 LOT COVERAGE PERCENT: 46.5%

SCALE: 1" = 40'
 0 40 80
 FEET

ATTACHMENT "F"

SHEET TITLE:
 MASTER DETAILED DEVELOPMENT PLAN

PROJECT:
 WALNUT PROFESSIONAL CENTER
 PROJECT LOCATION:
 CORVALLIS, OREGON
 CLIENT:
 WALNUT PROFESSIONALS, LLC

DEVCO
 ENGINEERING, INC.
 245 NE CORVALLIS RD. BOX 100
 CORVALLIS, OR 97331
 WWW.DEVCOENGINEERING.COM
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 DEVCO ENGINEERING, INC.

No.	REVISION:	DATE:
	PUBLICITY REVIEW	05/12/09

FOR LAND USE PURPOSES ONLY



ATTACHMENT "O"

JOB NO. 17-143 DESIGNED BY: EJV/JL/MS DRAWN BY: BECO DRAWING:	SHEET TITLE: MASTER CONCEPTUAL LANDSCAPE PLAN	PROJECT: WALNUT PROFESSIONAL CENTER PROJECT LOCATION: CORVALLIS, OR CLIENT: WALNUT PROFESSIONAL, LLC	Corvallis, Oregon 240 NE CORVALLIS, P.O. BOX 133 CORVALLIS, OR 97331 WWW.DEVCOENGINEERING.COM ©COPYRIGHT 2007 DEVCO ENGINEERING, INC. ALL RIGHTS RESERVED.	No. REVISION: DATE	FOR LAND USE PURPOSES ONLY
	# OF SHEETS IN SET: X				



202 NW 6th Street
Corvallis, OR 97330
541.754.6320,

Initial Agency Disclosure Pamphlet

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a real estate licensee (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller’s Agent –Represents the seller only;

Buyer’s Agent – Represents the buyer only;

Disclosed Limited Agent – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer’s agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1.To exercise reasonable care and diligence;

2.To deal honestly and in good faith;

3.To present all written offers, notices and other communications in a timely manner whether or not the seller’s property is subject to a contract for sale or the buyer is already a party to a contract to purchase;

4.To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

5.To account in a timely manner for money and property received from or on behalf of the client.

6.To be loyal to their client by not taking action that is adverse or detrimental to the client’s interest in a transaction;

7.To disclose in a timely manner to the client any conflict of interest, existing or contemplated;

8.To advise the client to seek expert advice on matters related to the transactions that are beyond the agent’s expertise;

9.To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and

10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer’s agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer’s agent.

The information in this package was gathered from sources deemed reliable, however Commercial Associates makes no representation or warranty of the accuracy of the information. Any seller, buyer, or tenant considering a sale, purchase, or lease of this property should confirm any and all information relied upon in making the decision to sell, purchase, or lease prior to finalizing the transaction and bears the risk of all inaccuracies.



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None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients;

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and

3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

The information in this package was gathered from sources deemed reliable, however Commercial Associates makes no representation or warranty of the accuracy of the information. Any seller, buyer, or tenant considering a sale, purchase, or lease of this property should confirm any and all information relied upon in making the decision to sell, purchase, or lease prior to finalizing the transaction and bears the risk of all inaccuracies.