

For Lease



YOUR SIGN

Address:

305 Liberty St NE
Salem, Oregon

Asking Rate:

Call for lease rate

Size:

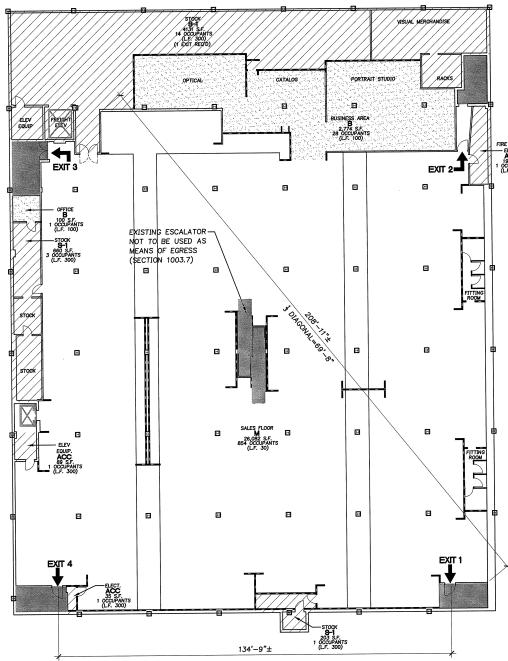
102,500 (3 Floors)
Divisible to 5,000+

Features:

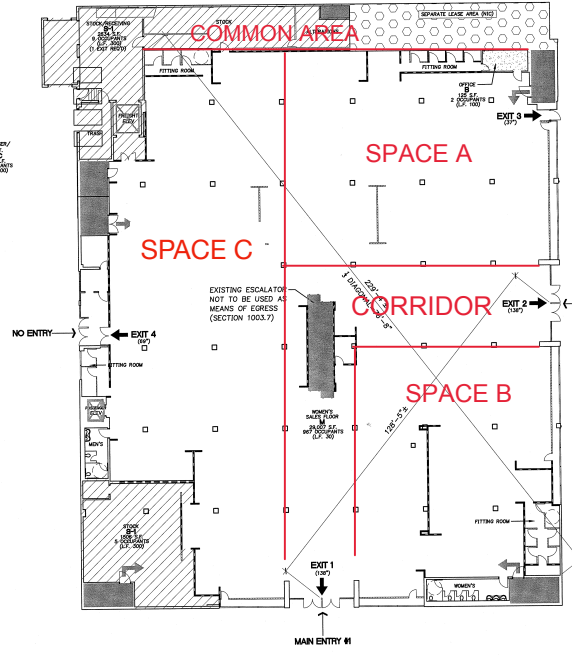
- Prime corner location on Liberty St NE and Chemeketa
- Skybridge connection to Chemeketa Parkade parking garage and Salem Center mall
- Located in the heart of Salem's downtown district
- Truck loading on west side of the building with a merchandise elevator

