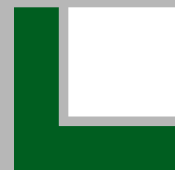


MIXED USE INDUSTRIAL COMMERCIAL | FOR LEASE

THE 45TH PARALLEL BUILDING

2195 Hyacinth St NE, Salem, OR 97301



PROPERTY SUMMARY

Available SF:	262 - 6,222 SF
Lease Rate:	\$1.00 - 1.50 SF/month (NNN)
Lot Size:	7.0 Acres
Building Size:	72,489
Renovated:	2015
Zoning:	IC
Traffic Count:	17,000

PROPERTY OVERVIEW

This uniquely repurposed mixed-use building is part of a 7 Acre, 120,000 SF+ retail/creative office development located in the North Gateway Urban Renewal District. The 45th Parallel offers great traffic counts and easy access to the I-5 and Downtown Salem/Keizer. The building features skylights, glass roll-up doors, and 18' ceilings. Co-tenants include Vagabond Brewing, Mahoney Crossfit, Gerlitz Guitars, 503 Fades, Surfaces NW, and others.

PROPERTY HIGHLIGHTS

- Available Spaces: 262 RSF - 2,659 RSF
- Pricing: \$1.00 - \$1.50/SF/Month/NNN
- Possible Uses: retail, creative, light manufacturing, office, restaurant/ cafe/pub, coffee/tea shop, fitness
- Total Building SF: 67,410
- Traffic Counts: 17,345
- Parking: 3/1,000



AJ NASH
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Licensed Principal Broker in Oregon

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COMMON AREA/AMENITIES

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Conference Room:	1 Shared Conference Room
Shower Facility:	1 Shared Shower Facility for Tenants
Restrooms:	6 Shared Gender Neutral Restrooms
Lighting:	Skylights & Natural Light
Roll Up Doors:	18' Glass Rollup Doors
Building Size:	72,489 SF
Zoning:	IC

COMMON AREA AMENITIES

The building's original shell, concrete floors and huge skylights keep the historical feel with vibrant new touches. Each individual suite has at least one skylight, full glass garage doors and a glass man door.

- Open Ceilings
- High Traffic Counts
- Secure Bike Parking
- Fantastic Signage
- Large Community Lobby Area
- IC Zoning Allowing for Tenant Diversity

IC (Commercial Industrial) zoning allows for a wide diversity of tenants. Spaces are available that range from 200 square feet to approximately 5,000 square feet. Parking around the entire building.

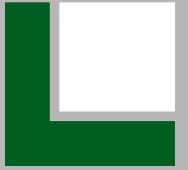
Shared common conference room and a large community lobby area for tenants and guests to gather for meetings or socializing.



MIXED USE INDUSTRIAL COMMERCIAL | FOR LEASE

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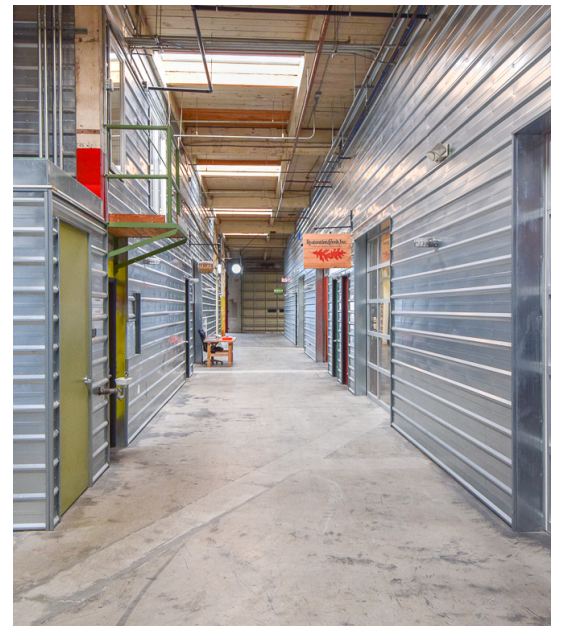
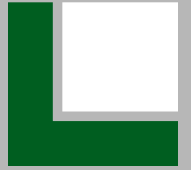
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THE 45TH PARALLEL BUILDING

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THE 45TH PARALLEL BUILDING

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AVAILABILITY WORKSHEET - 2195 HYACINTH

