

MIXED USE INDUSTRIAL COMMERCIAL | FOR LEASE

FLEX - THE 45TH PARALLEL BUILDING

2195 Hyacinth St NE, Salem, OR 97301



PROPERTY SUMMARY

Available SF:

Lease Rate: \$1.60/SF/Mo/NNN

NNN Estimate: \$0.67/SF/Mo

Lot Size: 7.0 Acres

Building Size: 72,489

Renovated: 2015

Zoning: IC

Traffic Count: 27,000

PROPERTY OVERVIEW

One Space Remaining! The 45th Parallel Building is part of a 7 Acre, 120,000 SF+ retail/creative office/incubator development located in the North Gateway with one 557 SF inline space remaining. The 45th Parallel is in the Urban Renewal District and offers great traffic counts and easy access to the I-5 and Downtown Salem/Keizer. Each space in the building features skylights, glass roll-up doors, and 18' ceilings. Co-tenants include Just Us Girls Coffee & Wine, Chomp Chocolate, 503 Fades, Shabby Chic, Xicha Brewing, Momiji, Chomp Chocolate, Custom Cakes by Michelle, Wright Tree Clearing Services and many many others.

PROPERTY HIGHLIGHTS

- Available: 557 RSF • Pricing: \$1.60/SF/Month + NNN
- NNN Estimate at \$0.67/SF • Possible Uses: Retail, Office, Salon
- 24x7x365 Onsite Security Guard & Live Surveillance Cameras
- Traffic Counts: 27,000 / Parking: 3/1.000

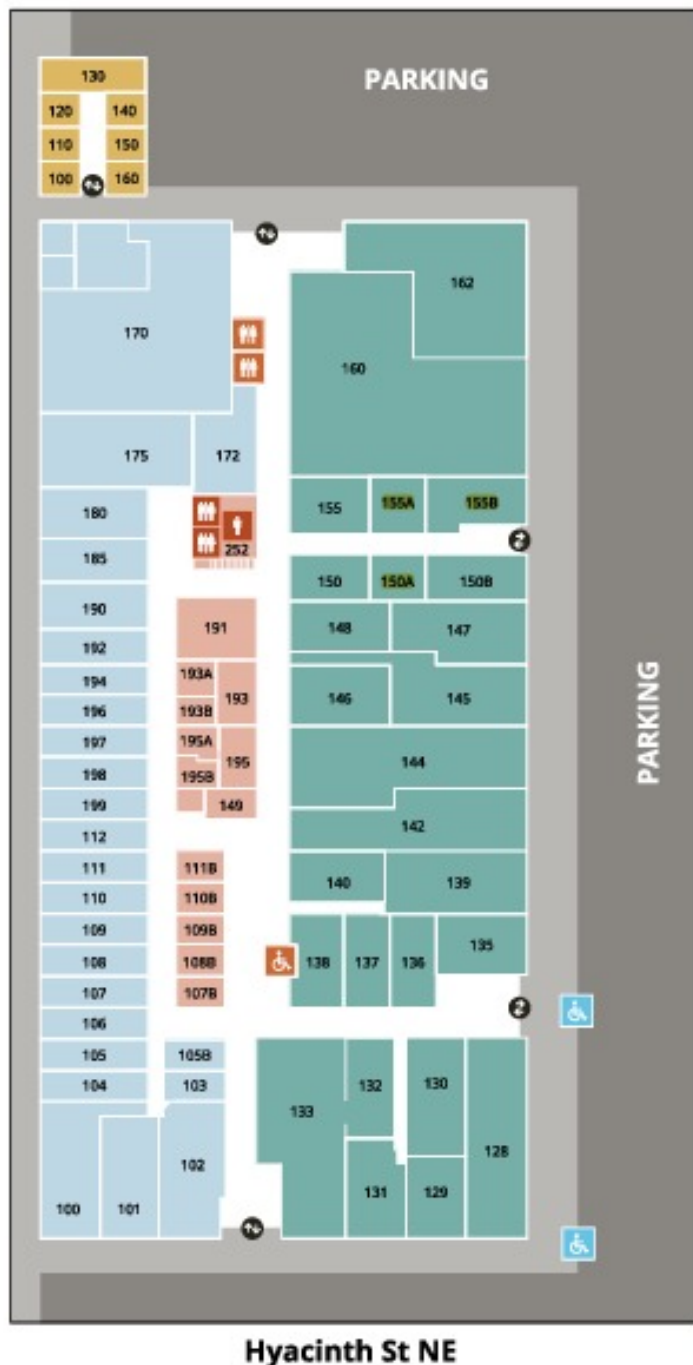


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45TH PARALLEL

Shops & Gifts

- 100 - The Shabby Chic Bride
- 101 - Michelle Ashley Custom Cakes
- 107 - The Hook Nook
- 108 - Teja Juice Company
- 110 - Boutique Z (by appointment)
- 111 - Mint Baby Body Decor
- 131 - Chomp Chocolate
- 132 - Chomp Chocolate
- 133 - Chomp Chocolate
- 134 - Chomp Chocolate
- 172 - Retro Next Door
- 185 - Street Sweets 1969
- 196 - Odolla Coffee Roasters
- 197 - Chang'n Lanes

Office & Services

- 103 - Events Planned Perfectly
- 107B - Kellie Perry Photography
- 108B - Phil Bailey Real Estate
- 110B - Andre Lindauer Computer Repair
- 111B - Oregon AgLink
- 130 - Write Tree Service
- 142 - Rapid Refill
- 144 - Mah Ann's Pro Fitness
- 146 - Rose City Ballons
- 147 - Superior Quality Construction
- 148 - RentU.com DBA Bookbyte
- 170 - MV Transportation
- 175 - PCS Outback Steel Buildings
- 180 - Willamette Valley Tree Clearing Inc
- 191 - Mighty Mortgage Corp
- 192 - Christopher Herdon (Metal Worker)
- 193A - PCS Outback Steel Buildings
- 195 - Torah to the Tribes
- 252 - NDB Real Estate

