



Office Building For Sale

234 High Street Northeast, Salem, OR 97301

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare opportunity to acquire an iconic downtown Salem office building at one of the city's most visible intersections — High St & Ferry St, in the heart of the Central Business District. The Kenneth A. Holmes Building offers roughly 23,411 SF of office space leased to multiple tenants, plus a 65-car private parking garage — a highly sought-after feature for downtown Salem tenants and a meaningful differentiator from comparable buildings in the area.

With its striking glass curb appeal, secure gated parking, and prime corner location just two blocks from the Salem Convention Center, the property offers strong tenant appeal and long-term investment stability in a walkable, amenity-rich downtown setting. This is a well-positioned asset for investors seeking a multi-tenant office property with structured parking income potential in one of Salem's most established commercial districts.

PROPERTY HIGHLIGHTS

CURT ARTHUR, SIOR

Principal
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NICK WILLIAMS, CCIM

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TORAN SCHMIDGALL

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ERIC ANDERSON

Senior Vice President
360.946.4831
eric@capacitycommercial.com

OFFERING SUMMARY

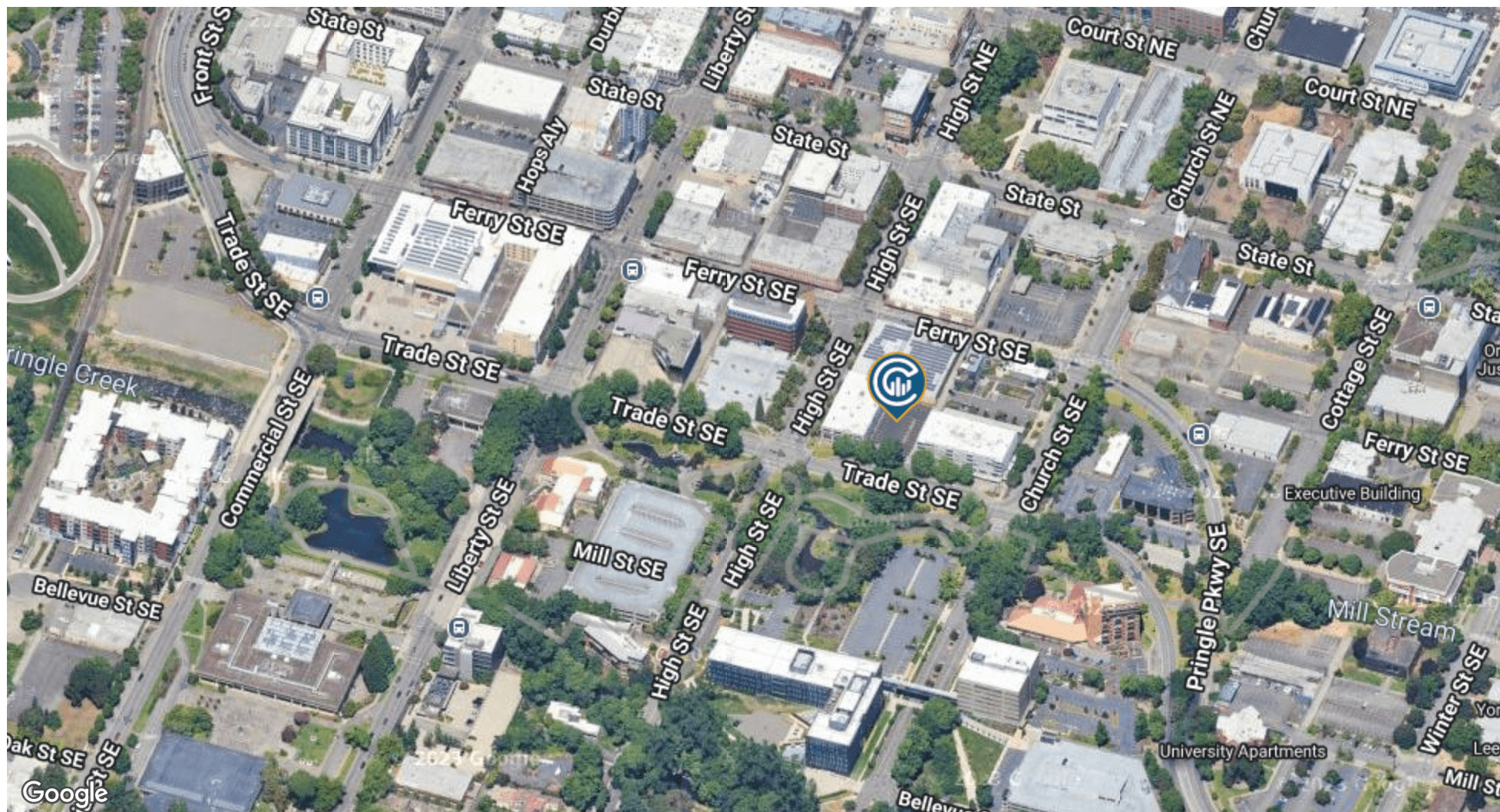
Sale Price:	\$3,329,000
Lot Size:	0.57 Acres
Building Size:	23,411 SF



