

LEASE

FIRST PACIFIC CORPORATION BUILDING

5121 Skyline Village Loop S. Salem, OR 97306



LEASE RATE

\$1.00-\$1.90/ SF/MO

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PROPERTY DESCRIPTION

Coldwell Banker Commercial offers The First Pacific Corporation Building for lease.

This exceptional four-story Class-A office building, built in 2002, is 62,916 SF with 41,275 of rentable square footage (RSF), plus a 14,218 SF parking garage. The building was built by Dalke Construction with a concrete foundation, masonry siding and steel construction. There are three private terraces, tinted windows, and conference rooms on the 3rd and 4th floors with beautiful natural lighting. Additionally, the building has three elevators, two loading docks with 9ft roll doors, a cafeteria and a fitness center. This property has all the modern features to attract present and future tenants.

The First Pacific Building was recently rezoned to MU-III (Mixed-Use 3) under the Our Salem plan. The building would be best used for Medical or Corporate Office Spaces; however, the new mixed-use zoning provides more retail and potential living opportunities.

LOCATION DESCRIPTION

The First Pacific Corporate Building is located in the South Salem Medical Campus of Salem, Oregon, just off Keubler Blvd and Skyline Rd. The building neighbors other prominent businesses and medical offices such as, Keizer Permanente, The Doctor's Clinic Building, the Praxis Health Building, the GHR Law Firm and the Country Financial Building.

This property is less than 4 miles to Interstate-5 (North & South) and just 10 minutes South of Salem's Central Business District, the Oregon State Capital building and Willamette University. The property's primary access is from Skyline Road. Along with Interstate-5, the major north-south arterials are Liberty Road S and Commercial Street SE. The major east-west arterials are Kuebler Boulevard and Mission Street SE/Highway 22.

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OFFERING SUMMARY

	\$1.00/SF/MO (storage)
Lease Rate:	\$1.45-\$1.90/SF/MO (office/cafe)
Building Size:	62,916 SF
Total RSF:	41,275 SF
Total Avail. SF:	8,293 SF Total
Avail. Suite SF:	1,176 - 2,625 SF
Parking Garage SF:	14,218 SF
Total Parking Spaces:	166 Total Spaces (136 Above Ground + 30 Covered Garage)
Lot Size:	2.23 Acres
Year Built:	2002
Zoning:	MU-III (Mixed Use-III)
Traffic Count:	7,335

PROPERTY HIGHLIGHTS

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Main Lobby Entrance



Fitness Center



Cafeteria



Outdoor Deck

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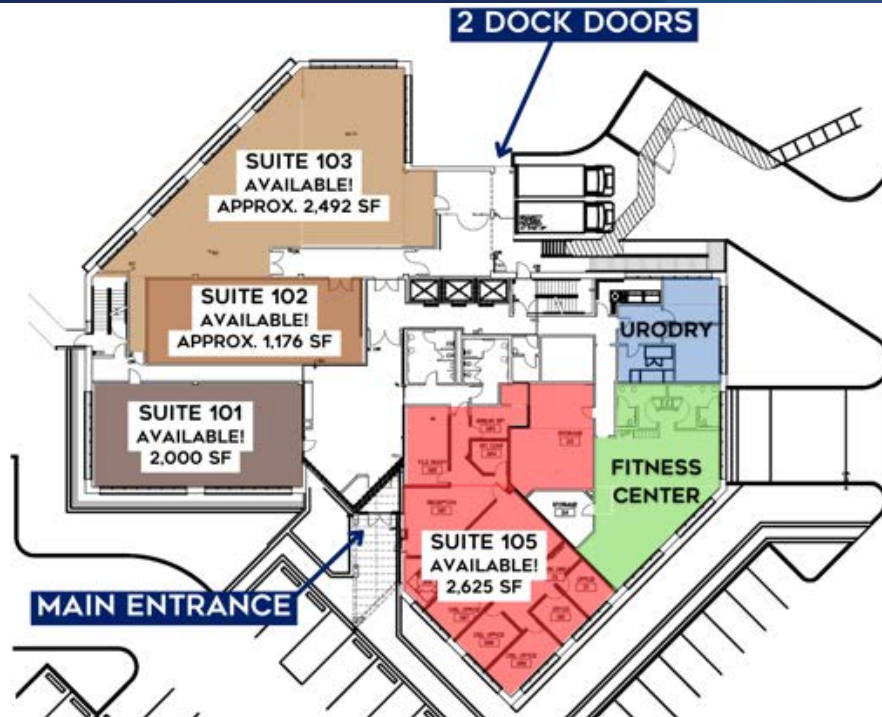
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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,176 - 8,293 SF	Lease Rate:	\$1.00 - \$1.45 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Storage Room - Suite 101	Available	2,000 SF	Full Service	\$1.00 SF/month	-
Office/Storage - Suite 102	Available	1,176 SF	Full Service	\$1.45 SF/month	-
Office/Storage - Suite 103	Available	2,492 SF	Full Service	\$1.45 SF/month	-
Office Space - Suite 105	Available	2,625 SF	Full Service	\$1.90 SF/month	-
UroDry - 104	UroDry	652 SF	Full Service	Negotiable	-
David Evans & Associates - 200	David Evans & Associates	13,384 SF	Full Service	Negotiable	-
Harris Healthcare - 300	Harris Healthcare	10,383 SF	Full Service	Negotiable	-
Site Services Now! - 400	Site Services Now!	10,563 SF		Negotiable	-

