



**COLDWELL
BANKER
COMMERCIAL**

MOUNTAIN WEST REAL ESTATE

CAPITOL TOWER

\$21.00 - 26.40 SF/yr (Full Service)

AVAILABLE SPACE

230 - 10,037 SF



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FOR LEASE

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**COLDWELL BANKER COMMERCIAL
MOUNTAIN WEST REAL ESTATE**
960 Liberty Street SE, Suite 250, Salem, OR 97302
503.588.3508



CAPITOL TOWER

388 State Street, Salem, OR 97301-3866

LEASE



PROPERTY DESCRIPTION

This prestigious and historical office building, known as The Capitol Center, offers unobstructed views of downtown Salem and the Willamette River. The Capitol Center is a landmark building known as the "tallest office building in Salem," and was added to the National Register of Historic Places in 1986 as the Old First National Bank Building.

Suite 100 and Mezzanine space must be leased together.

The 4th floor was recently updated with a furnished break room with a dining area and vending machines, as well as a conference room that is furnished and gives the Tenants access to use as well as being able to lease it by the hour, or day, to the general public.

LOCATION DESCRIPTION

The ever-growing, dynamic, flourishing city of Salem is situated in Oregon's Willamette River Valley, one of the Nation's most fertile agricultural regions. This beautiful city is Oregon's second-largest and is located about 46 miles southwest of Portland and about 58 miles East of the Oregon coast. Salem, the capital of Oregon, serves as the core of both state agencies and the surrounding farming communities. This metro area is home to the historic downtown area, as well as the vineyard-wrapped Willamette Valley countryside. It lies at the junction of Oregon State Highways 22, 213, and 221. Interstate 5 provides transportation to the North towards Portland and transportation to the South towards Eugene.

PARKING DESCRIPTION

Liberty Square Parkade parking permits are available from \$42 a month for rooftop parking to \$74 a month for 4th floor parking and up.

HIGHLIGHTS

- Convenient sky-bridge connects the Capitol Tower to the Liberty Square Parkade on the 4th floor
- Located in the ever-growing, dynamic downtown Salem
- Within walking distance to the Grand Hotel, Marion County Courthouse, Salem Center Mall, State Capitol Building, coffee shops, restaurants, etc.
- Full-service lease rates include janitorial 5 times per week

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OFFERING SUMMARY

Available SF: 230 - 4,595 SF

Lease Rate: \$21.00 - 26.40 SF/yr (Full Service)

Year Built: 1926

Building Size: 51,751 SF

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AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Mezzanine	\$23.40 SF/yr	2,245 SF
Main Floor - Suite 100	\$23.40 SF/yr	4,595 SF
3rd Floor - Suites 4 - 9	\$21.00 - 26.40 SF/yr	1,600 SF
3rd Floor - Suite 380	\$21.00 - 26.40 SF/yr	406 SF
4th Floor - Suite 420	\$21.00 - 26.40 SF/yr	713 SF
7th Floor - Suite 701	\$21.00 SF/yr	248 SF
8th Floor - Suite 820	\$21.00 SF/yr	230 SF



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CAPITOL TOWER - SUITE 100

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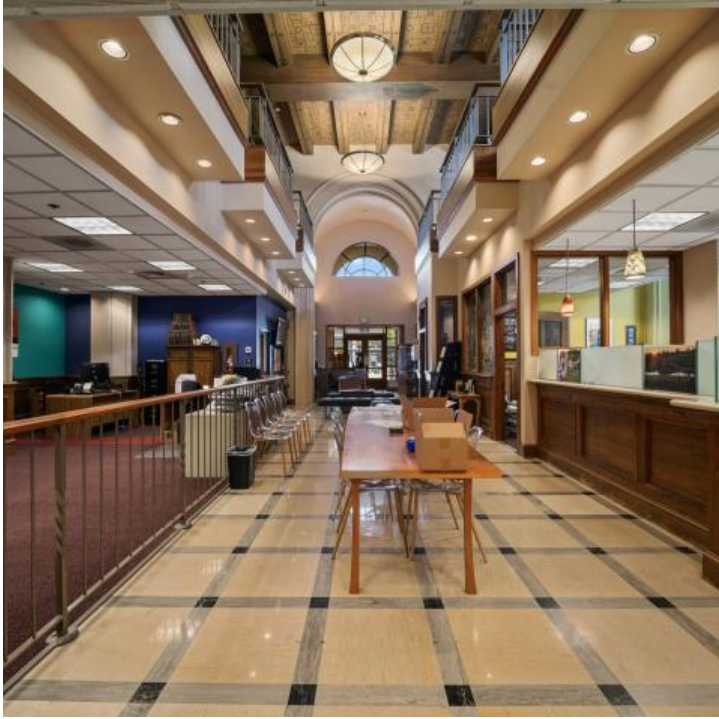
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CAPITOL TOWER - SUITE 100

