



FOR LEASE



# CREEKSIDE CORPORATE CENTER

## Business Campus Complex Leasing Opportunity

2,323 - 5,260 SF (6 Suites) | \$2.10 - 2.40 SF/month (Full Service)

**650-670 Hawthorne Ave SE, Salem, OR 97301**

- Onsite Food Service and Walking Paths
- Mill Creek Frontage
- High-quality tenant base includes Aldrich Advisors and others in this impeccable campus
- Northwest-facing suite with window coverage on two sides
- Conveniently situated between State and Mission Streets, just one mile from Interstate 5

### **CURT ARTHUR, SIOR**

Principal | Licensed in OR

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### **NICK WILLIAMS, CCIM**

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### **TORAN SCHMIDGALL**

Associate Broker | Licensed in OR

**503-932-1969**

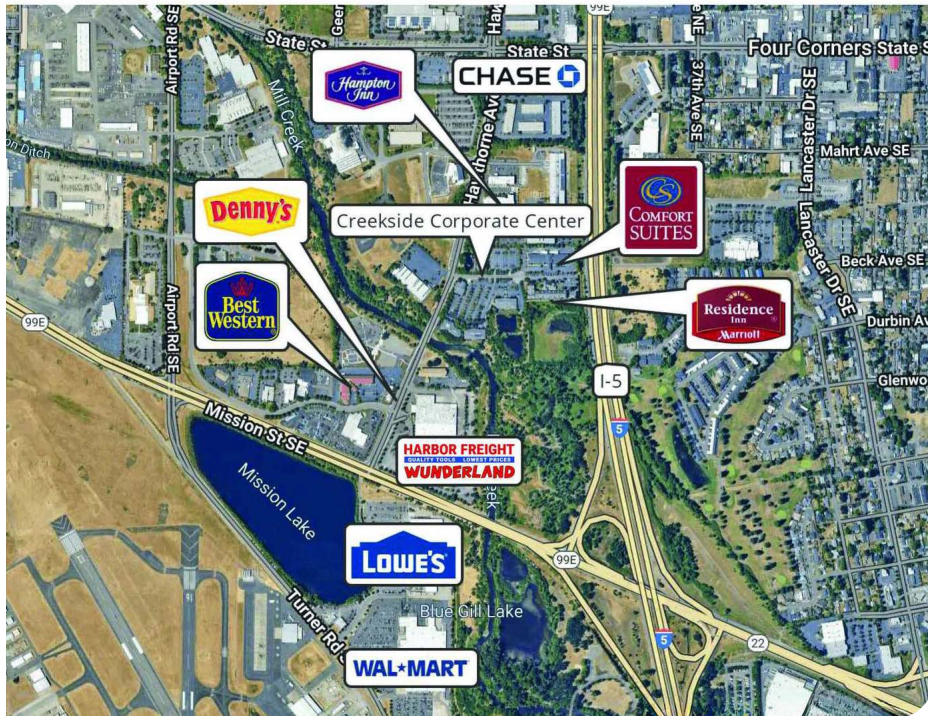
[toran.schmidgall@capacitycommercial.com](mailto:toran.schmidgall@capacitycommercial.com)



# PROPERTY SUMMARY



**FOR  
LEASE**



## PROPERTY DETAILS

|                        |                                           |
|------------------------|-------------------------------------------|
| Address                | 650-670 Hawthorne Ave SE, Salem, OR 97301 |
| Lease Rate             | \$2.10 - 2.25 SF/month (Full Service)     |
| N° of Suites Available | 6 Suites                                  |
| Available SF           | 2,323 SF - 5,260 SF                       |
| Campus Size            | 9.23 Acres                                |
| Lease Type             | Full Service                              |
| Lease Term             | Negotiable                                |

## Property Summary

Creekside Corporate Center is the finest business campus in the Mid-Valley, offering an unmatched corporate identity in the region. Each building is brick-faced for a timeless professional look, and the campus is meticulously maintained giving your company the assurance that employees and clients alike will consider the location their second home. The property offers an onsite restaurant, long paved walking trails, plus three (3) onsite ponds as well as being on the banks of Mill Creek. The complex also has outstanding local and regional access as it is located one mile from the I-5 at Highway 22 interchange. The property is owned by Peregrine Realty Partners, who has an outstanding reputation throughout the western US as a forward thinking and progressive office and industrial landlord. Their ownership philosophy will ensure ongoing investment in this asset to keep it the best-in-class business complex, making it a "must see" offering if your company is in the market or new office space in the Salem/Keizer market.