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Main Entrance

LEASE SPACES

The First Pac Building has numerous spaces on the 1st floor for lease, ranging from shell storage space, to fully built-out office suites. The suites range in price from \$1.00-\$1.90/SF/MO (FS). Each suite has shared access to the Parking Garage, the Fitness Center, The Dock Doors and the Cafeteria/Outdoor Deck. The building is elevator served and ADA accessible.

Suite 101 is a rectangle warm-shell storage space. It is approximately 2,000 SF with concrete floors and a ceiling clear height of 12.2ft.

Suite 102 is a built out rectangle office/storage space. It is approximately 1,176 SF with laminate flooring.

Suite 103 is the former Site Services Now! office space. This space is approximately 2,492 SF and has been redesigned to an open concept. It has laminate flooring, 9ft ceilings, lots of windows for natural lighting and connects to a dock door on the east side.

Suite 105 is the former ACME Cafe turned into office space for Mentor Oregon. This built-out space is approximately 2,625 SF and has seven (7) private offices, 2 larger conference rooms and a kitchenette. There is additional storage space (the former kitchen space of ACME Cafe. This suite has building access via an outside door or an inner building door.

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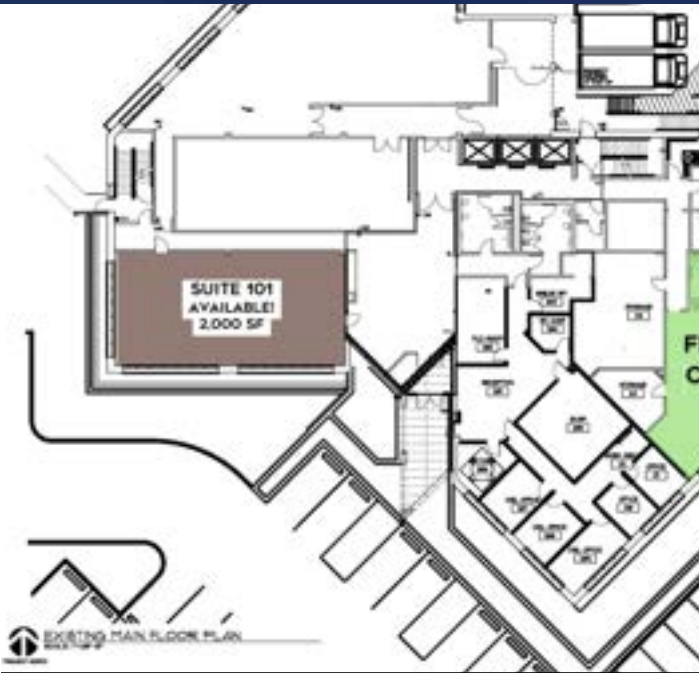


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LEASES SPACE FLOOR PLANS

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Suite 101 - approx. 2,000 SF



Suite 102 - approx. 1,176 SF



Suite 103 - approx. 2,492 SF



Suite 105 - approx. 2,625 SF

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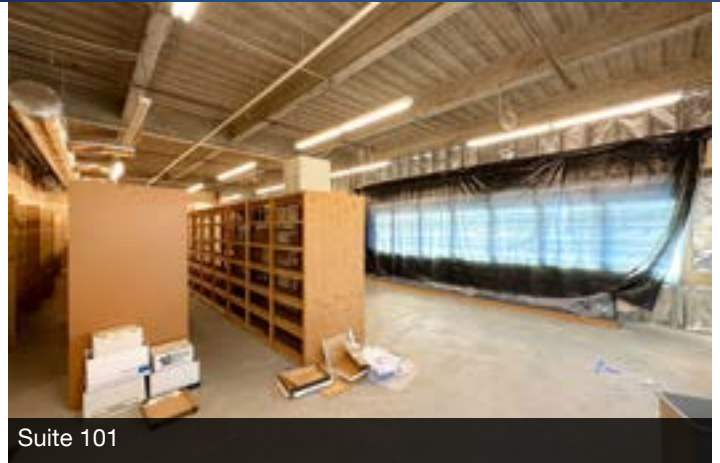
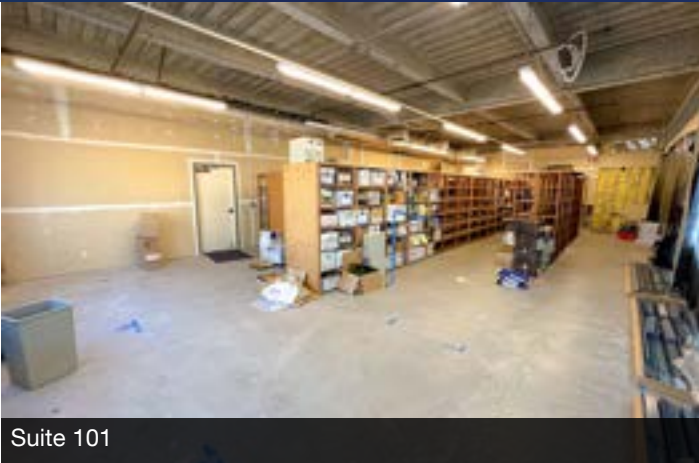
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LEASE SPACES - SUITE 101, 102 & 103

