



**FOR SALE OR LEASE**

## THE BRIDGES BUILDING

**\$3,199,999** SALE    **\$24/SF/YR/NNN**

- 435 Commercial St NE, Salem, OR 97301
- Suite 100 2,340 SF and Suite 150 2,423 SF— Spaces can be combined
- Zoned CB—Central Business
- Great visibility



**ELESA DOLL**

**BROKER**

LICENSED IN THE STATES OF OREGON & WASHINGTON

**SMI** REAL ESTATE

503.884.1273 CELL

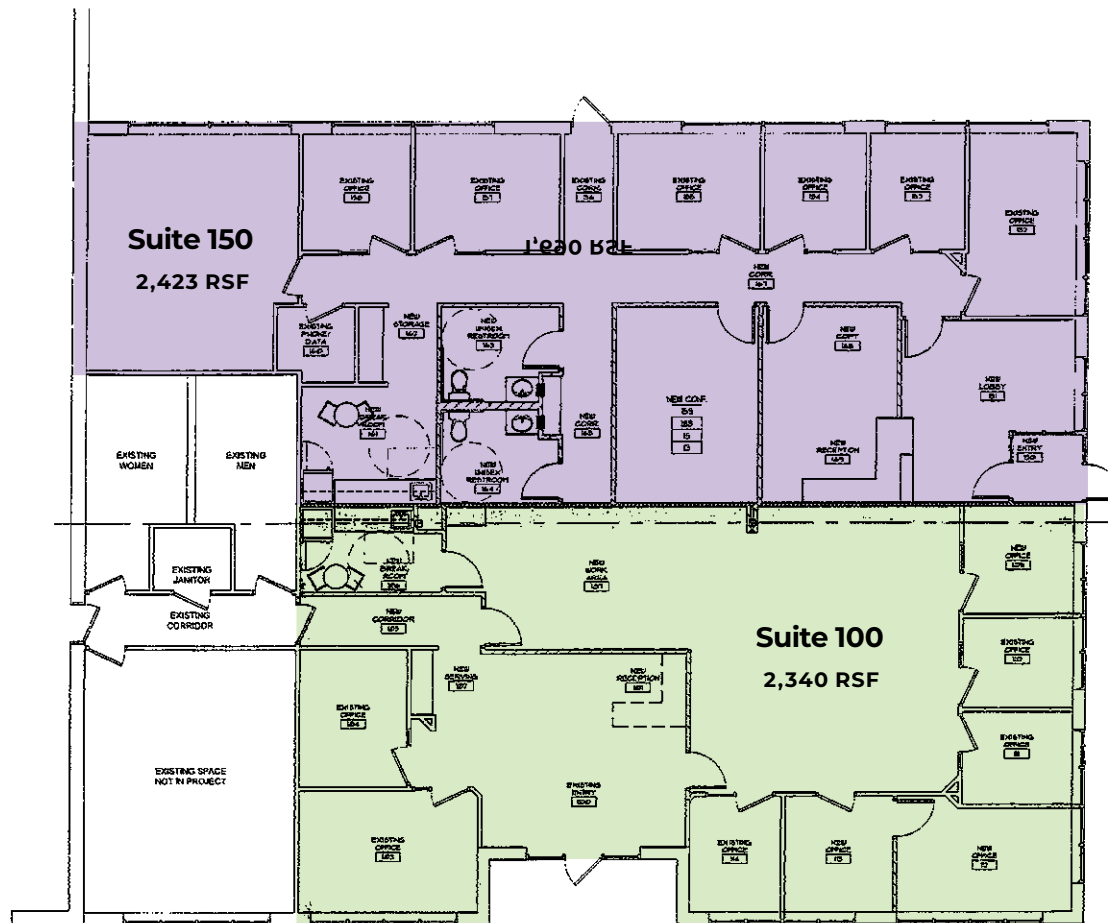
503.390.6060 OFFICE

EDOLLEE67@GMAIL.COM

# SUMMARY

Iconic Central Downtown location between the 2 bridges! Location of the Oregon State Marine Board with plenty of room to add your business in the rest of the spaces. Super high traffic counts, great signage and visibility. This property can be mostly owner occupied or used as an investment property. Classic architecture and modern ADA amenities abound in this 1-level office building. 330' of frontage on Commercial Street, the gateway from Keizer into Downtown Salem.