8/27/2018

SPACE	SIZE	USF	TENANT	(MKT RATE)	Monthly/SF			MONTHLY		
				BASE RENT	CAM	RSF	USF	BASE	CAM	BASE+CAM
Unit 100	1,450	1,150	TSC Bride							
Unit 101	1,199	951	Empire Staffing LLC							
Unit 102	1,533	1,216	Just Us Girls Event Planning							
Unit 103	334	265	Fraley Medical Transportation							
Unit 104	869	698	AVAILABLE	\$1.40	\$0.22	\$1.62	\$2.02	\$1,217	\$191	\$1,408
Unit 105	847	680	AVAILABLE	\$1.50	\$0.22	\$1.72	\$2.14	\$1,271	\$186	\$1,457
Unit 105B	314	249	Surfaces NW							
Unit 106	579	459	Accessory World Cell Solutions							
Unit 107	551	437	Cutting Edge Studio							
Unit 107B	248	197	Kellie Parry Photography							
Unit 108	569	451	Michelle Ashley Custom Cakes							
Unit 108B	266	211	LLCK, Inc.							
Unit 109	562	446	Divine Distillery							
Unit 109B	259	205	Divine Distillery							
Unit 110	569	451	The Beauty Room							
Unit 110B	262	208	Advantage Holdings							
Unit 111	562	446	Harmonix Entertainment							
Unit 111B	772	612	Legacy Real Estate							
Unit 112	569	451	Ms. Tease Salon							
Unit 127/128	2,074	1,645	AVAILABLE	\$1.25	\$0.22	\$1.47	\$1.85	\$2,593	\$456	\$3,049
Unit 129	1,253	990	AVAILABLE	\$1.10	\$0.22	\$1.32	\$1.67	\$1,378	\$276	\$1,654
Unit 129/130	1,935	1,534	AVAILABLE	\$1.10	\$0.22	\$1.32	\$1.66	\$2,129	\$426	\$2,554
Unit 133/134	2,622	2,079	Surfaces NW							
Unit 135	558	442	503 Fades							
Unit 136	747	601	Vintage Distribution							
Unit 137	747	601	The Dance Store							
Unit 138	804	638	Arvo Lash & Beauty Lounge							
Unit 139/140	2,506	1,987	Warehouse 56							
Unit 141/142	2,184	1,732	AVAILABLE	\$1.10	\$0.22	\$1.32	\$1.66	\$2,402	\$480	\$2,883
Unit 143/144	2,811	2,229	Mah-Ann's Pro Fitness							
Unit 145	1,819	1,442	True Build Home							
Unit 146	1,025	813	DLH Screenprinting							
Unit 147/150	4,305	3,414	Mahoney CrossFit							
Unit 148	802	636	AVAILABLE	\$1.40	\$0.22	\$1.62	\$2.04	\$1,123	\$176	\$1,299
Unit 149	266	211	Mary Hafner							
Unit 155	2,029	1,609	Restoration Creek							
Unit 160-172	10,268	8,142	Vagabond Brewing							
Unit 170	6,106	4,842	MV Transportation							
Unit 175	1,895	1,503	Cenobio Galindo							
Unit 180	913	724	Willamette Valley Tree Clearing							
Unit 185	775	615	Bigwig Donuts							
Unit 190	1,338	1,061	Cleto's Painting							
Unit 191/193	1,615	1,281	AVAILABLE	\$1.10	\$0.22	\$1.32	\$1.66	\$1,777	\$355	\$2,132
Unit 192	565	448	Christopher Hemdon							
Unit 194	557	442	Studio B							
Unit 195	825	654	The Snootery							
Unit 196	579	459	Odalla Coffee Roasters							
Unit 197	543	431	Gerlitz Guitar Projects, LLC							
Unit 198	575	456	LQHD, LLC							
Unit 199	562	446	Mrs. Tax							