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PICTURE
COMING SOON!

Suite 102

PICTURE
COMING SOON!

Suite 102



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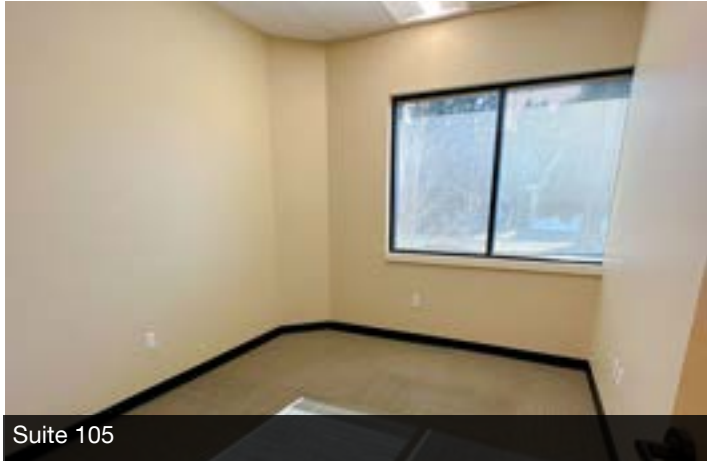


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LEASE SPACE - SUITE 105

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2ND, 3RD & 4TH FLOORS

5121 Skyline Village Loop S. Salem, OR 97306



David Evans & Associates - 2nd Floor



David Evans & Associates - 2nd Floor



Harris Healthcare - 3rd Floor



Harris Healthcare - 3rd Floor



Site Services Now! - 4th Floor



Site Services Now! - 4th Floor

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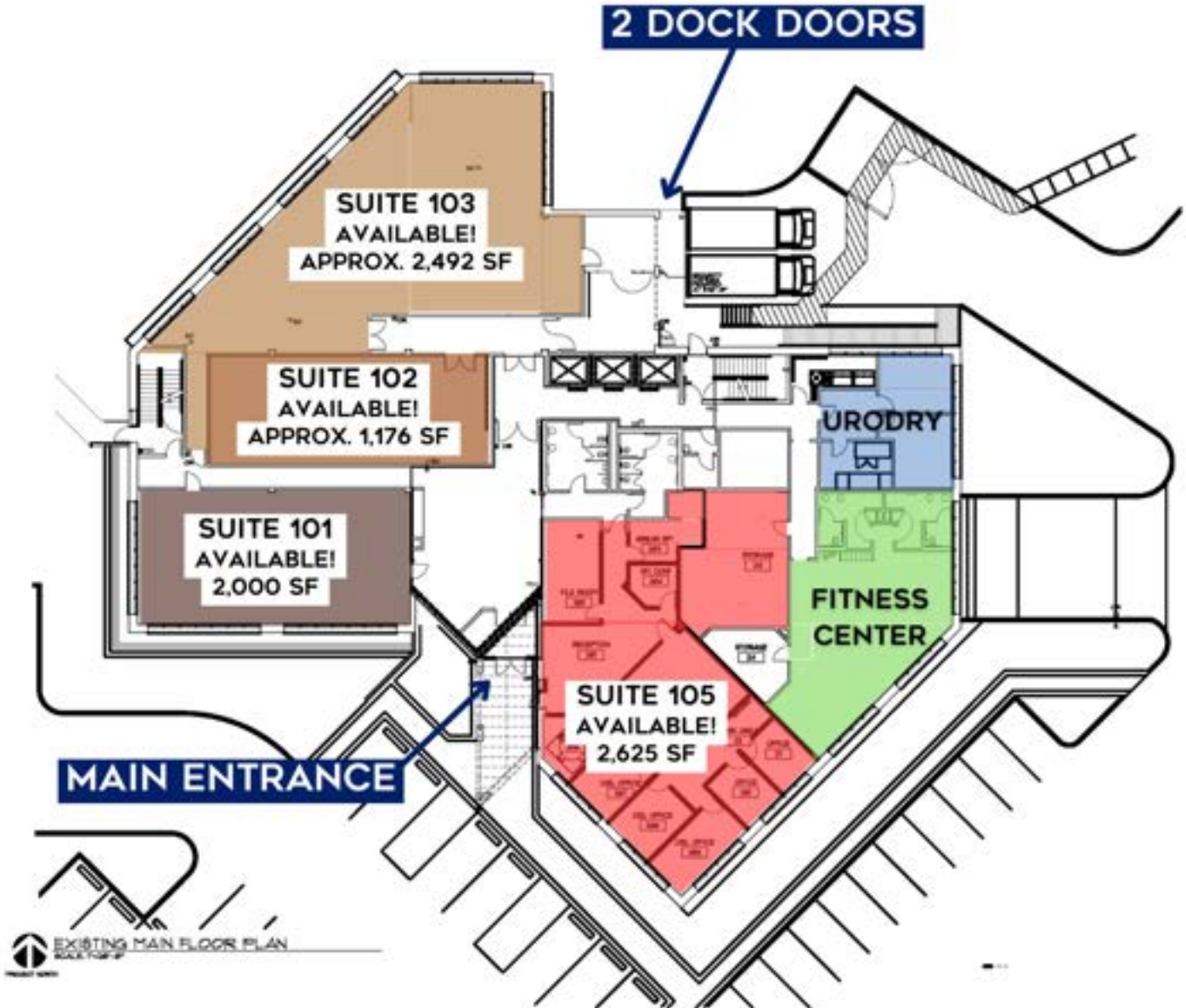