- \$1.45/SF/FS less janitorial
- Suite 100—2,340 SF  
Suite 150—2,423 SF
- Suites can be combined for a total of 4,763 SF





STATE OF  
MARINE

435

ELESA DOLL

BROKER  
LICENSED IN THE STATE OF OREGON

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503.390.6060 OFFICE

edollee67@gmail.com  
smire.com

SMI REAL ESTATE

THE BRIDGES  
201 Churchill Leonard  
Larives  
400 Oregon State  
Marine Board  
500 OSMB Personnel  
Only



OREGON STATE MARINE BOARD

**Sorry We're CLOSED**

FOR DELIVERIES ONLY  
NO VISITORS  
NO MEETINGS  
NO PHONE CALLS

No public restrooms.

CAUTION  
GLASS DOOR  
PLEASE GRASP TO OPEN

USPS: Do not deliver under the door. Please ring the bell.

The Marine Board is currently closed to ALL public access due to Governor Brown's order. We are allowed to open the door for questions.

The office will remain closed further notice.

FOR DELIVERIES ONLY

USPS

RECYCLE

AED

EMERGENCY



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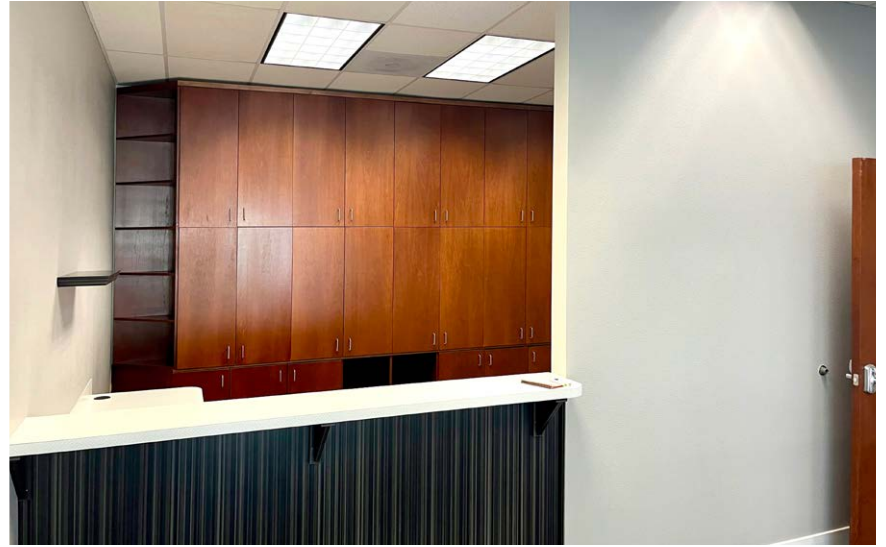
smire.com

