

# FOR LEASE

## CAPITOL TOWER

388 STATE ST  
SALEM, OR 97301



## OVERVIEW

Multiple options exist to locate your business in the Capitol Tower. Located at the corner of State and Liberty with direct skybridge access from Liberty Parkade, this iconic building has undergone significant capital improvements and upgrades. Landlord has created a shared conference room that tenants can use for two hours per month at no additional charge and can be booked for a reasonable hourly rate beyond that. Shared break room with vending machines and a mail station round out the common area amenities in this building.

## HIGHLIGHTS

- Salem's tallest building
- Suites ready for tenants now
- Janitorial included
- Conference and break room amenities
- On site parking stall for an additional fee

[Capitol Tower Highlight Video](#)

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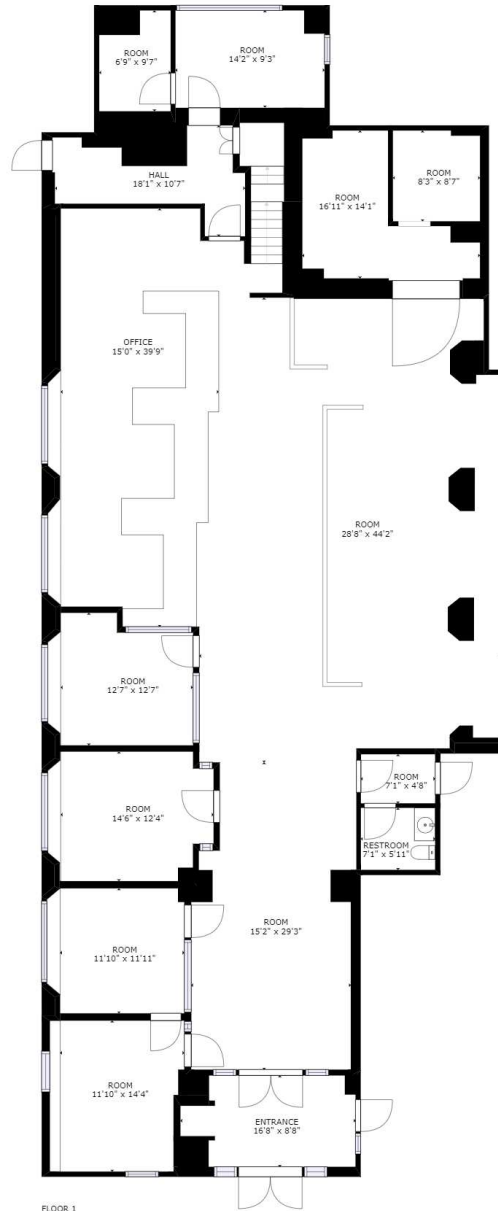
## CAPITOL TOWER

SPACE AVAILABLE

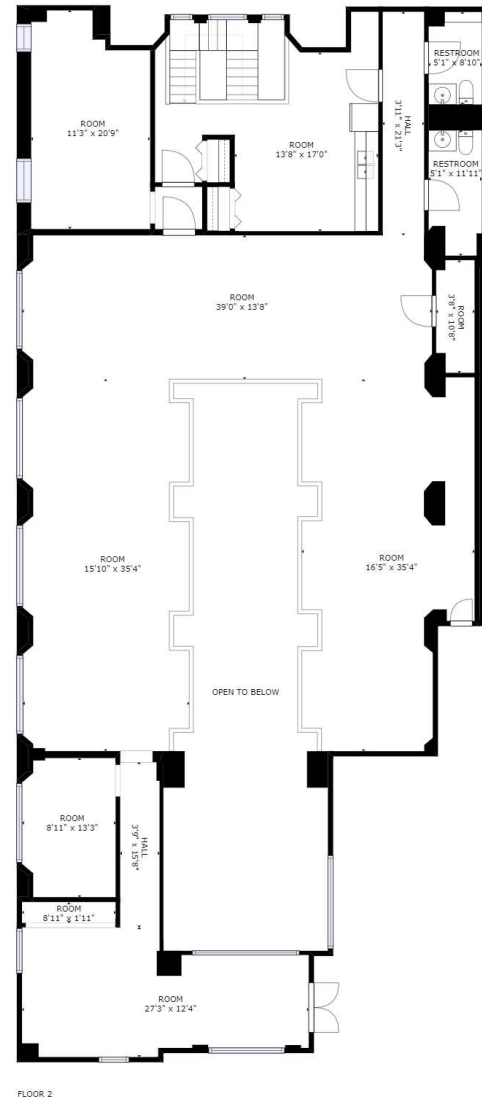
### 1ST FLOOR AND MEZZANINE

Total Space Available	6,968 SF
First Floor	3,924 SF
Mezzanine	3,044 SF
Introductory Rent	\$10,000/MO
Space Type	Office/Retail
Lease Type	Full Service