## Location Details

Creekside Corporate Center is located in the City of Salem, the State Capital of Oregon with the 2nd largest MSA. Conveniently situated between State and Mission Streets just one-half mile from Interstate 5. Surrounding tenants include: HDR Engineering, Kuenzi & Co, Aldrich Advisors and many more.

## LEASE SPACES AVAILABLE



LEASE SPACES  
AVAILABLE

| SUITE                     | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE      | DESCRIPTION                                                                                                                                                                                                          |
|---------------------------|-----------|-----------|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bldg 660 Suite 150</b> | Available | 2,885 SF  | Full Service | \$2.25 SF/month | This first-floor suite features 9 private offices with great northern window exposure, a break room, a conference room, a work room, and a reception area.                                                           |
| <b>Bldg 660 Suite 230</b> | Available | 3,549 SF  | Full Service | \$2.25 SF/month | An open floor plan with fresh paint and carpet, this unit offers views of the campus and is an ideal setting for professional services in the legal, accounting, insurance or marketing fields. It is move in ready. |
| <b>Bldg 670 Suite 100</b> | Available | 2,357 SF  | Full Service | \$2.25 SF/month | Beautiful first-floor suite at Creekside Corporate.                                                                                                                                                                  |
| <b>Bldg 670 Suite 110</b> | Available | 5,260 SF  | Full Service | \$2.25 SF/month | Beautiful first-floor suite at Creekside Corporate.                                                                                                                                                                  |
| <b>Bldg 670 Suite 240</b> | Available | 3,875 SF  | Full Service | \$2.25 SF/month | Beautiful second floor office suite with a Creekside view. Large conference room off the reception, 7 large private offices, open work area, and a very nice break room.                                             |
| <b>Bldg 670 Suite 250</b> | Available | 2,323 SF  | Full Service | \$2.10 SF/month | Beautiful second-floor seven (7) office suite with an amazing reception area, a large conference room, and a small kitchen area. The suite has a back entry/exit as well. The suite looks brand new throughout.      |