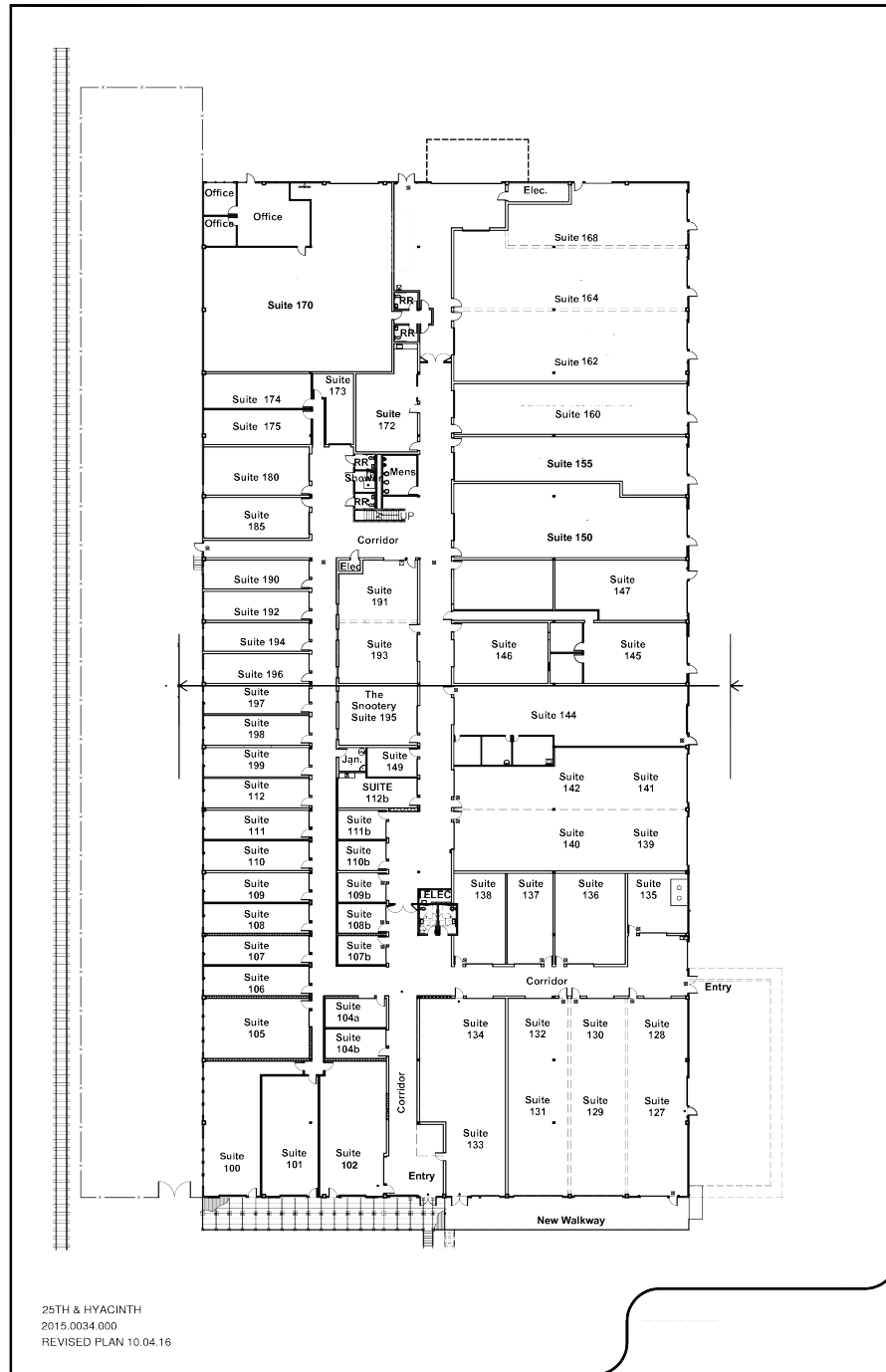
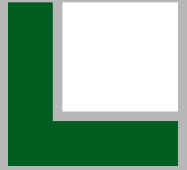