Gorgeous historic first floor/mezzanine is turnkey for professional office use. Landlord is willing to provide the mezzanine level free of charge for qualified lease terms. Landlord will also consider conversion to restaurant or retail. Landlord willing to provide significant free rent incentive for initial lease terms at five years or more. Current buildout has great mix of open space, private offices, and creative work space. Numerous restrooms throughout and an upstairs breakroom make this a well-rounded space.



first floor



second floor

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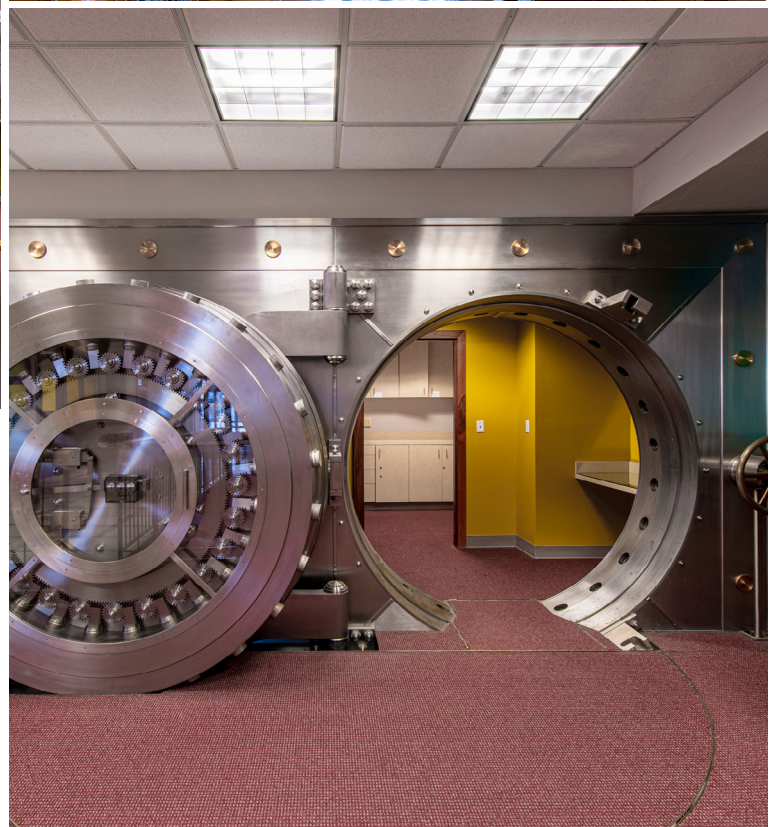
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## PHOTOS FIRST FLOOR



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PHOTOS MEZZANINE



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SPACE AVAILABLE

### 4TH FLOOR SUITE 445

Space Available 425 SF  
Monthly Rent \$825/month  
Space Type Office  
Lease Type Full Service

Nice large office space with two private offices. Suitable for team of 10 people.

**LEASED**

### 7TH FLOOR SUITE 706

Space Available 163 SF  
Monthly Rent \$400/month  
Space Type Office  
Lease Type Full Service

Solopreneur office suitable for professional office user.

**LEASED**

### 7TH FLOOR SUITE 707

Space Available 173 SF  
Monthly Rent \$400/month  
Space Type Office  
Lease Type Full Service

Solopreneur office suitable for professional office user.



# FOR LEASE

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SPACE AVAILABLE

### 9TH FLOOR SUITE 975

Space Available	1,175 SF
Monthly Rent	\$2,350/month
Space Type	Office
Lease Type	Full Service

Great office space which includes two private offices, a conference room with sink and open work space.



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SPACE AVAILABLE

### 10TH FLOOR

Space Available	3,776 SF	Unique opportunity for turn-key office space with incredible views of downtown and Salem's Riverfront. Suite contains numerous private offices around the perimeter of the space with expansive windows. Nice reception/waiting area, conference room, break room, and interior open workspaces.
Monthly Rent	\$2.25/SF/month	
Space Type	Office	
Lease Type	Full Service	



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## AMENITIES



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There is a common break room and conference room on the fourth floor for tenant use. The conference room is booked online first-come, first-served and each tenant receives two hours per month included with their lease rate. Additional hours can be booked for a fee. The Landlord provides coffee/tea service for conference room users. Additionally, there is a federal express and UPS mail station on the 2nd floor. Finally, there is direct access from the building to Liberty Parkade, which is city-owned and operated. Employees can park there with a permit and walk directly into the building.