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1st Floor

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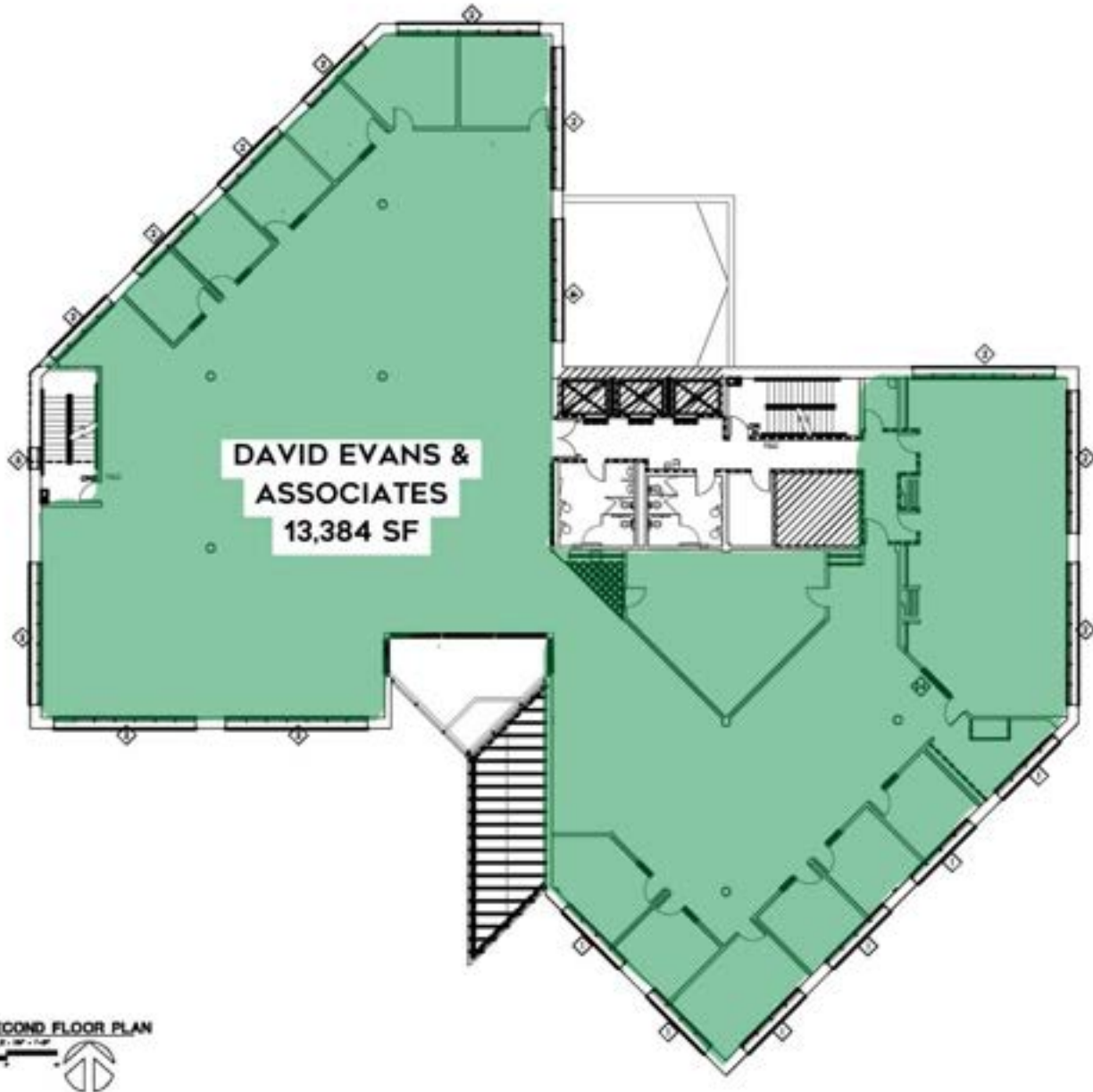
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2nd Floor

