

FOR LEASE

For more information, please contact:

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**FIRST
COMMERCIAL**
real estate services LLC



Phone (503) 364-7400
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SALEM'S NEWEST PREMIER DOWNTOWN OFFICE BUILDING



PARK FRONT

235 FRONT STREET SE | SALEM, OREGON 97301

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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PROPERTY HIGHLIGHTS

LEASE RATE

\$1.80/RSF/Month - NNN

NNN estimated at \$0.60/SF/Mo. (excluding janitorial)

Lease rate includes generous T.I. allowance

SIZE AVAILABLE

1st Floor: ~~Approx. 6,676 RSF | 5,805 USF~~ **LEASED**

2nd Floor: Approx. 7,090 RSF | 6,165 USF AVAILABLE

3rd Floor: Approx. 3,536 RSF | 3,075 USF LEASED

3rd Floor: Approx. 3,258 RSF | 2,833 USF LEASED

4th Floor: ~~Approx. 6,222 RSF | 5,410 USF~~ **LEASED**

FEATURES

- Park Front will be a Class A premier office building with wonderful views of Riverfront Park, Minto Brown Park and the new Peter Courtney Minto Island Pedestrian Bridge.
- Urban office setting within walking distance to professional services, government agencies, restaurants and more.
- ZONE: SWMU (South Waterfront Mixed Use) and within the Riverfront Downtown Urban Renewal Area.

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Site Plan



Join the following tenants in Park Front:



Huggins
INSURANCE
SINCE 1919

in partnership with

Bliss
Sequoia
Insurance &
Risk Advisors

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DOWNTOWN SALEM

Salem is located in the heart of the Willamette Valley and is the cultural center for the region. The third largest city in Oregon, Salem is a unique city that values its history. Salem is a place of creative energy and is home to one of Oregon's biggest art fairs and festivals each summer. You can enjoy First Wednesdays in bustling downtown, events which always attract featured artists and musicians. The City is also home to theaters and art galleries which present regionally recognized artists throughout the year.

Downtown Salem is one of Oregon's healthiest downtowns and is home to a diverse range of civic, commercial, residential and institutional uses. Over the past five years, several new housing developments have been built, numerous new retails and restaurants have opened and major improvements have been made to streets, parks and other public areas.



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PARK FRONT

LOCATION

- Park Front is located just south of Salem's Riverfront Park and the Riverfront Carousel and on the southern end of downtown Salem. Riverfront Park is home to a number of annual events, including the World Beat Festival, 4th of July Celebration, Summer Movies in the Park, Holiday Tree Lighting, and many various walk/run events.
- Park Front is also just east of the currently under construction 'Peter Courtney Minto Island Pedestrian Bridge'. Go to the following link to see a short video on the progress of this bridge. <https://youtu.be/FMywIXms1Jg>
- The Eco Earth Globe is located at the southern portion of Riverfront Park also east of park Front. This sphere was originally a large pressurized tank used by Boise Cascade to hold acids that were used to "cook" wood chips into pulp. It was a 5-year process to transform this "acid ball" into a beautiful piece of art that includes 86,000 tiles depicting the entire globe.
- Park Front is within walking distance to the Salem Convention Center, State Capitol Building, Marion County Courthouse, City Hall and numerous restaurants and amenities.
- Traffic Counts: 18,900 ADT at Front Street just north of Trade Street.



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PARK FRONT - Neighbors

Marquis Companies



Eco Earth Globe

South Block Apartments | Ticor Title



photo by Jacob Williamson Photography



Salem's Riverfront Carousel



Peter Courtney Minto Island Pedestrian Bridge

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