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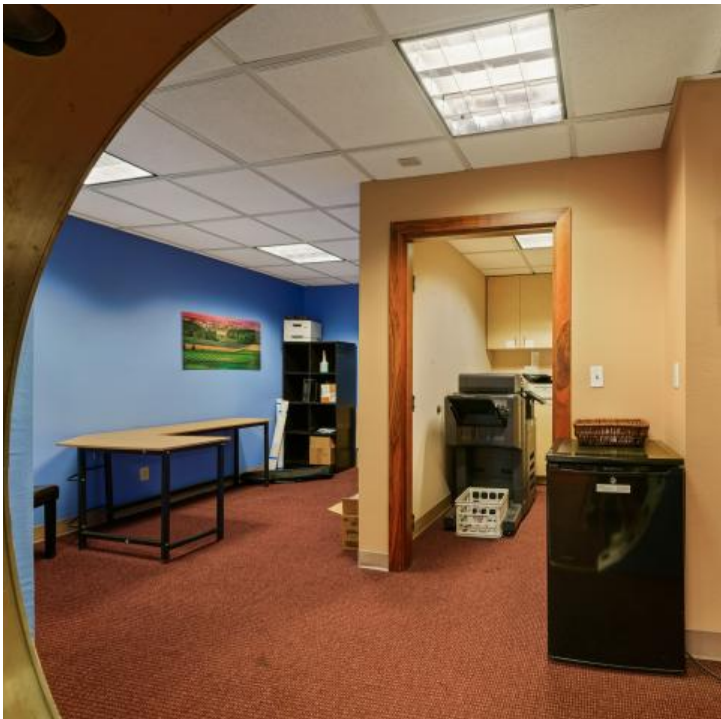
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CAPITOL TOWER - SUITE 100

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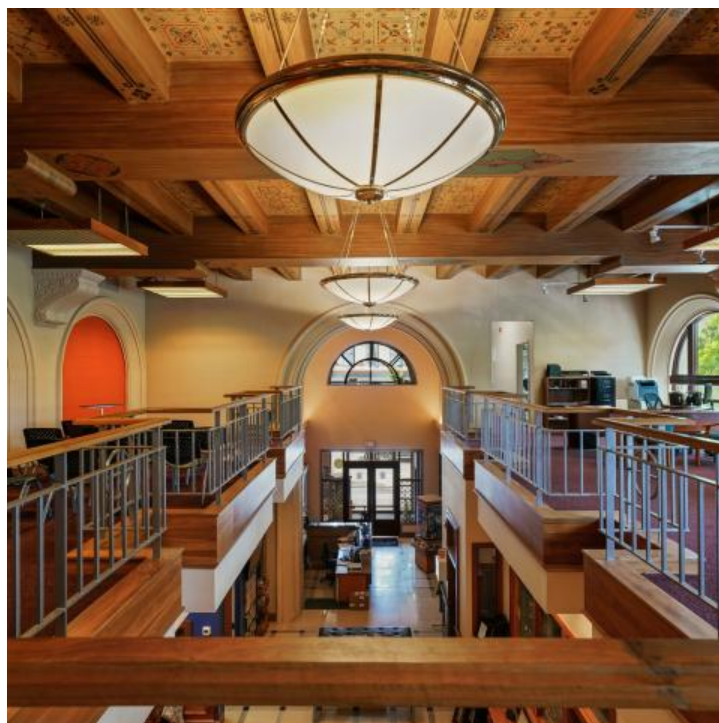
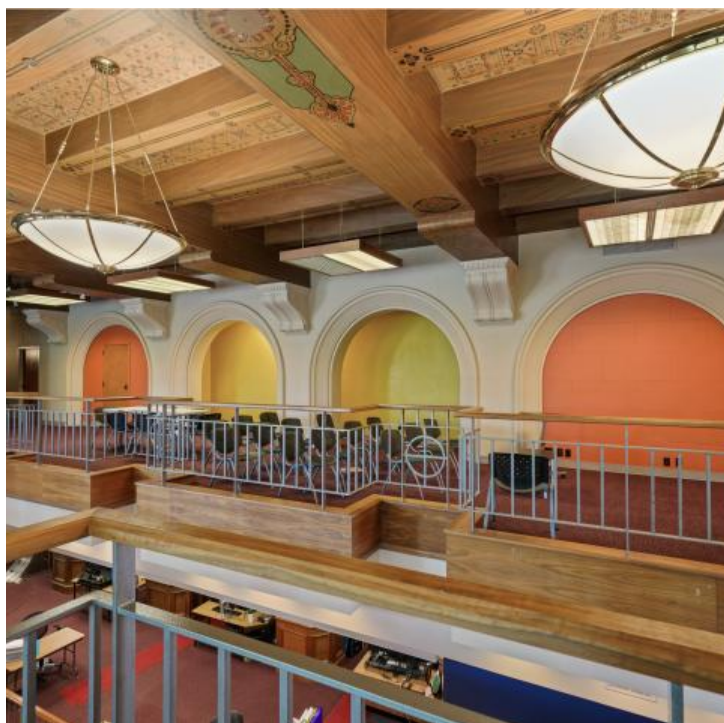
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CAPITOL TOWER - MEZZANINE