Back Building Suite

- 130 - The Keene Group
- 150 - Berrien Concrete

Map Key

- Restrooms
- Accessibility Access
- Building Entrance/Exit
- Stairs

Beauty & Wellness

- 104 - White Lotus Medical Aesthetic
- 106 - Salon 45
- 109 - Lure Beauty LLP
- 109B - Shade and Blade
- 112 - Little Angels Kid Salon
- 135 - 503 Fades
- 136 - LQHD
- 138 - Arvo Lash & Beauty Lounge
- 139 - TRIO Salon
- 140 - April Jean and Co.
- 145 - Blackcraft Tattoo
- 149 - Mo.Xo
- 190 - Sisterhood Aesthetics
- 193 - Ms Tease Salon
- 193B - Blush Beauty & Lashes
- 194 - Sanders Styles
- 195A - Mvda Beauty Studio
- 195B - Rigmalden Amanda
- 198 - Kuston Kreationz Salon
- 199 - Luna Lash Suite

Back Building Suite

- 100 - Tattoos by Becca Nushell
- 110 - The Cortado
- 140 - Salon Asha
- 160 - Lannigan Tattoos

Food & Beverage

- 102 - Just Us Girls Event Planning
- 128 - Momiji
- 129 - Momiji



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COMMON AREA/AMENITIES

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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:	67,771 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.



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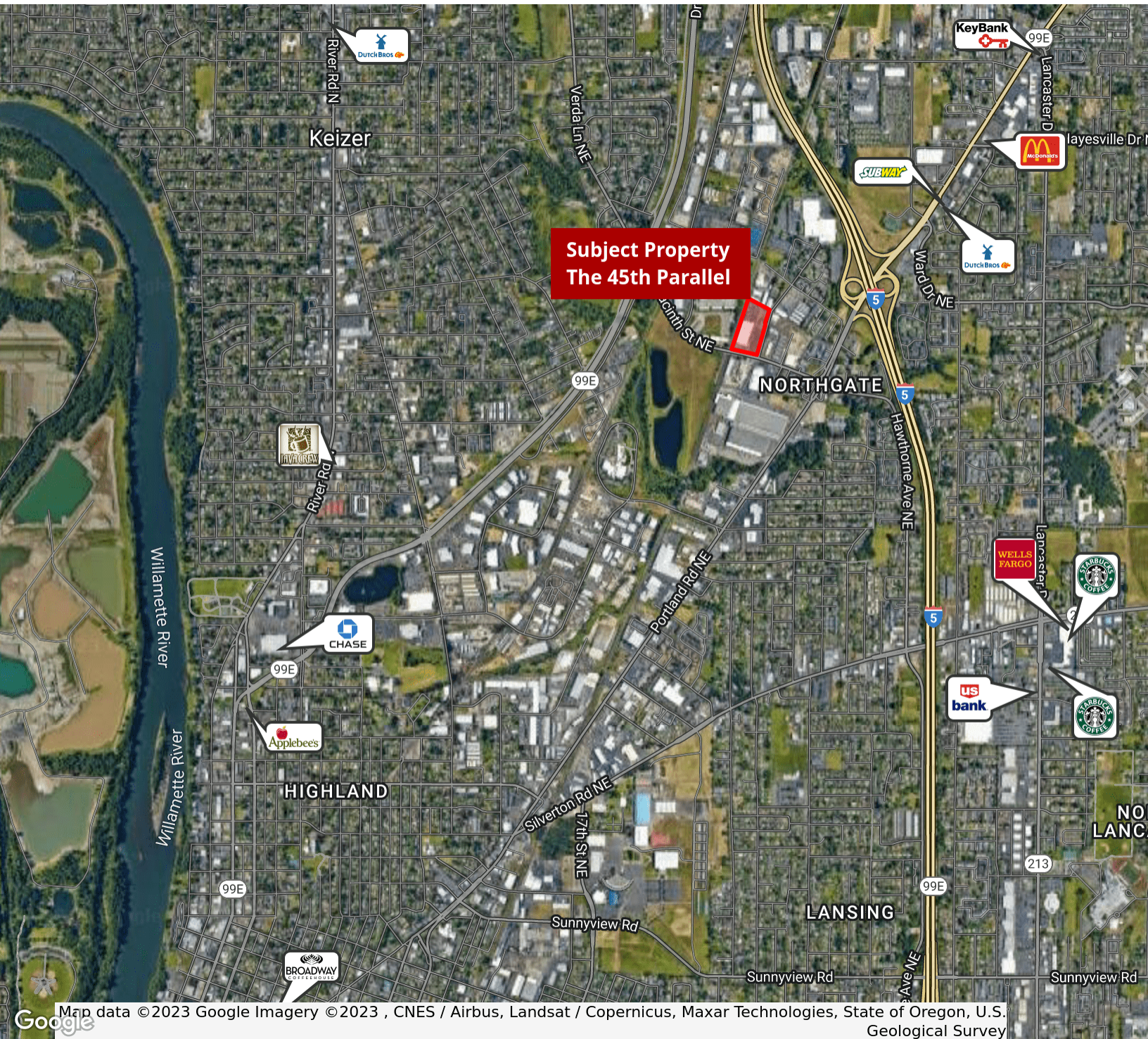
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OAR DISCLOSURE



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.



OAR DISCLOSURE



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.