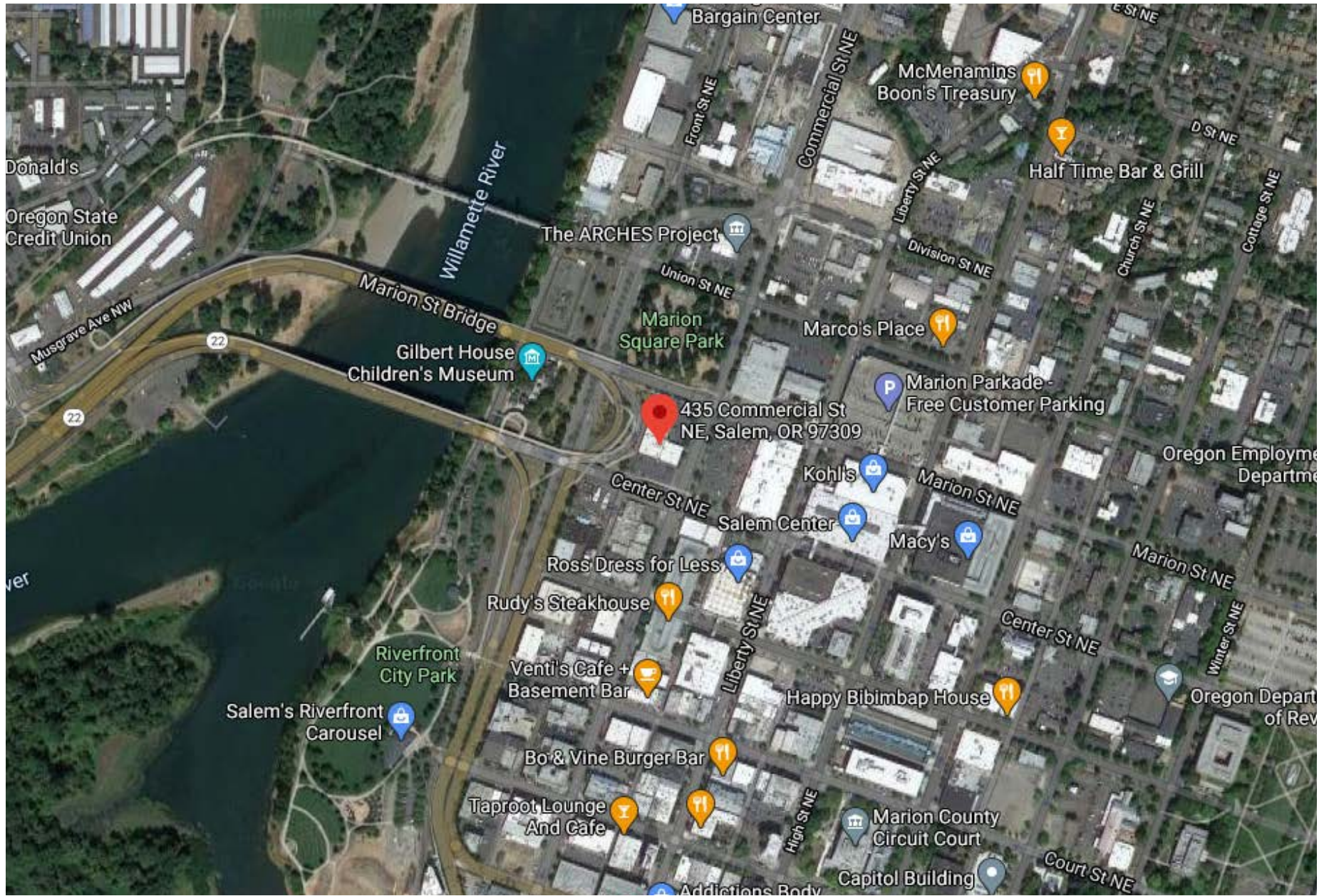
**SMI** REAL ESTATE

435 Commercial St NE | Suite 100 | \$1.45/SF/FS-JAN



435 Commercial St NE | Suite 150 | \$1.45/SF/FS-JAN





# Commercial Rent Roll

Tenant Name	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges
<VACANT>	S100	2,340	11.00			0.00		0.00
<VACANT>	S150	2,423	11.39			0.00		0.00
Tavros Care LLC	S201	3,310	15.56	2/15/2023	2/15/2026	5,130.50	2/15/2023	5,130.50
<VACANT>	S250	1,690	7.95			0.00		0.00
Corrections Associated Ltd	S300	1,285	6.04			2,051.20		2,051.20
Oregon State Marine Boa	S400	10,221	48.06	11/1/2019	10/30/2029	22,593.04	11/1/2025	22,593.04
		21,269	100.00			29,774.74		29,774.74



THE BRIDGES  
BUILDING

**\$3,199,999**

**\$1.45/SF/FS-JAN**

Suite 100—2,340 SF

Suite 150—2,423 SF

CENTER ST NE

COMMERCIAL ST NE

MARION ST NE



## OREGON REAL ESTATE AGENCY

### 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 at first contact as required by Oregon Administrative Rule (OAR) 863-015-0215.*

**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.

#### Fair Housing Statement

Oregon's laws protect you from being treated differently because of your race, color, religion, sex, national origin, source of income, domestic violence survivor status, marital status, sexual orientation, or gender identity, or whether you have kids or a disability.

If you think you are being discriminated against when looking for a home or applying for home financing, you can file a complaint with the Oregon Bureau of Labor and Industries at <https://complaints.boli.oregon.gov>.

#### 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, agents must maintain confidential information about their clients.

"Confidential information" is information communicated to a real estate 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:

- The buyer instructs the 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.
- The 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 (seller representation agreement), an agent represents the seller only. A listing agreement must be entered into prior to the agent acting on behalf of the seller in offering the real property for sale or in finding and obtaining a 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

Under a written buyer representation agreement, an agent represents the buyer and the buyer's interests only, regardless of the source of compensation. A representation agreement must be entered into before, or as soon as reasonably practicable after, the licensee has started efforts to assist the buyer in purchasing property or in identifying property for purchase.

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

An 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 both seller and/or buyer(s). A signed Disclosed Limited Agency Agreement is in addition to the required written listing agreement and buyer representation agreement(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 under the same principal broker establish agency relationships with different parties in the same transaction, only the principal broker acts as a **Disclosed Limited Agent** for both buyer and seller. The other agents continue to represent only their original party unless all parties agree otherwise in writing. The principal broker and the agents representing either party owe the following duties to both 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.



503.390.6060 | SMIRE.COM

3625 River Rd N, Suite 250 | Keizer, OR 97303

937-1 Geary St SE | Albany, OR 97322

7412 SW Beaverton Hillsdale Hwy, Suite 203 | Portland, OR 97225

The information included in this document has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and cannot make any guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and may not accurately represent the current or future performance of the property. The value of any proposed transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.