

# FOR LEASE

For more information, please contact:

**TERRI FROHNMAYER**, Principal Broker  
[terri@firstcommercialoregon.com](mailto:terri@firstcommercialoregon.com)  
*Licensed in the State of Oregon*

**FIRST  
COMMERCIAL**  
real estate services LLC



Phone (503) 364-7400  
3550 Liberty Rd. South, Suite 290 Salem, Oregon 97302

## 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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## PARK FRONT



### 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

1<sup>st</sup> Floor: ~~Approx. 6,641 RSF | 5,775 USF~~ **LEASED**

**2<sup>nd</sup> Floor: Approx. 7,055 RSF | 6,135 USF AVAILABLE**

**3<sup>rd</sup> Floor: Approx. 3,749 RSF | 3,260 USF LEASED**

**3<sup>rd</sup> Floor: Approx. 3,312 RSF | 2,880 USF AVAILABLE**

4<sup>th</sup> Floor: ~~Approx. 6,969 RSF | 6,060 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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## PARK FRONT

### 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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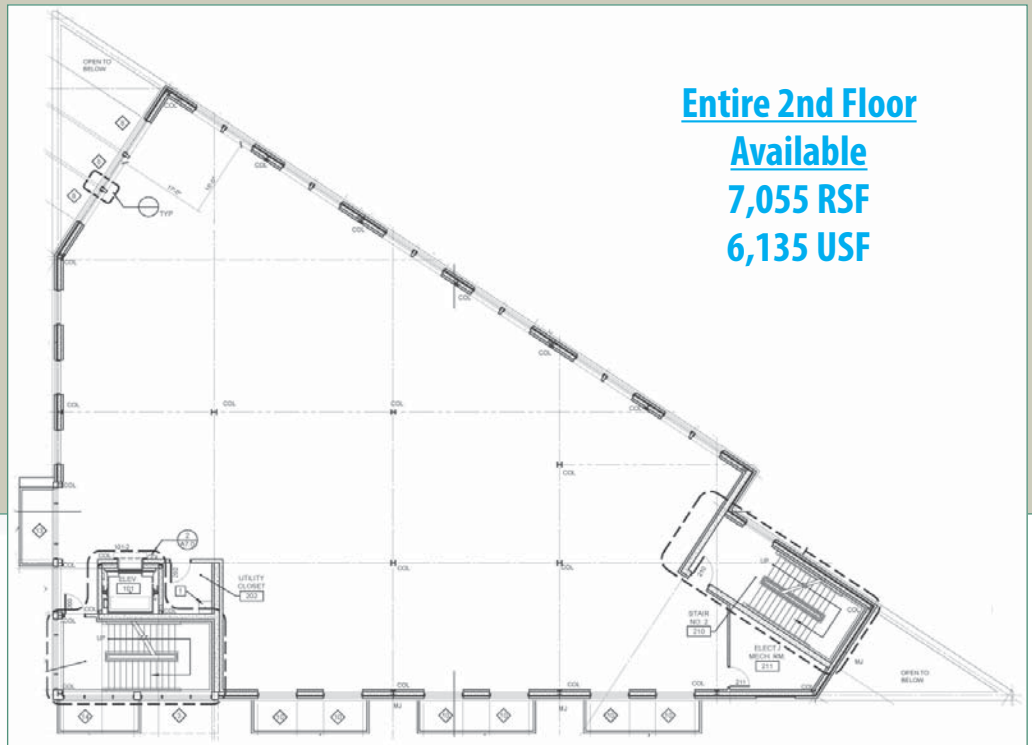
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## PARK FRONT

**Entire 2nd Floor**  
**Available**  
**7,055 RSF**  
**6,135 USF**



**3rd Floor Suite**  
**Available**  
**3,312 RSF**  
**2,880 USF**

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## PARK FRONT

### 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.



**SOUTH BLOCK  
APARTMENTS**

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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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