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MOUNTAIN WEST REAL ESTATE



CAPITOL TOWER - SUITE 100/MEZZANINE

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CAPITOL TOWER - 3RD FLOOR SUITES 4-9

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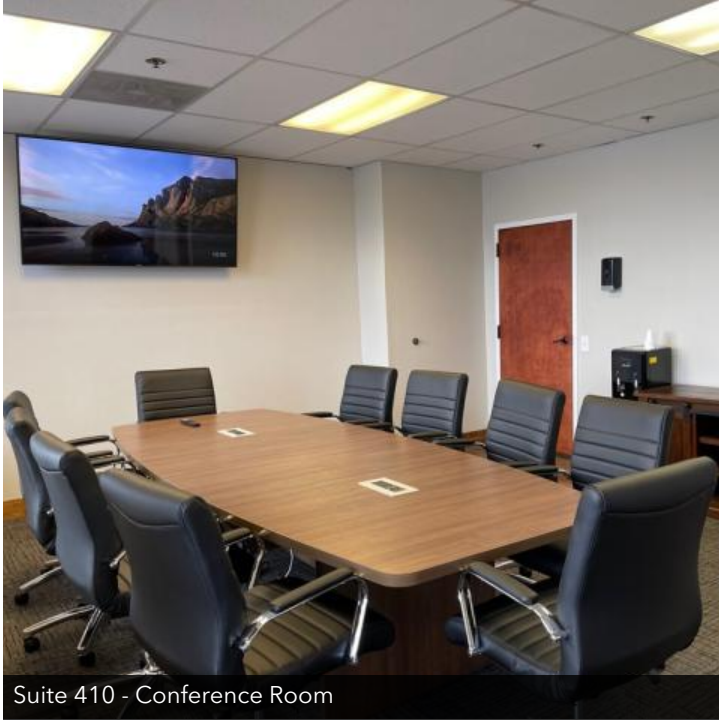
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4TH FLOOR BREAKROOM AND CONFERENCE ROOM