305 Liberty St NE

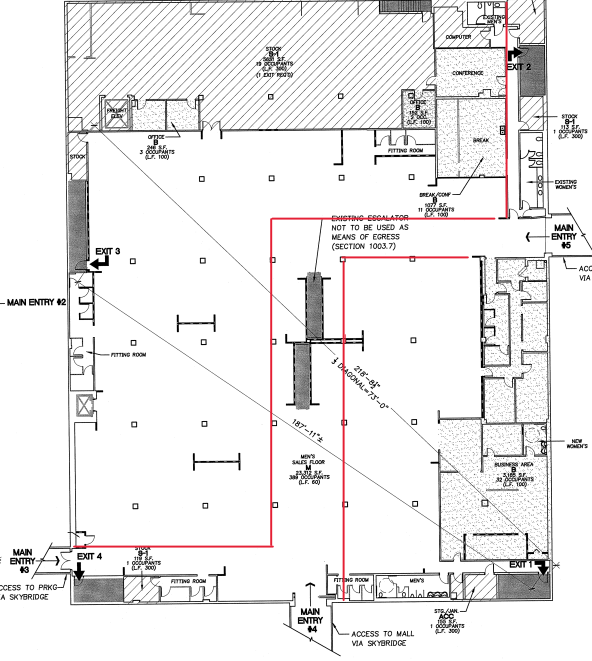




1 EXITING PLAN - BASEMENT
1/16"=1'-0"



2 EXITING PLAN - FIRST FLOOR
1/16"=1'-0"



3 EXITING PLAN - SECOND FLOOR
1/16"=1'-0"

PLUMBING FIXTURE CALCULATIONS PLUMBING FIXTURES - TABLE 29-A

OCCUPANCY CLASSIFICATION	SF	OCC. FACTOR	OCC. LOAD	WATER CLOSETS		LAVATORIES		DINING FIXTURES
				MALE	FEMALE	MALE	FEMALE	
MERCANTILE	78,294	M	200	198	(2.14-30) 3	(2.14-30) 3	-	2
BUSINESS	7,659	B	200	23	(2.14-30) 2	(2.14-30) 2	-	1
STORAGE	16,532	S-1	5,000	2	(2.1-10) 1	(2.1-10) 1	-	1
TOTAL PROVIDED				8 (PROV)	6 (PROV)	4 (PROV)	4 (PROV)	2 (PROV)

BUILDING OCCUPANCY/EXITING DATA

EXIT SUMMARY

TOTAL BUILDING OCCUPANTS: 2,336
 EXITS PROVIDED: 4
 EXIT WIDTH REQUIRED (1ST FLOOR): 2357x154=351"
 EXIT WIDTH PROVIDED (1ST FLOOR): 138x138+37+69=382"

*NOTE: EXISTING EXITS, EXIT ACCESS ARRANGEMENTS AND EXIT DISCHARGES WILL NOT BE ALTERED WITH THIS SCOPE OF WORK UNLESS NOTED OTHERWISE. ALL ROOMS AND SPACES WILL BE PROVIDED WITH AND HAVE ACCESS TO THE MINIMUM NUMBER OF EXITS AS REQUIRED BY TABLE 1019.1.

BASEMENT

OCCUPANCY	OCCUPANCY (CHAP. 3)	SQ. FT.	IBC LOAD FACTOR (TABLE 1004.1)	OCCUPANTS	EXITS REQ'D (TABLES 1015.1 & 1019.1)	EXIT DISTANCE (TABLE 1016.1)
MERCANTILE	M	25,828	30	861	3	250'-0"
BUSINESS/OFFICE	B	2,674	100	29	1	300'-0"
STOCK/STG/EQUIP	S-1 OR ACC	5,335	300	18	1	400'-0"
TOTAL GROSS FLR AREA:		34,017		TOTAL # OF OCC.: 908	3	

FIRST FLOOR

OCCUPANCY	OCCUPANCY (CHAP. 3)	SQ. FT.	IBC LOAD FACTOR (TABLE 1004.1)	OCCUPANTS	EXITS REQ'D (TABLES 1015.1 & 1019.1)	EXIT DISTANCE (TABLE 1016.1)
MERCANTILE	M	28,723	30	958	3	250'-0"
BUSINESS/OFFICE	B	125	100	2	1	300'-0"
STOCK/STG/EQUIP	S-1 OR ACC	4,140	300	14	1	400'-0"
TOTAL GROSS FLR AREA:		32,988		TOTAL # OF OCC.: 974	3	

SECOND FLOOR

OCCUPANCY	OCCUPANCY (CHAP. 3)	SQ. FT.	IBC LOAD FACTOR (TABLE 1004.1)	OCCUPANTS	EXITS REQ'D (TABLES 1015.1 & 1019.1)	EXIT DISTANCE (TABLE 1016.1)
MERCANTILE	M	23,118	60	386	2	250'-0"
BUSINESS/OFFICE	B	4,680	100	47	1	300'-0"
STOCK/STG/EQUIP	S-1 OR ACC	6,232	300	21	1	400'-0"
TOTAL GROSS FLR AREA:		34,010		TOTAL # OF OCC.: 454	2	

GOVERNING CODES

LOCAL JURISDICTION: CITY OF SALEM

CODES UTILIZED:
 2007 OREGON STRUCTURAL SPECIALTY CODE
 2008 UNIFORM PLUMBING CODE W/ OREGON AMENDMENTS
 2007 OREGON MECHANICAL SPECIALTY CODE
 2008 NATIONAL ELECTRIC CODE (NEC)
 2008 OREGON ELECTRICAL SPECIALTY CODE
 2007 OREGON FIRE CODE