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AERIAL MAP



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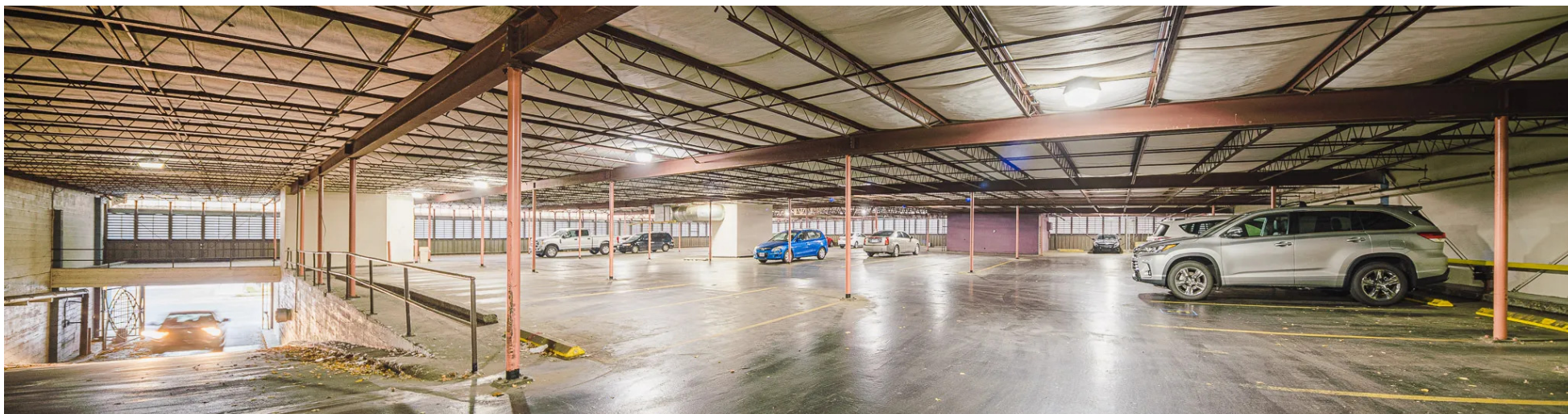
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

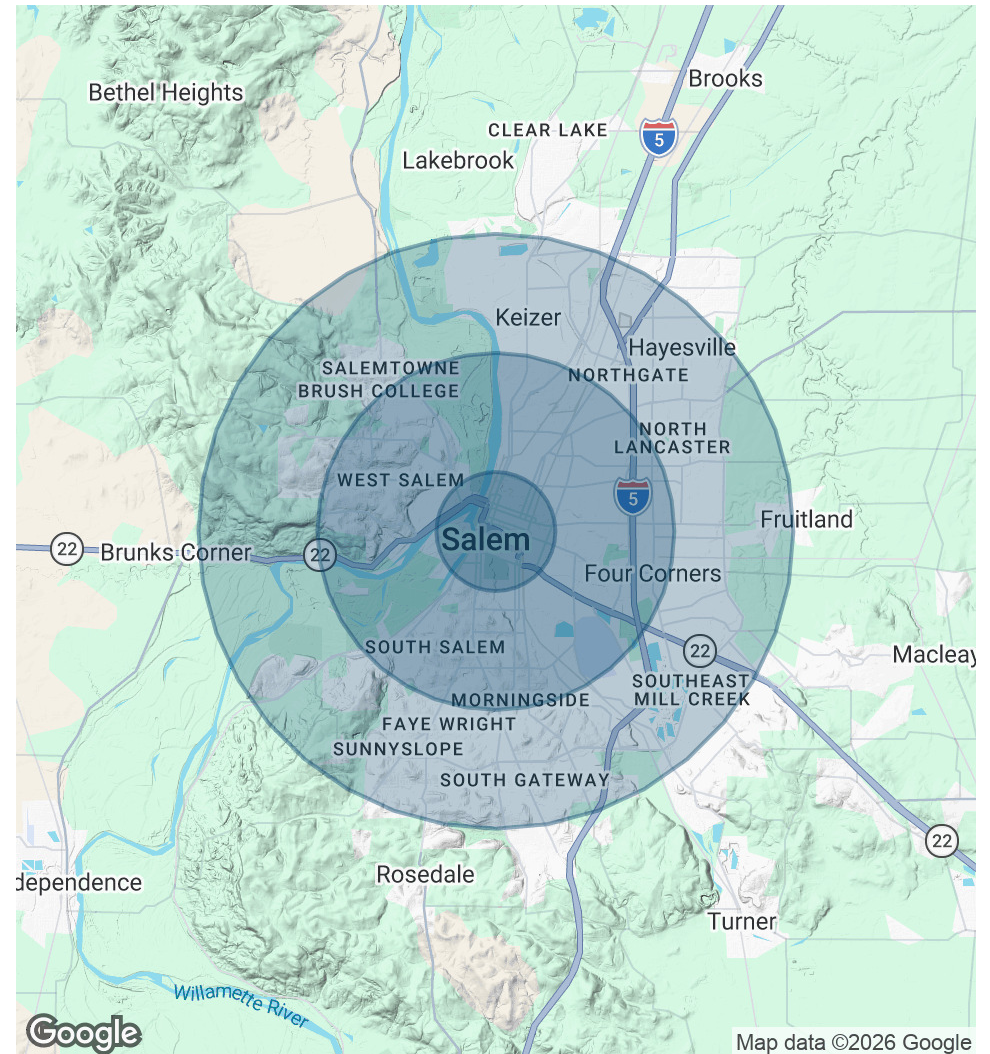
Total Population	10,616	100,400	228,987
Average Age	34.8	36.4	36.7
Average Age (Male)	32.8	35.7	35.5
Average Age (Female)	35.9	37.7	37.6

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	4,738	39,586	85,620
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$80,701	\$89,677	\$90,866
Average House Value	\$327,577	\$393,124	\$388,653

2023 American Community Survey (ACS)



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