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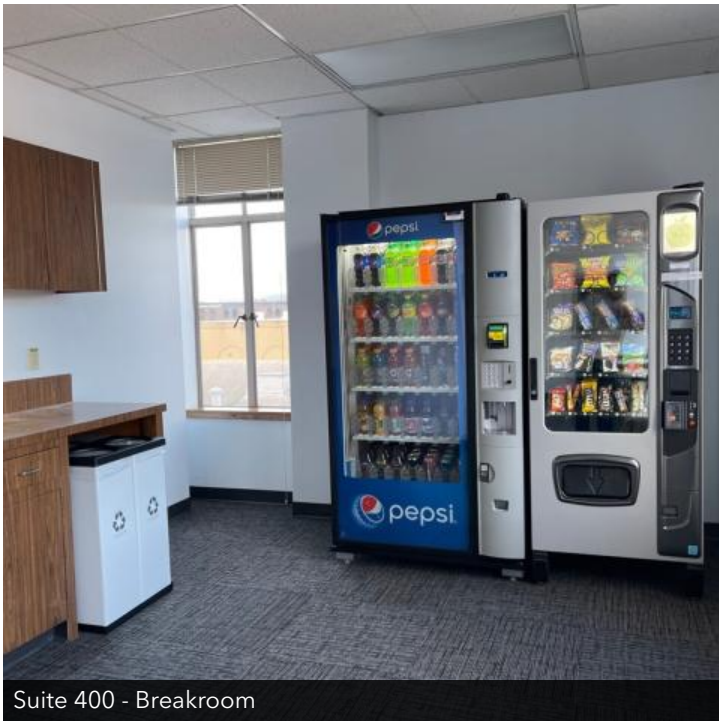
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Suite 410 - Conference Room