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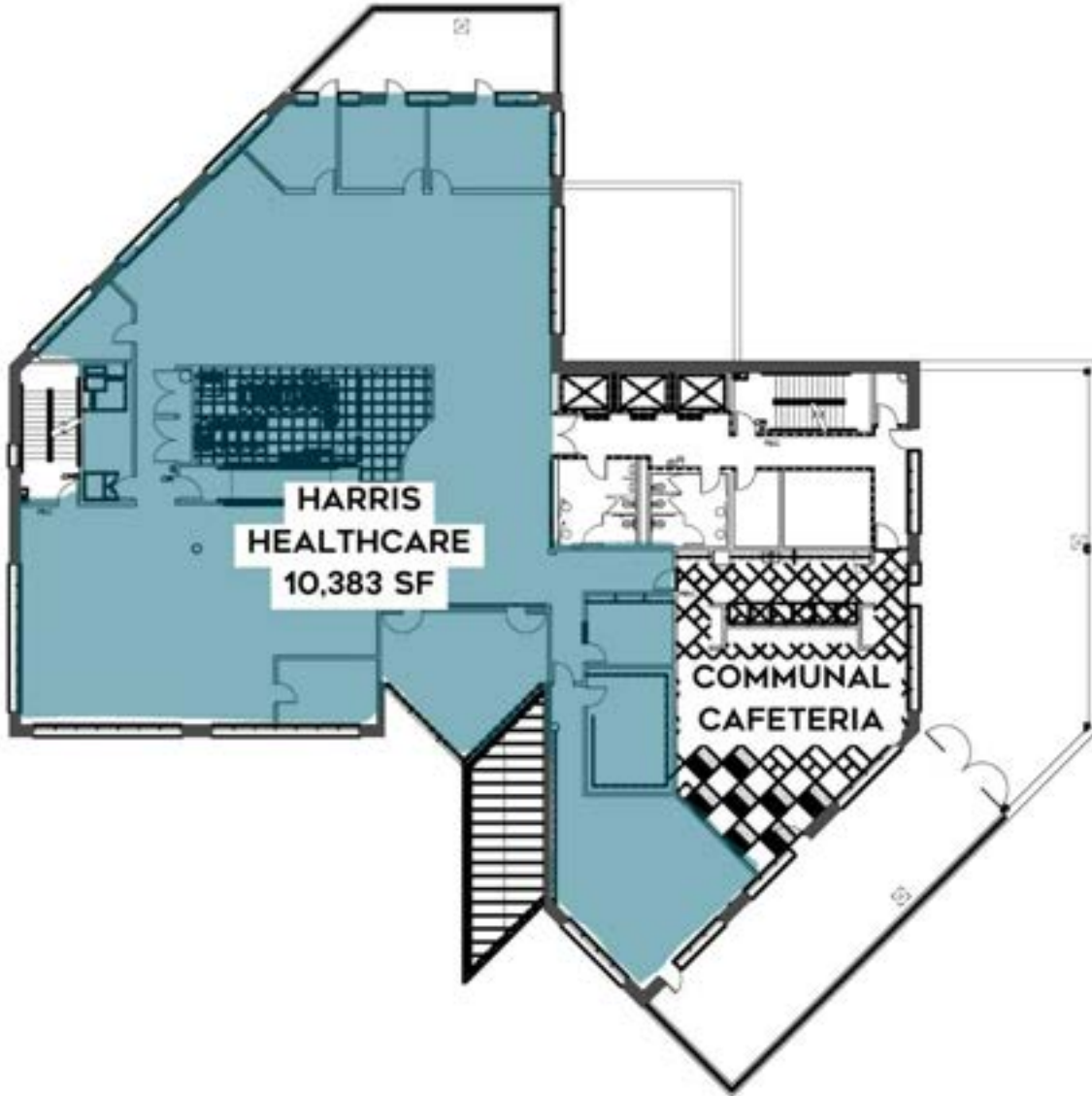
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 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

