

FOR LEASE

3021± SF / \$1 SF Mo • \$12 SF Annually

1467 13th Street SE, Salem



Easy Access, Close to Hospital, Capitol and the Business Community

Professional brick office building zoned IC with high ceilings, a vault, 2 restrooms, large open foyer/reception area. Three separate entrances/exits. Good traffic circulation with direct access to both 12th and 13th Streets. Landlord responsible for exterior building maintenance, insurance and base year taxes. Suitable for medical, R&D, institution/government or creative offices.



This office can be leased in it's entirety or if by an attorney...in part, with shared access to conference, reception, restrooms, parking, etc. Call for details how this could work for you.

- Lot Size: 23,700± Sq. Ft.
- Office Space: 3021± Sq. Ft.
- 158 Feet of Frontage
- 5 Offices, 22 Parking Spaces
- Shared Reception/Waiting Area
- 2 Conference Rooms
- Kitchen Available
- Air Conditioning
- MLS# 660843

Visit CommercialInvestmentAssociates.com for Additional Information



**Commercial
Investment
Associates, LLC**
Real Property Brokers

Mitch Teal, Principal Broker

Project Coordinator - Consultant

1418 Arabian Avenue SE, Salem, OR 97317

Cell (503) 851-8325 (TEAL) — (503) 362-6800 Office

Mitch@CommercialInvestmentAssociates.com

Information deemed reliable but not guaranteed. Buyer to verify information.