DESIGN BUILD SUBMITTED UNDER SEPARATE PERMIT

EXISTING BUILDING DATA

CONSTRUCTION TYPE: ASSUMED TYPE III-N (SPRINKLERED)
 NUMBER OF STORIES: 3 STORIES
 BASEMENT: YES

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING EXIT
- PROVIDED WIDTH
- ROOM NAME
- OCCUPANCY GROUP
- ROOM SQUARE FOOTAGE
- NUMBER OF OCCUPANTS
- OCCUPANT LOAD FACTOR FROM 2007 IBC BUILDING CODE, TABLE 10-1A

GENERAL NOTES

- THIS SHEET IS MEANT FOR CODE REVIEW PURPOSES ONLY. ALL RIGHTS RESERVED.
- VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- SEE PLANS AND DETAILS FOR PARTITION TYPE AND CONSTRUCTION.
- SEE INDIVIDUAL FLOOR PLANS FOR ADDITIONAL INFORMATION.
- SEE DESIGN BUILD ELECTRICAL DRAWINGS UNDER SEPARATE PERMIT, FOR EXIT LIGHT & SMOKE LOCATIONS.
- SEE DESIGN BUILD FIRE PROTECTION DRAWINGS UNDER SEPARATE PERMIT, FOR EGRESS PATH LIGHTING.
- SEE DESIGN BUILD FIRE PROTECTION DRAWINGS UNDER SEPARATE PERMIT, FOR ADDITIONAL INFORMATION.

G R O L L P MACKENZIE

Structural Engineering
 Mechanical Engineering
 Transportation Planning
 Project Management
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CSI Construction Co.
 1720 NE Riverside Parkway
 Portland, OR 97202

Project:
JC PENNEY #1845
 305 LIBERTY NE
 SALEM, OR 97301

TENANT IMPROVEMENT (REMODEL)



REVISIONS:

NO.	DATE	DESCRIPTION	REVISION DATE	CLOSING DATE

SHEET TITLE:
CODE ANALYSIS AND EXITING PLANS

DRAWN BY: TJM
 CHECKED BY: TJK
 SHEET

T1.1

JOB NO. 2090258.00

PERMIT ISSUE: NOVEMBER 11, 2009



Mixed Use Development

Site



Salem Center For Sale



Proposed Multifamily



Courthouse Square Building

Hotel (Under Construction)



Marion County Circuit Court

Oregon State Capitol



2021 Downtown Projects



- JC Penny's Building**
- 1 Holman Hotel
 - 2 KOZ on State Street
 - 3 Central Apartments
 - 4 UGM/Saffron Site