# EXTERIOR PHOTOS





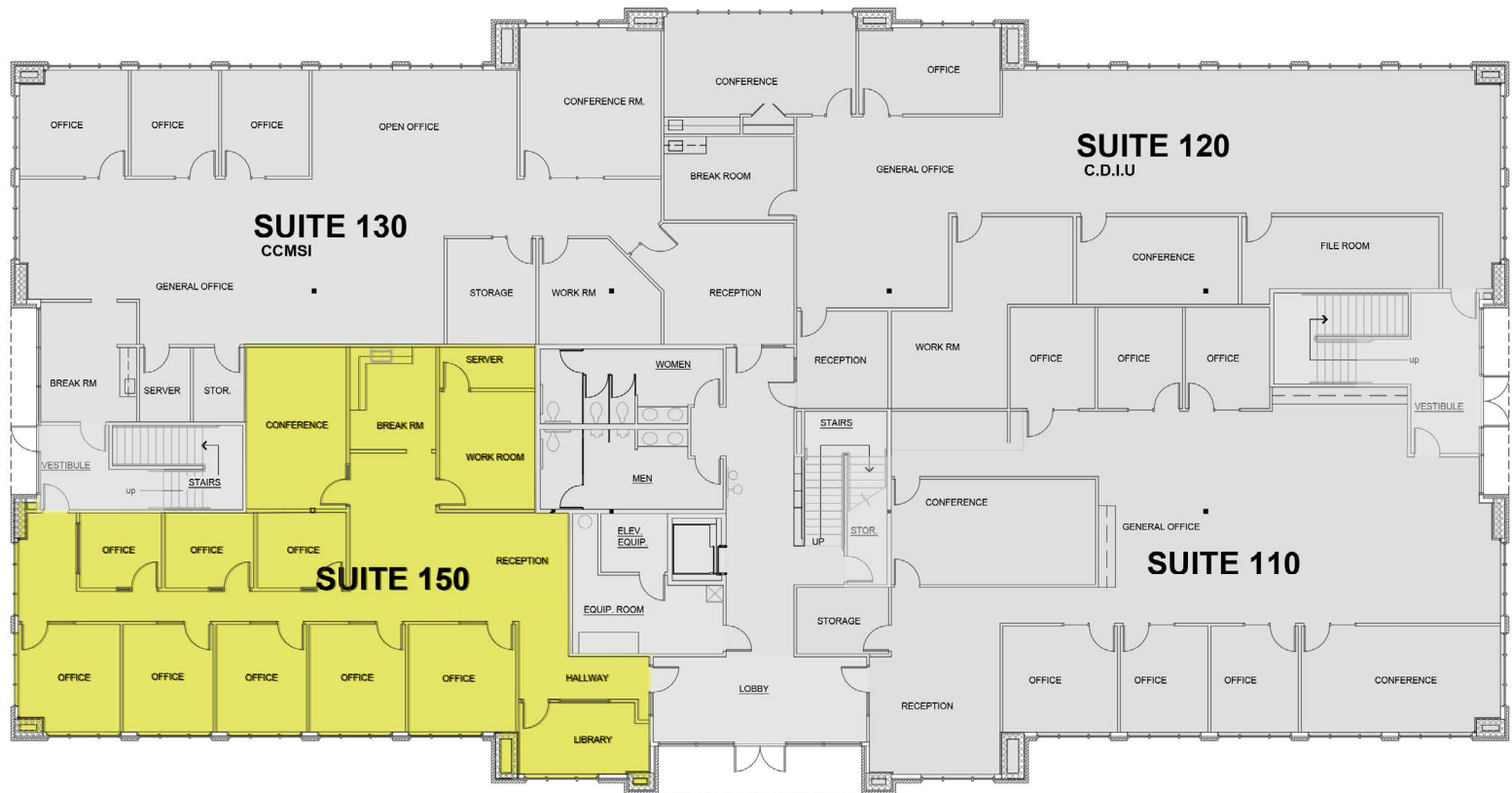
# INTERIOR PHOTOS



## 660 HAWTHORNE, SUITE 150



# FLOOR PLAN

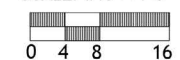


## CREEKSIDE CORPORATE CENTER

660 HAWTHORN SE, SALEM, OR

1st FLOOR PLAN

SCALE: 1/16" = 1'-0"