3rd Floor

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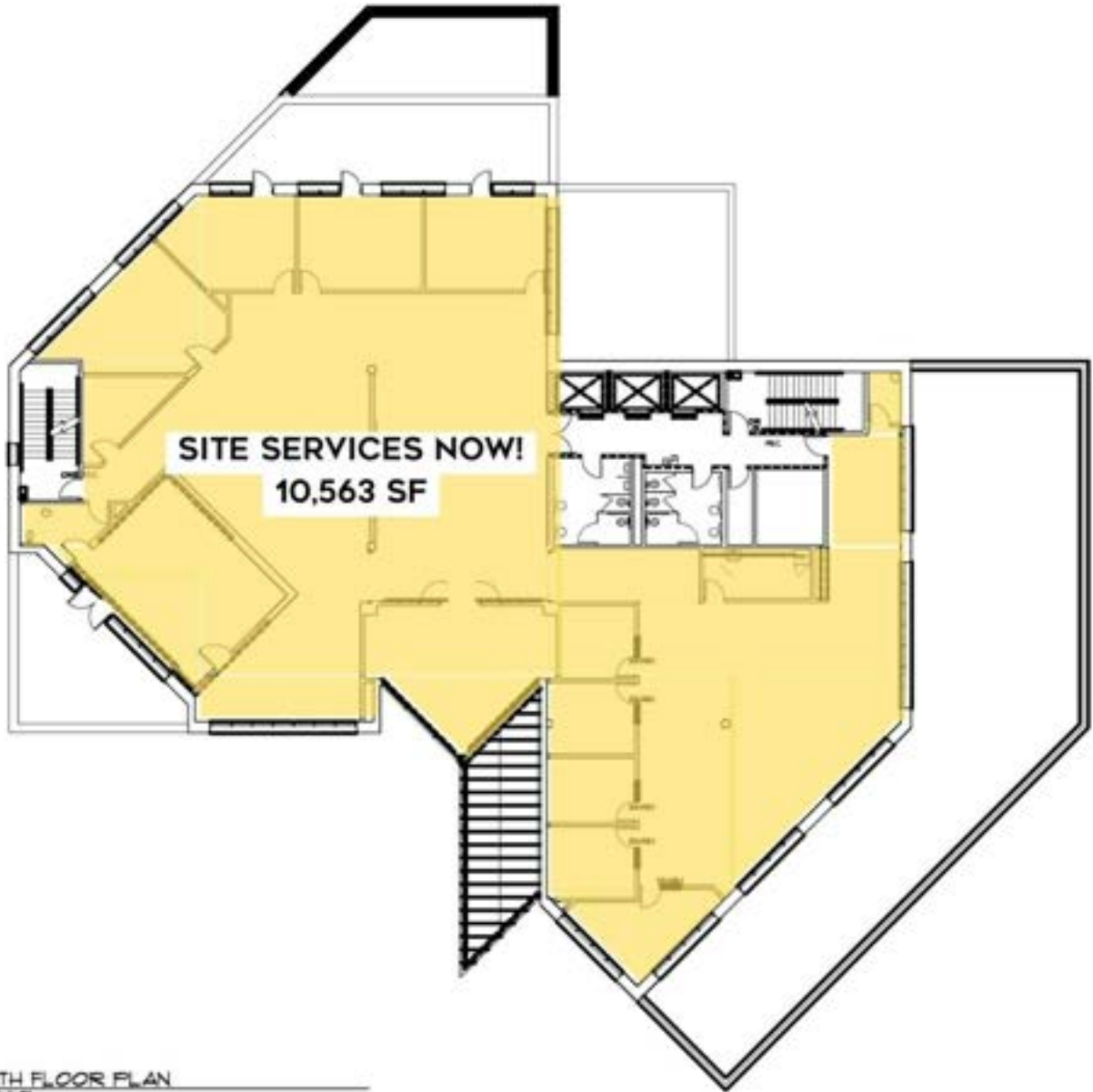
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4th Floor

