

# FOR LEASE

www.firstcommercialoregon.com

For more information, please contact:

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**FIRST  
COMMERCIAL**  
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3550 Liberty Rd. South, Suite 290 Salem, Oregon 97302

## Office Suite in CEP Building

4070 27th Court SE | Salem, OR 97302



### PROPERTY HIGHLIGHTS

#### LEASE RATE

\$1.90/SF/MO - Full Service (excluding janitorial)

#### ZONE

IBC (Industrial Business Campus)

#### SIZE

Suite 120: Approx. 2,659 rentable SF of first class office space on the ground floor

#### FEATURES

- This beautifully designed building provides a mid-sized high tech multi-media auditorium and food service area that is available on a limited use basis by the Tenants of the building. ADA shared restrooms are provided.
- Site offers excellent on-site parking and surrounding wetlands provide a serene landscape with convenient walking paths.
- Property is located on Salem's Cherriots transit line.

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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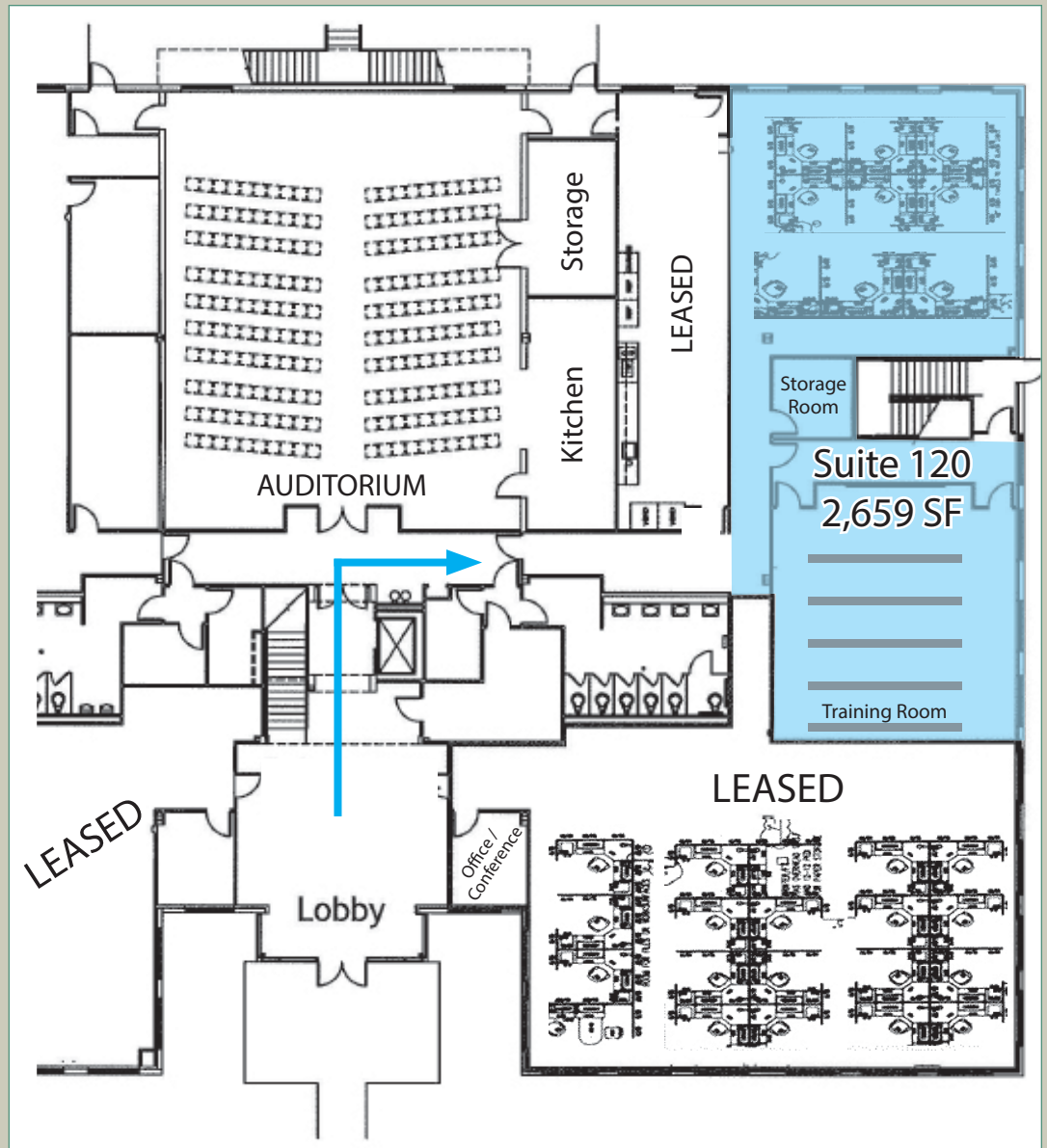


## Office Suite in CEP Building

### SUITE DESCRIPTION

**Suite 120** is currently set up with an open landscape area including 'systems furniture' in place for Tenant's use (up to 9 stations available), a training room with several rows of tables, wired with plug-ins for lap tops etc. and a small storage area.

Approx. 2,659 SF



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## Office Suite in CEP Building



Back patio overlooking the wetlands area.



Excellent shared parking.

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## Office Suite in CEP Building



### BUILDING TENANTS

- CEP (Church Extension Plan)
- HP Enterprise Solutions
- May Trucking

### SURROUNDING BUSINESSES IN FAIRVIEW BUSINESS PARK

- T-Mobile
- Superior Tire Service
- Supra Products
- ODOT (State of Oregon)
- Oregon Fish & Wildlife
- PPG Industries
- Schneider Electric
- Organic Fresh Fingers
- Oregon Health Authority
- Pacific Pellet
- PH Technologies
- Shangri La Corp.
- SpaceCraft



### INTERNET IN THE BUILDING

- Comcast (fiber & coax)
- Century Link (fiber)
- T-1 availability
- D-Mark is located on main floor in mechanical room near elevator

### SYSTEMS FURNITURE AVAILABLE IN THE SUITES:

- Suite 120: 9 stations