Suite 410 - Conference Room



Suite 400 - Breakroom



Suite 400 - Breakroom

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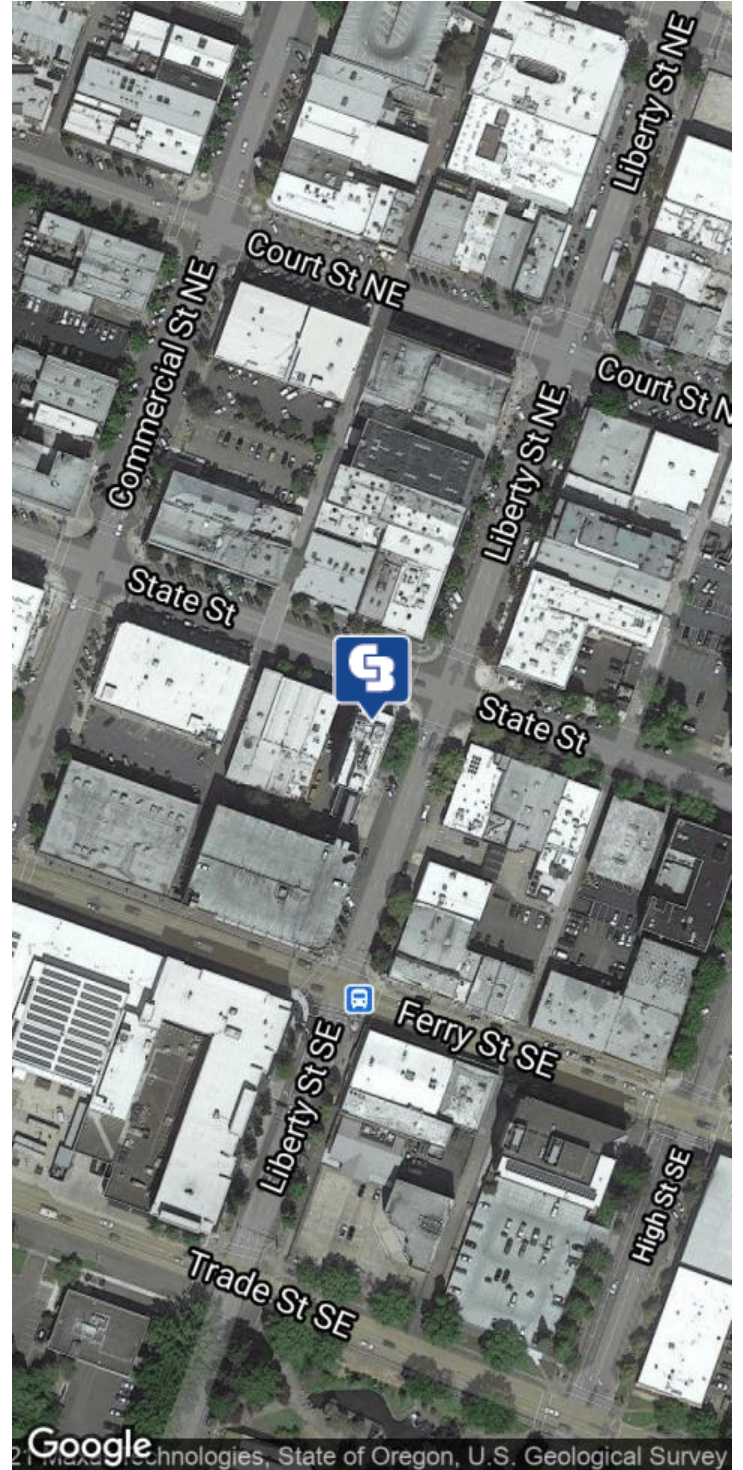
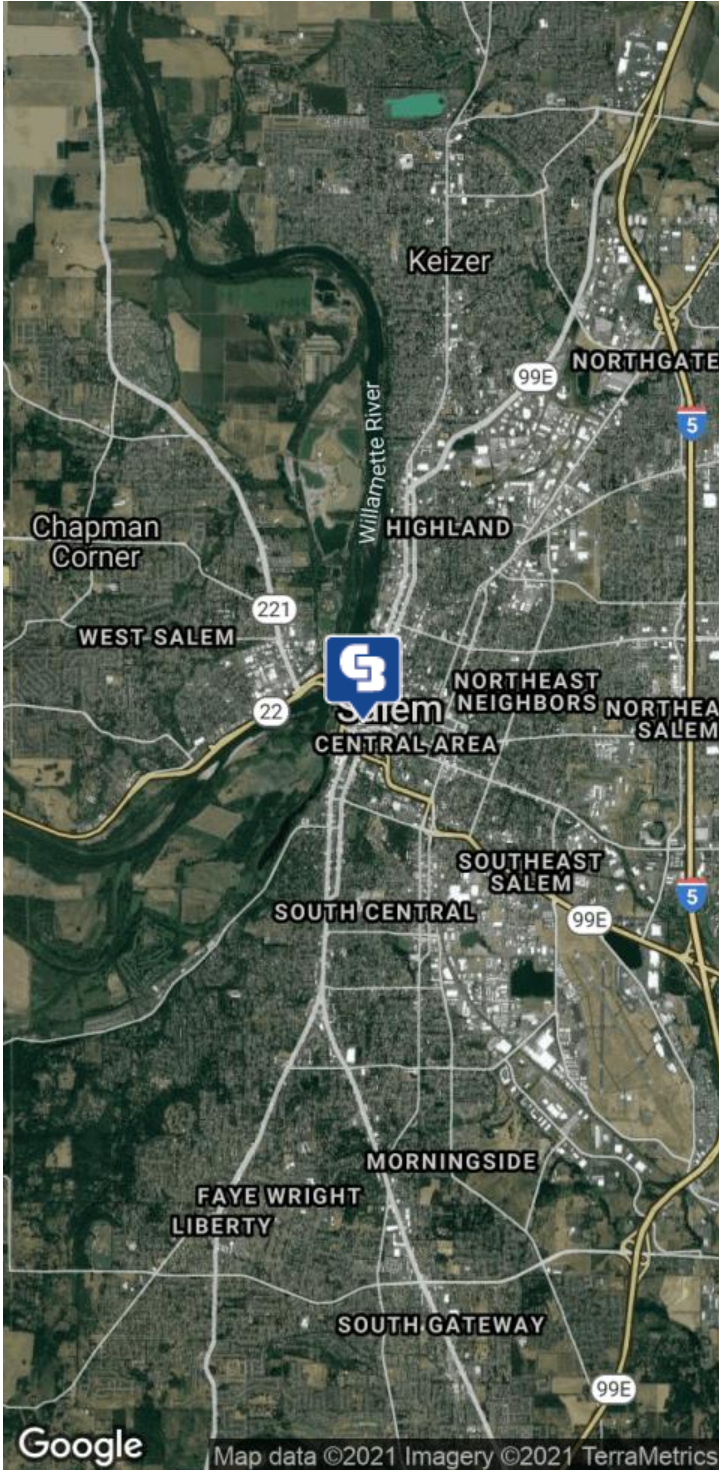
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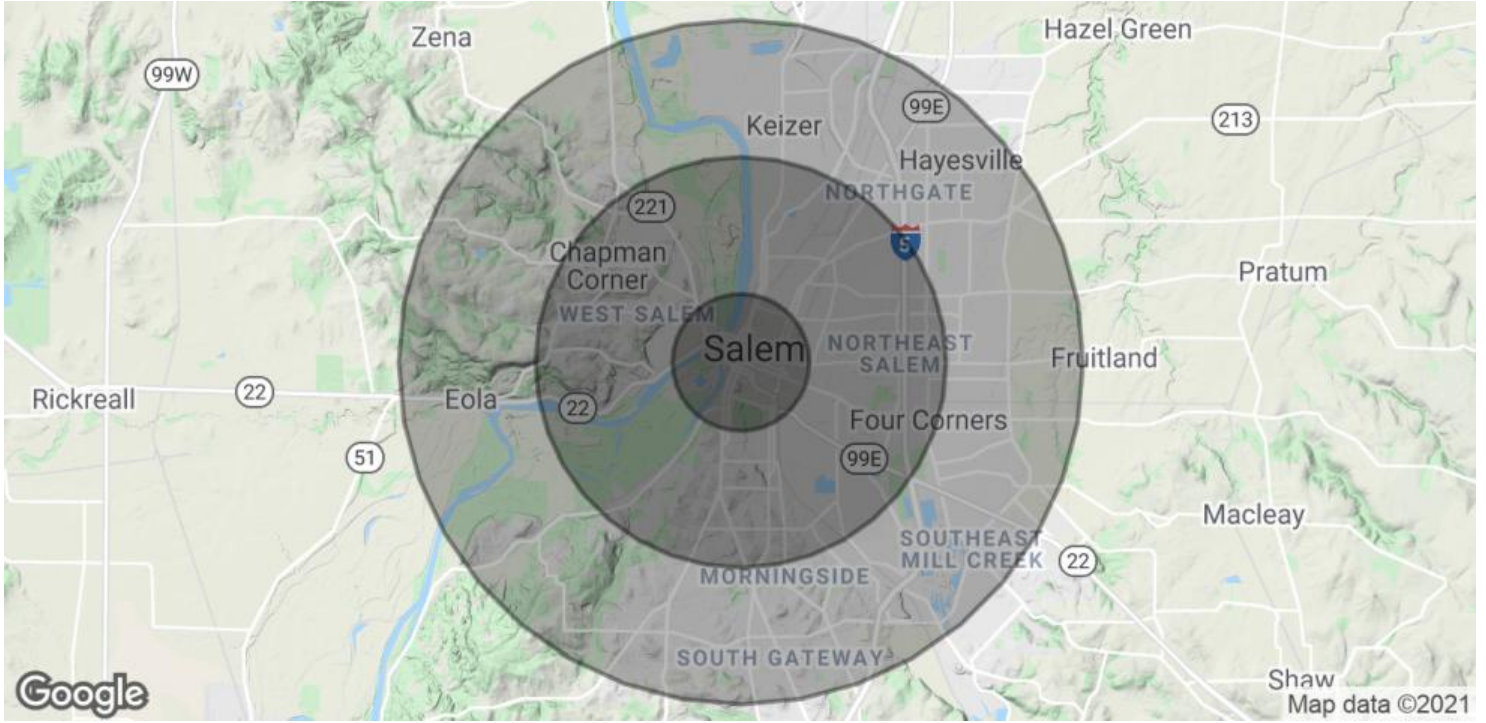
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DEMOGRAPHICS

388 State Street, Salem, OR 97301-3866



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,182	90,752	225,403
Average age	33.3	36.2	35.1
Average age (Male)	36.9	35.4	33.9
Average age (Female)	31.2	37.4	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,442	35,071	85,178
# of persons per HH	2.7	2.6	2.6
Average HH income	\$52,515	\$54,082	\$55,426
Average house value	\$226,129	\$208,278	\$206,619

* Demographic data derived from 2010 US Census

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INITIAL AGENCY DISCLOSURE PAMPHLET

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (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 all 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.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- (1) The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- (2) The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

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 represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the seller;
- (3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- (4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- (5) To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, 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.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller 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.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the buyer;
- (3) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- (4) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- (5) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, 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.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an 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, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

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 and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- (1) To the seller, the duties listed above for a seller's agent;
- (2) To the buyer, the duties listed above for a buyer's agent; and
- (3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - (a) That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - (b) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - (c) Confidential information as defined above.

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

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker 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 agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- (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 instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

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

Revised 9/9/2013