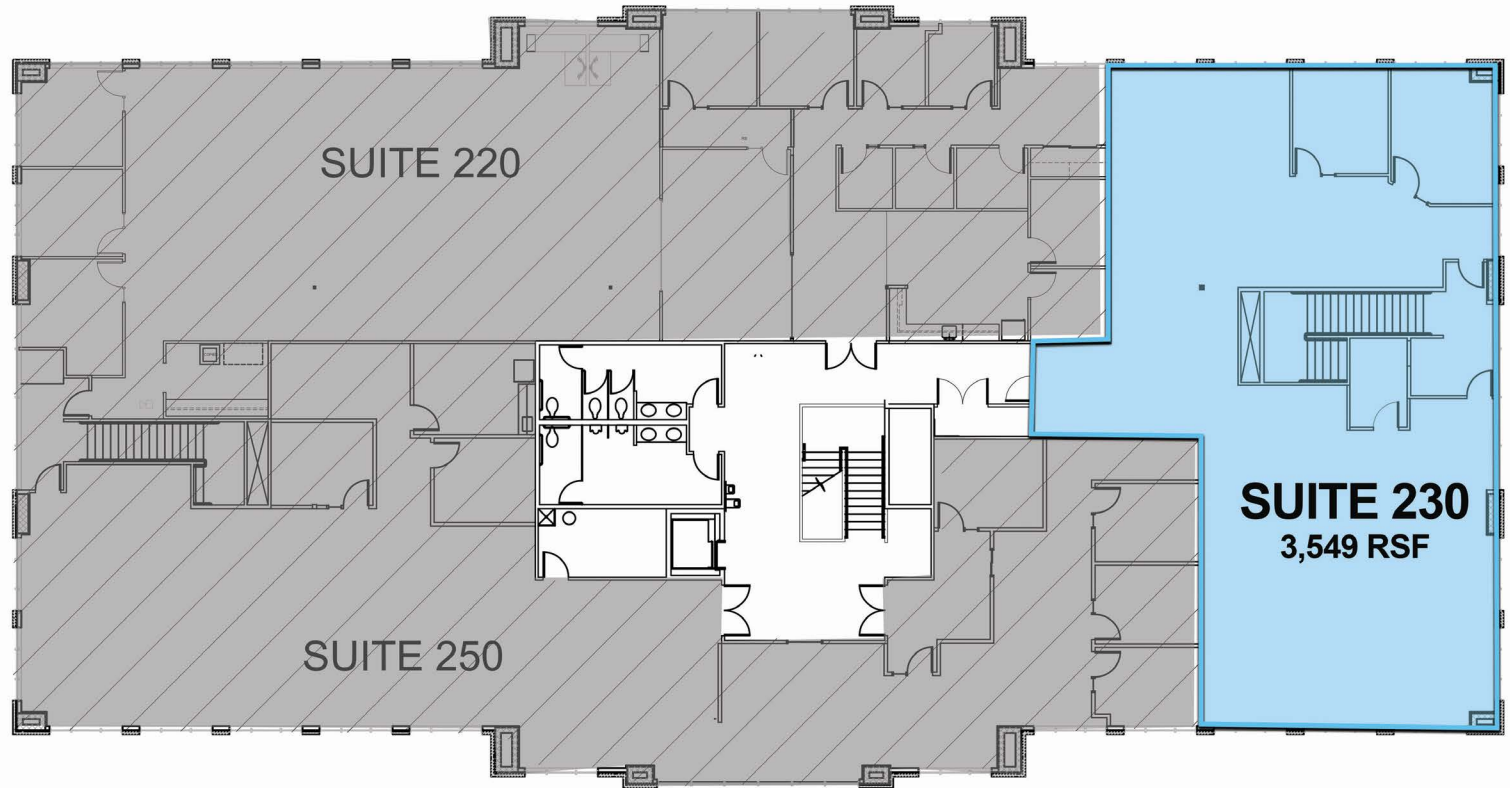
BOMA DATE: 02-21-2020



## 660 HAWTHORNE, SUITE 230



### FLOOR PLAN



BLDG 660 SUITE 230 2ND FLOOR  
NEW FLOOR PLAN  
N.T.S.