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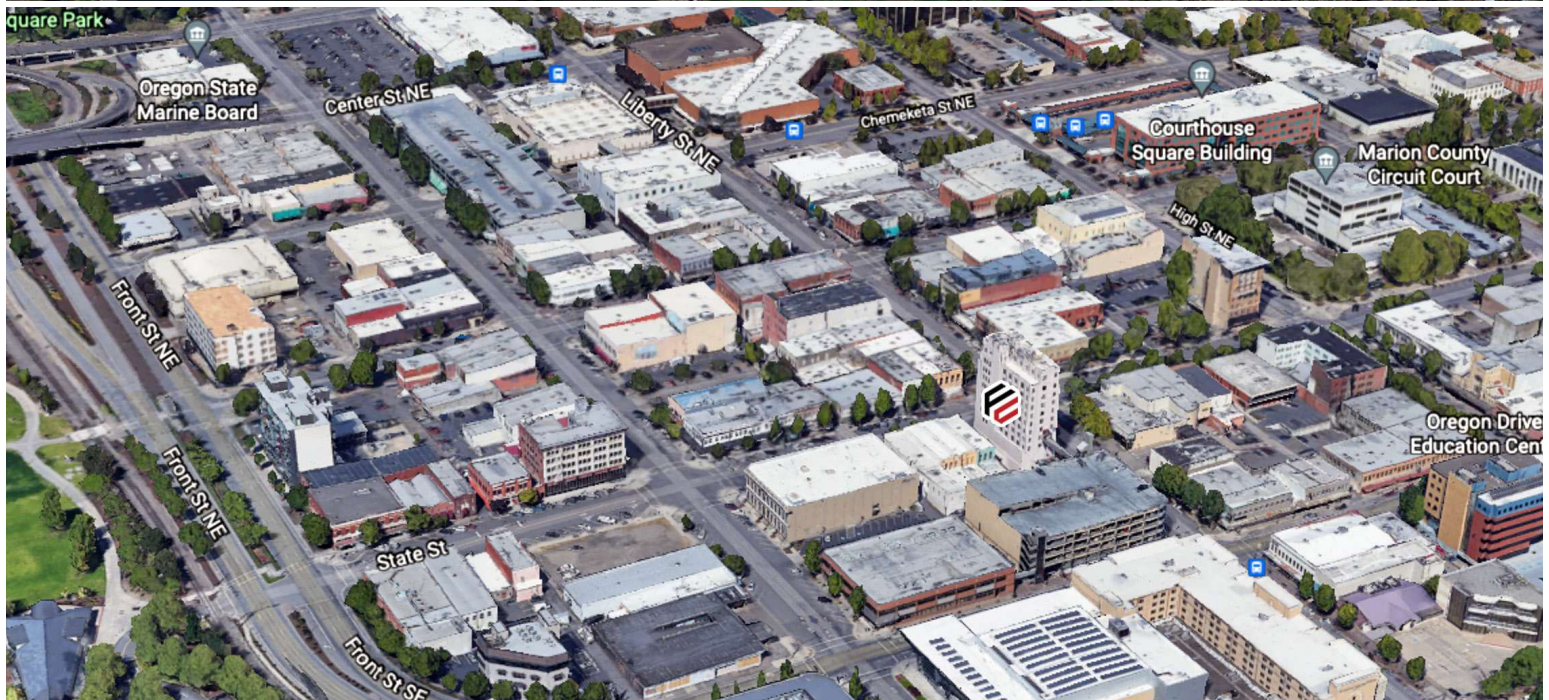
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## DOWNTOWN AERIAL