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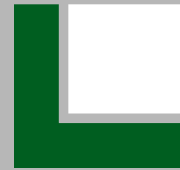
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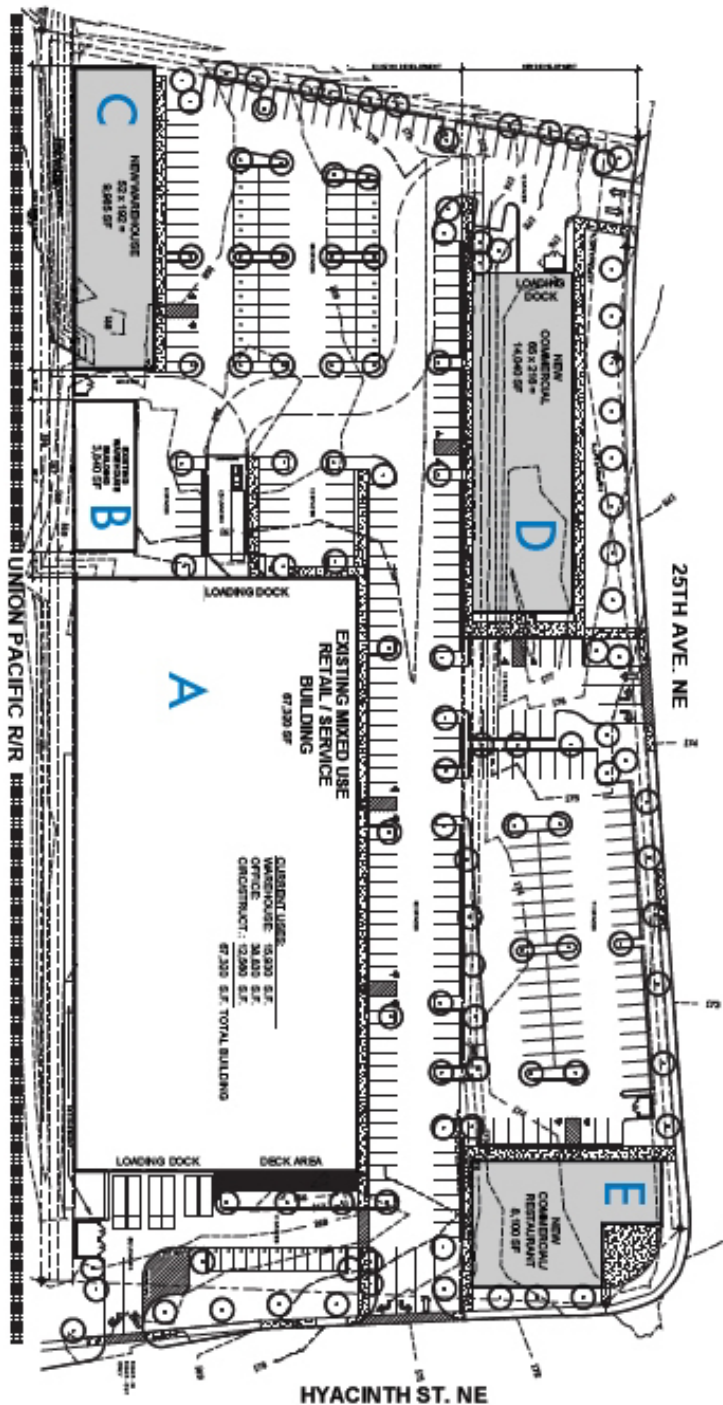
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A, B - Existing Buildings
C, D, E - Development Potential