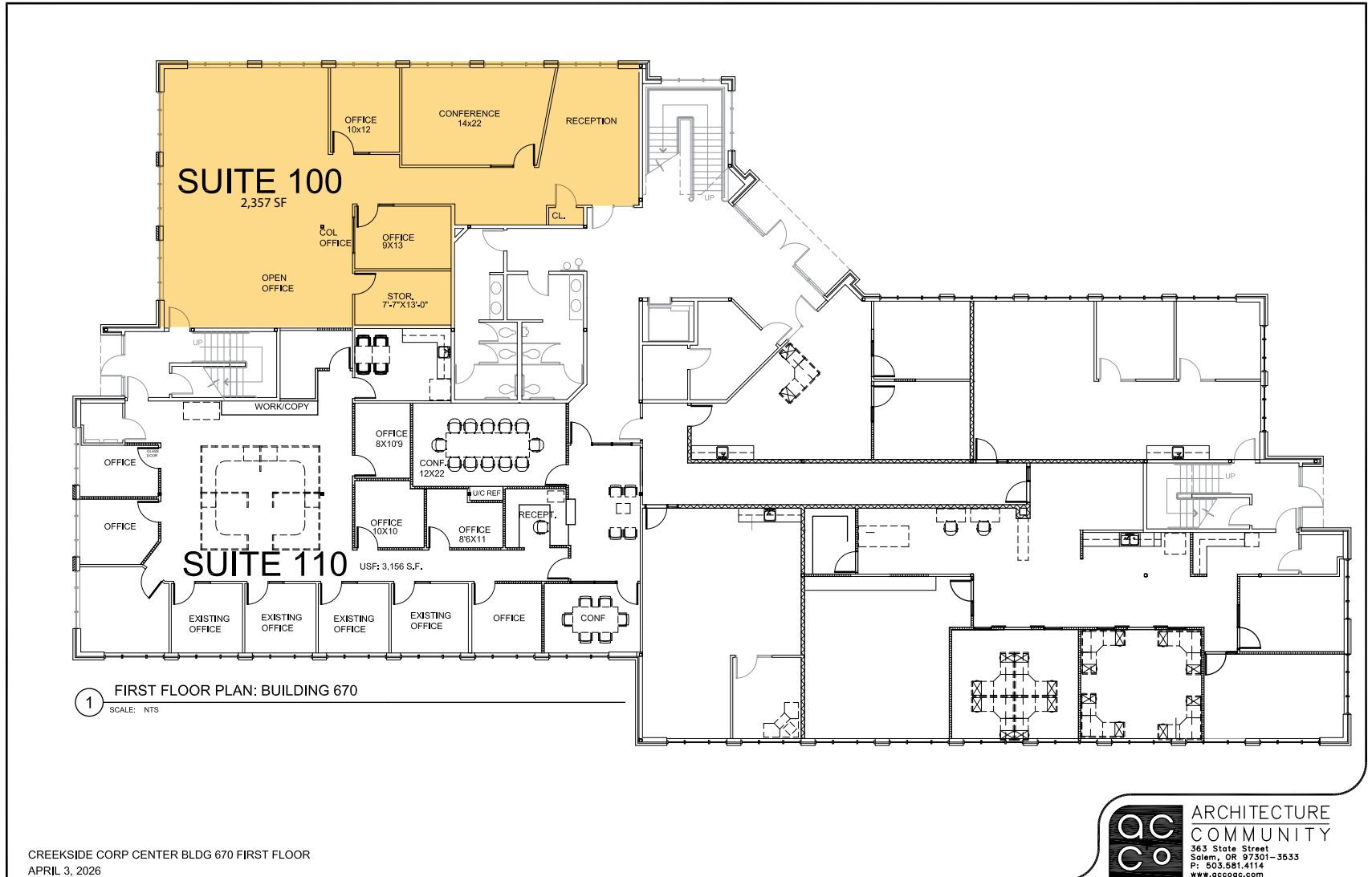
CREEKSIDE CORP CENTER BLDG 660 SUITE 230  
JULY 15, 2025

**AC**  
**CO**  
**ARCHITECTURE**  
**COMMUNITY**  
1100 Liberty St SE, Suite 200  
Salem, OR 97302-5385  
P: 503.581.4114  
www.accoac.com