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## LOCATION & DEMOGRAPHICS

### POPULATION



1 MILE	3 MILE	5 MILE
7,632	63,113	142,800

### NUMBER OF HOUSEHOLDS



1 MILE	3 MILE	5 MILE
2,675	25,028	53,187

### AVERAGE HOUSEHOLD INCOME

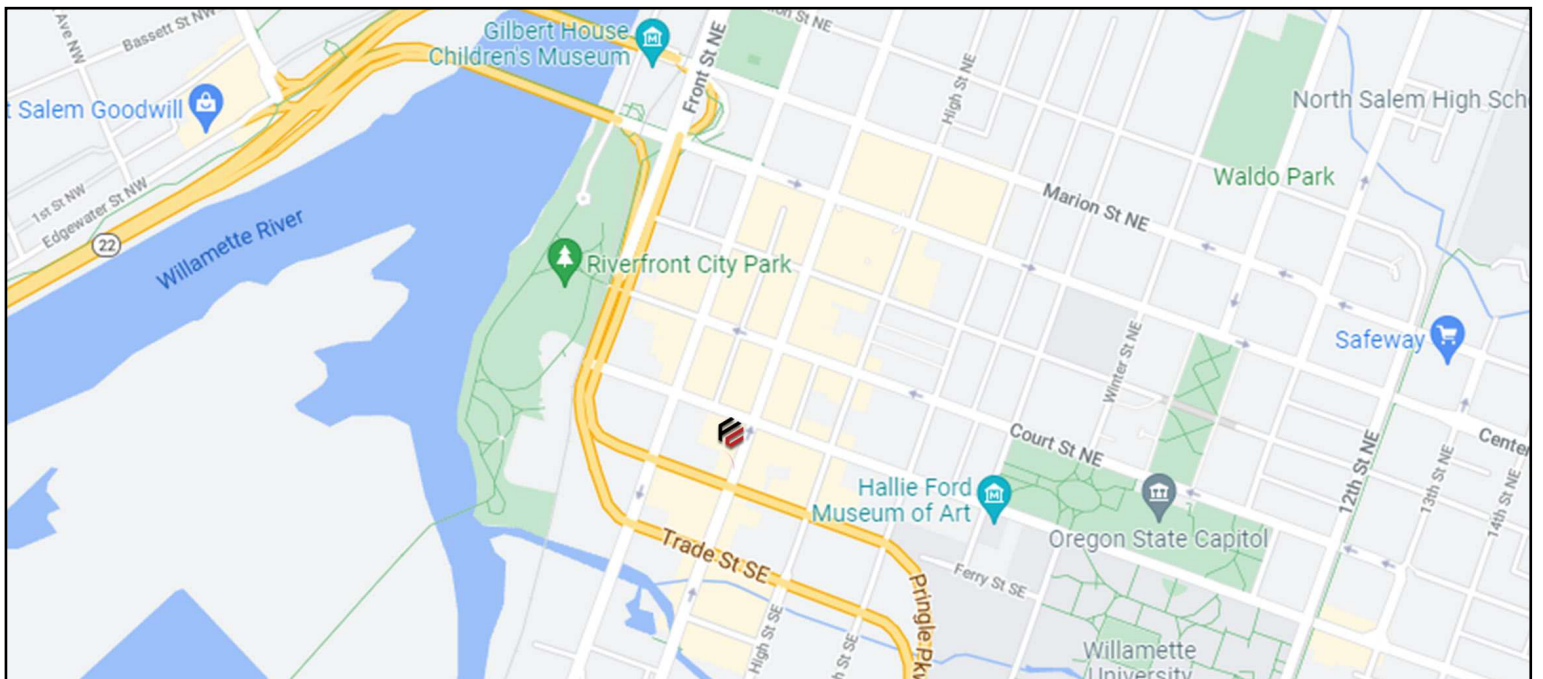
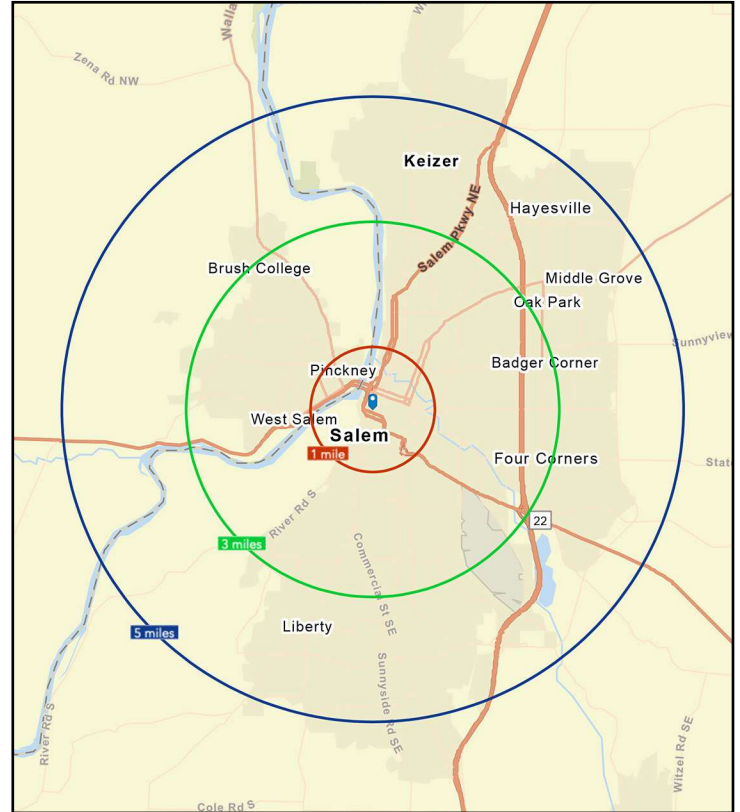


1 MILE	3 MILE	5 MILE
\$103,322	\$80,679	\$77,475

### PER CAPITA INCOME



1 MILE	3 MILE	5 MILE
\$24,221	\$27,383	\$28,650



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