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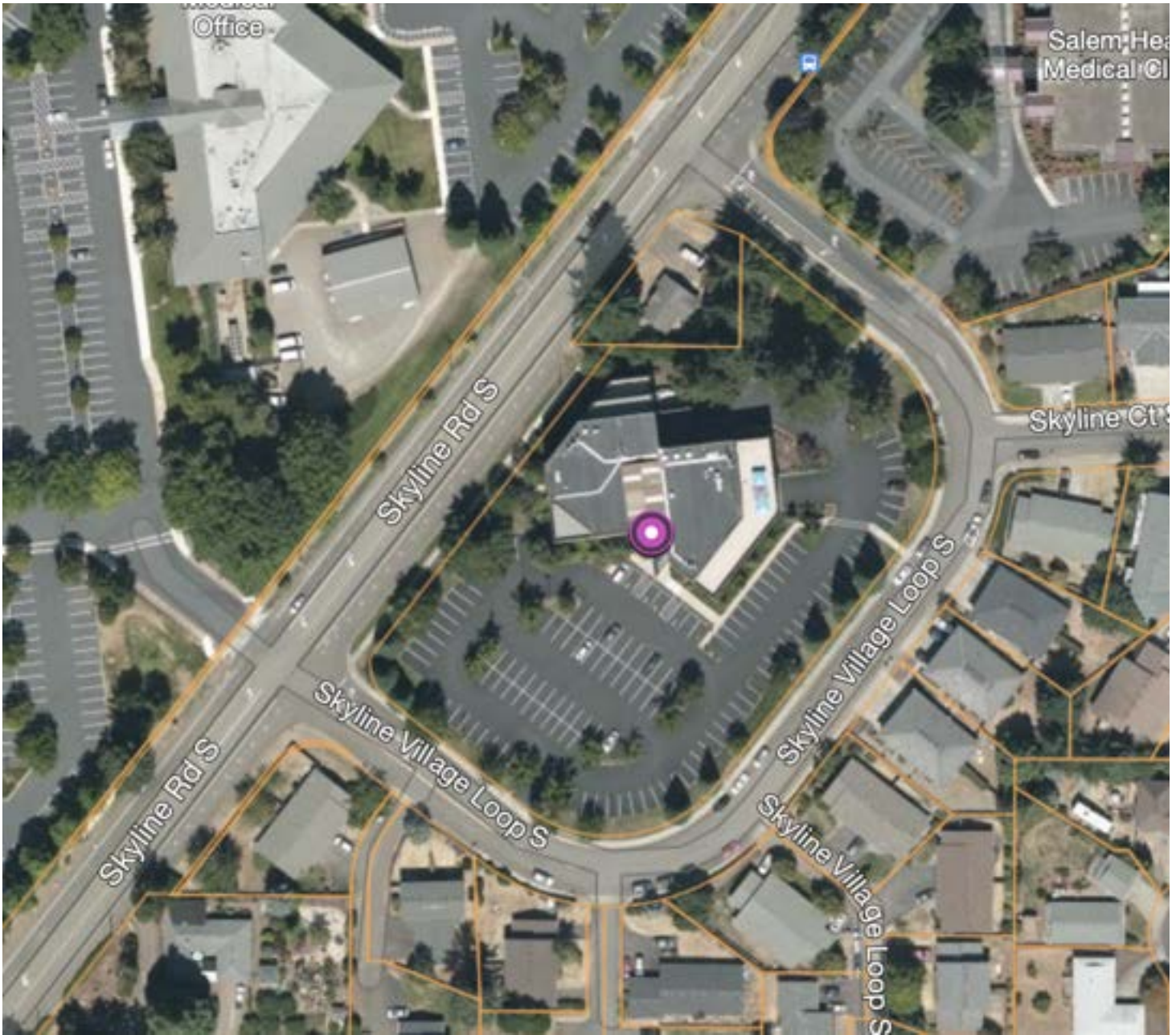
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Aerial Plat with Subject Property

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Plat with Subject Property

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Zoning with Subject Property