# 670 HAWTHORNE, SUITE 100



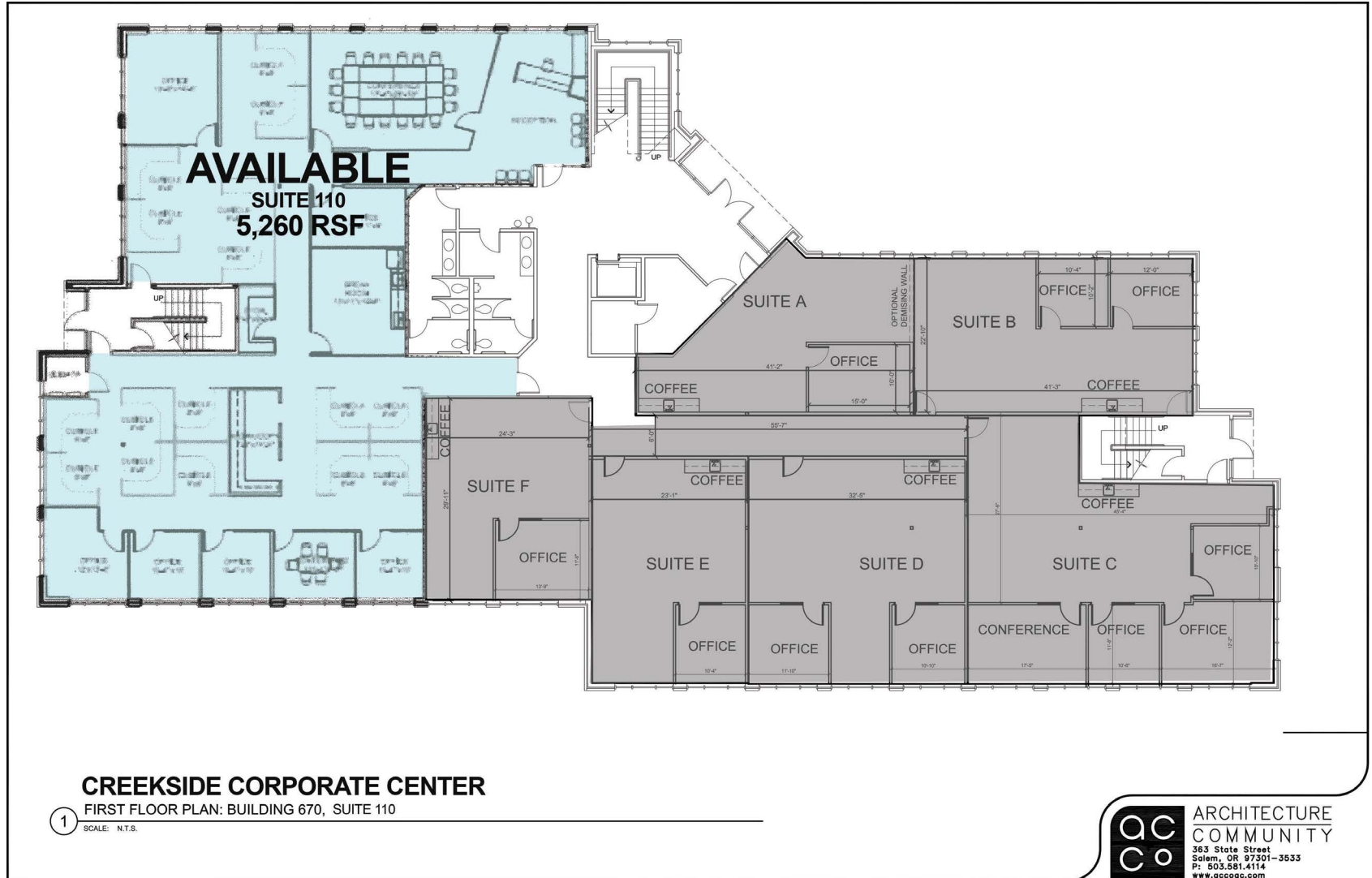
## FLOOR PLAN



## 670 HAWTHORNE, SUITE 110



# FLOOR PLAN



## 670 HAWTHORNE, SUITE 240



# FLOOR PLAN



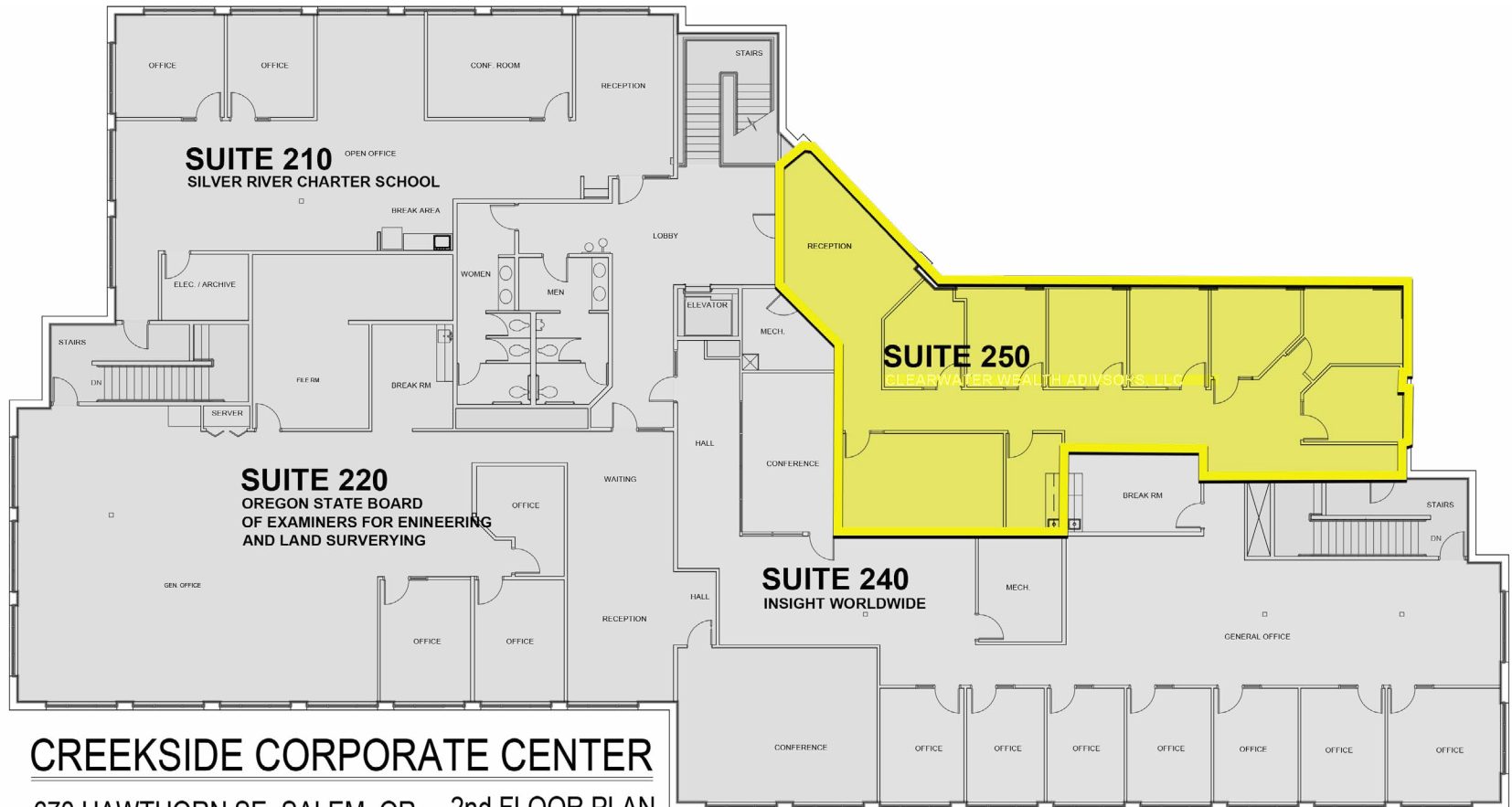
CREEKSIDE 670 2ND FLOOR





# FLOOR PLAN

## 670 HAWTHORNE, SUITE 250

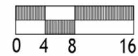


### CREEKSIDE CORPORATE CENTER

670 HAWTHORN SE, SALEM, OR

2nd FLOOR PLAN

SCALE: 1/16" = 1'-0"