LEGACY
REAL ESTATE

RETAIL, CREATIVE, LIGHT MANUFACTURING, OFFICE, RESTAURANT/CAFE/PUB, FITNESS PROPERTY | FOR LEASE

THE 45TH PARALLEL BUILDING

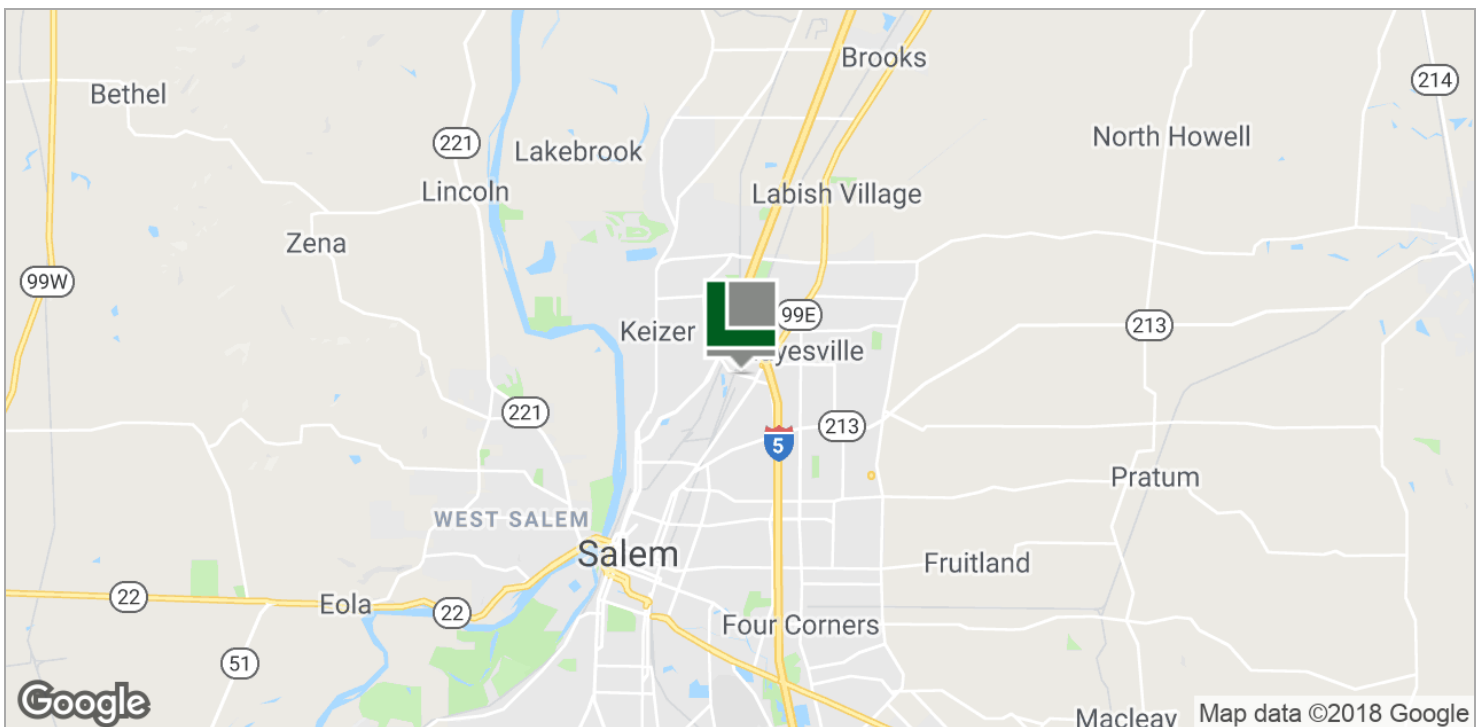
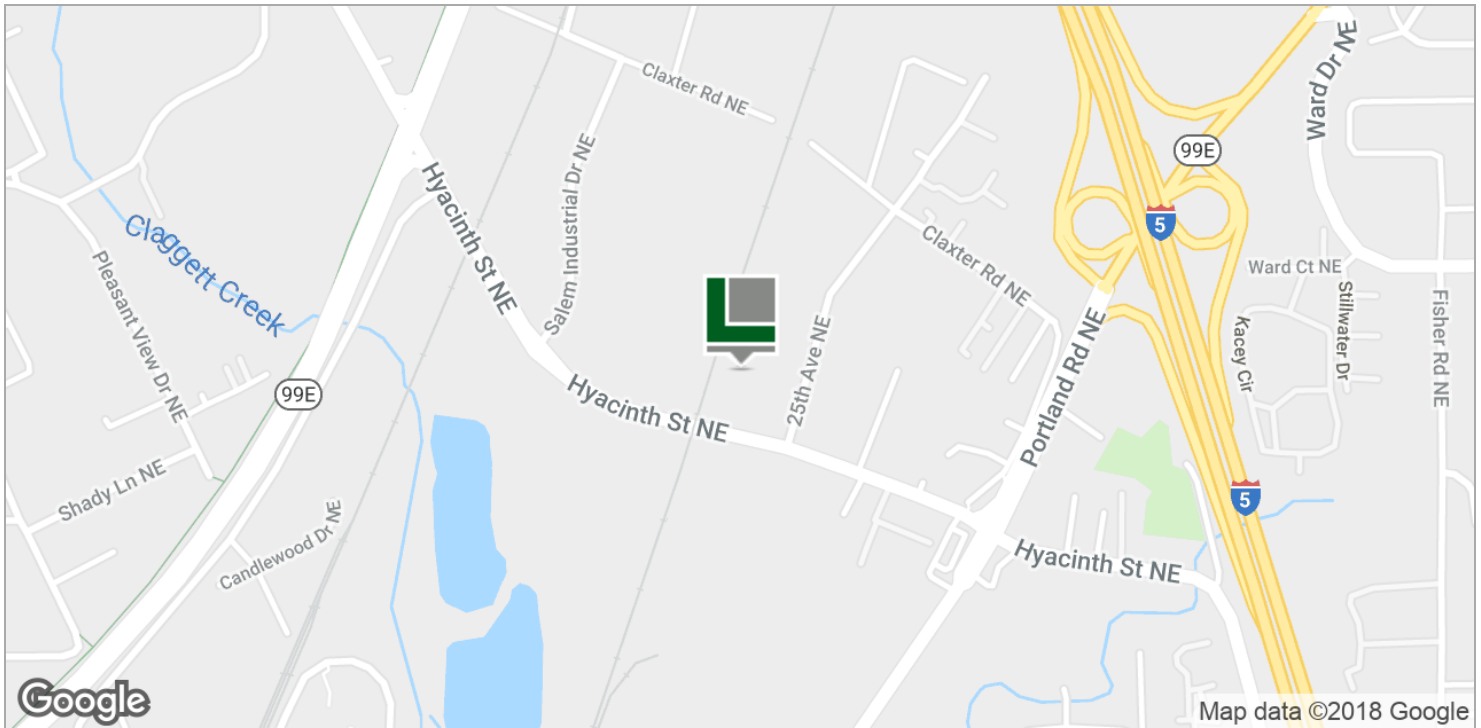
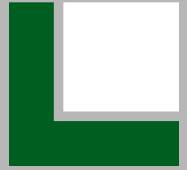
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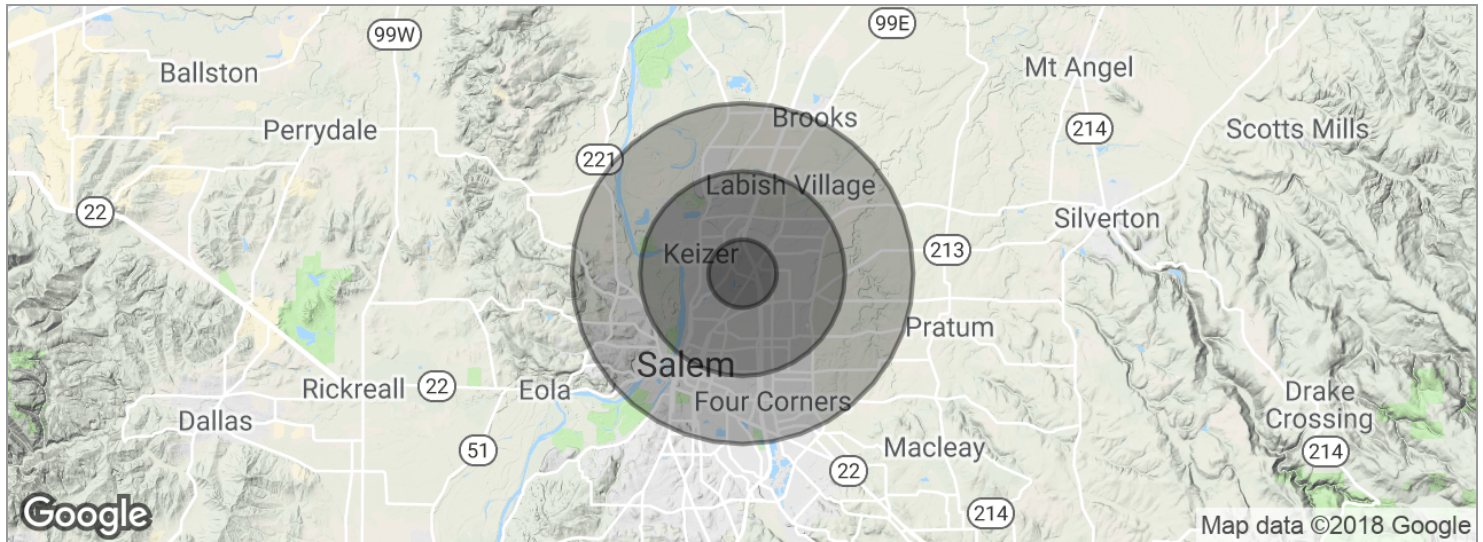
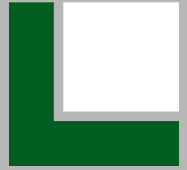
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THE 45TH PARALLEL BUILDING

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POPULATION

1 MILE

3 MILES

5 MILES

Total population	15,528	114,521	201,733
Median age	28.5	32.4	33.4
Median age (Male)	27.5	31.0	32.3
Median age (Female)	29.2	33.9	34.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

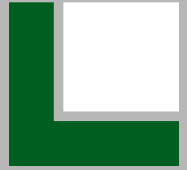
5 MILES

Total households	5,336	41,261	73,490
# of persons per HH	2.9	2.8	2.7
Average HH income	\$42,909	\$49,619	\$52,154
Average house value	\$191,315	\$201,197	\$205,371

** Demographic data derived from 2010 US Census*



OREGON REAL ESTATE AGENCY DISCLOSURE PAMPHLET OAR 863-015-215 (4)



This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (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 both 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.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, 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. When representing a buyer, 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 or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

OREGON REAL ESTATE AGENCY DISCLOSURE PAMPHLET
OAR 863-015-215 (4)

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client 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. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any 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.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One 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 the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

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 instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.