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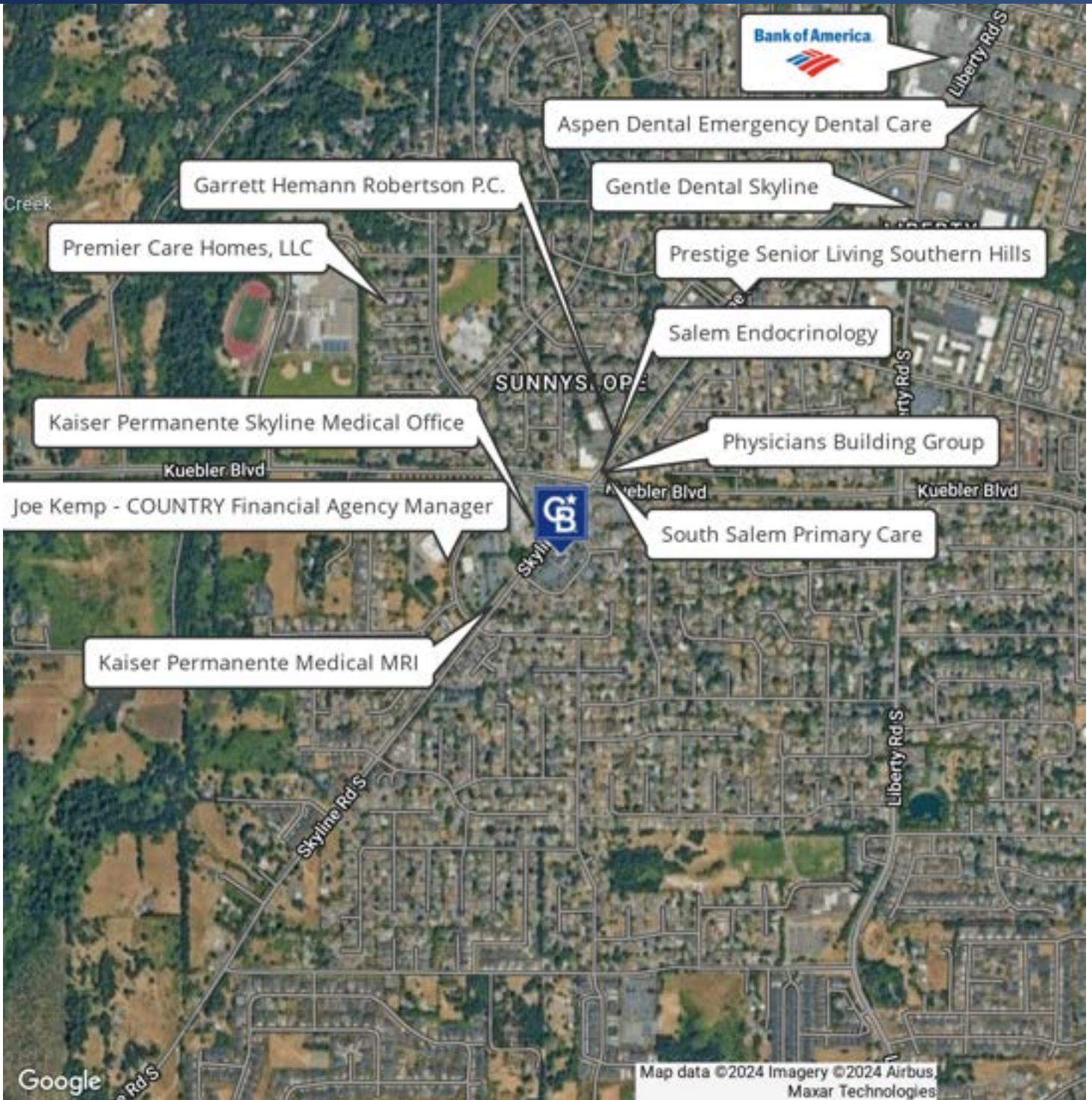
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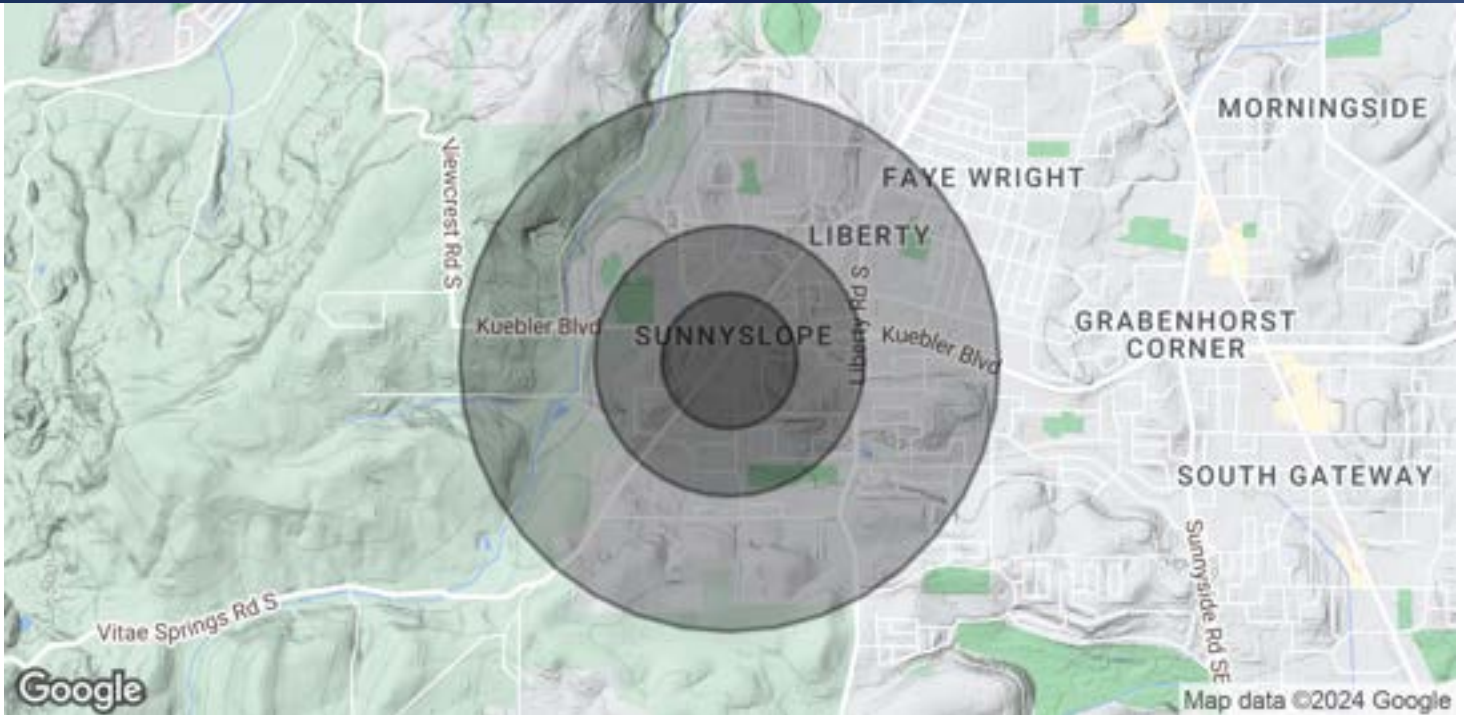
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	889	3,472	11,480
Average Age	41.1	41.7	41
Average Age (Male)	39.1	39.1	37.9
Average Age (Female)	43.8	45.5	44.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	355	1,392	4,549
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,636	\$85,310	\$86,438
Average House Value	\$282,750	\$286,024	\$291,049

2020 American Community Survey (ACS)

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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.