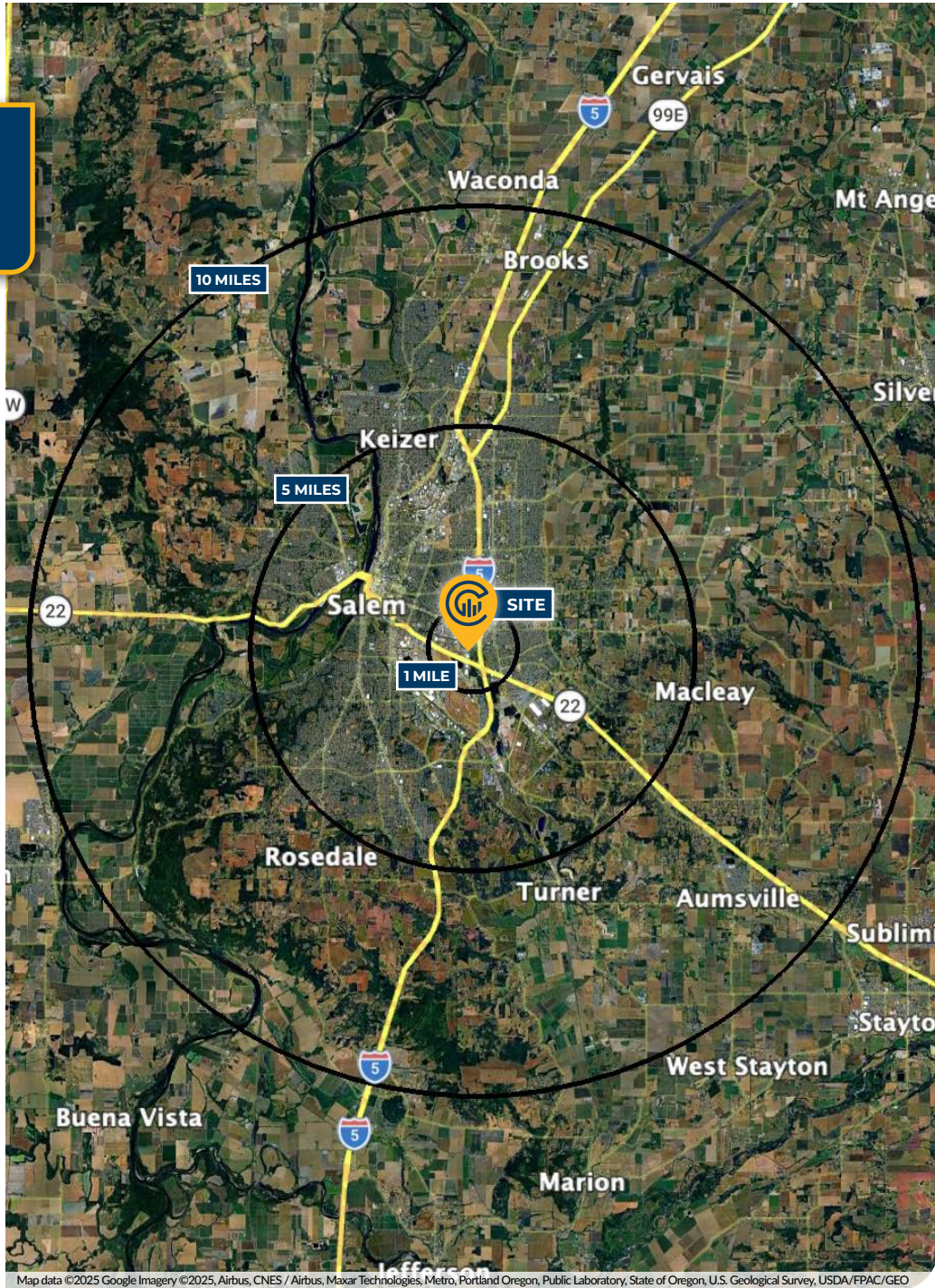


BOMA DATE: 02-21-2020





# DEMORAPHRICS MAP & REPORT



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

## DEMOGRAPHICS MAP

| Population           | 1 Mile    | 5 Mile    | 10 Mile   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 8,341     | 217,074   | 330,615   |
| Average Age          | 33.5      | 33.6      | 35.7      |
| Average Age (Male)   | 31.9      | 32.5      | 34.6      |
| Average Age (Female) | 36.3      | 35.2      | 37.0      |
| Households & Income  |           |           |           |
| Total Households     | 2,776     | 79,747    | 122,703   |
| # of Persons Per HH  | 3.0       | 2.7       | 2.7       |
| Average HH Income    | \$40,146  | \$52,163  | \$59,323  |
| Average House Value  | \$149,394 | \$198,905 | \$227,909 |

2020 American Community Survey (ACS)

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