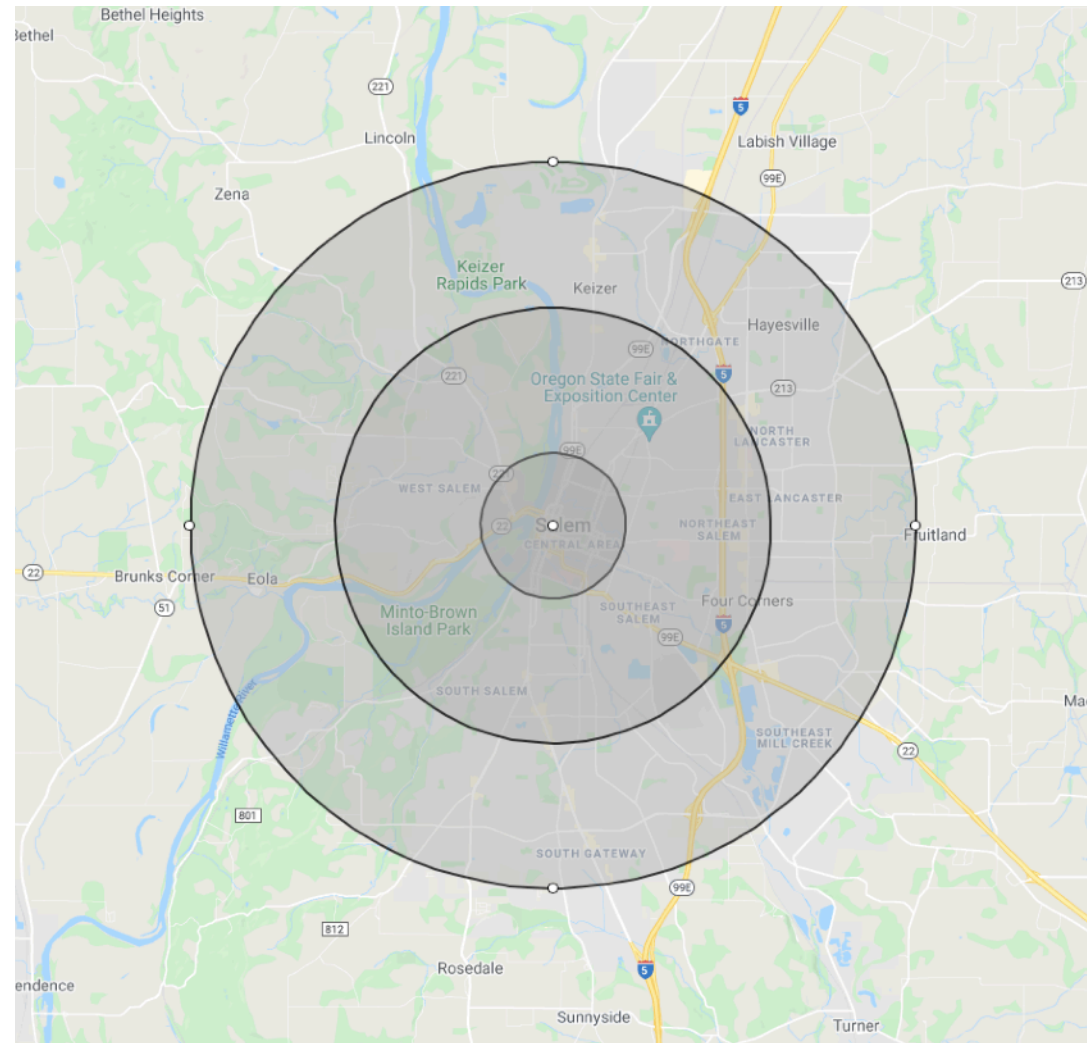
LEGEND

- YOU ARE HERE
- VISITOR PARKING
- LANDMARK OR PLACE OF INTEREST
- VISITOR INFO CENTER
- PUBLIC RESTROOMS
- BIKE SHARE LOCATION
- HISTORIC DISTRICT
- PARKS & GREEN SPACE

NOTE: THIS MAP IS NOT TO SCALE. NOT ALL DOWNTOWN ALLEYS ARE SHOWN.

Demographics

POPULATION	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
TOTAL POPULATION	11,450	107,435	228,381
TOTAL DAYTIME POPULATION	34,494	123,154	208,355
% PROJECTED ANNUAL GROWTH 2020 TO 2025	13.97%	10.65%	9.48%
2025 PROJECTED POPULATION	13,050	118,880	250,034
% FEMALE POPULATION	51%	50%	51%
% MALE POPULATION	49%	50%	49%
MEDIAN AGE	33.8	36.3	36.9
BUSINESS			
TOTAL EMPLOYEES	26,903	74,837	103,157
TOTAL BUSINESSES	1,477	4,739	6,681
% WHITE COLLAR EMPLOYEES	44%	39%	38%
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$50,580	\$60,291	\$64,853
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$39,245	\$47,458	\$53,325
ESTIMATED PER CAPITA INCOME	\$28,552	\$25,689	\$26,332
HOUSEHOLD			
TOTAL HOUSING UNITS	5,428	43,326	90,035
% HOUSING UNITS OWNER-OCCUPIED	9.43%	6.70%	5.87%
% HOUSING UNITS RENTER-OCCUPIED	90.57%	93.30%	94.13%
RACE & ETHNICITY			
5 WHITE	81.48%	78.14%	77.97%
% BLACK OR AFRICAN AMERICAN	1.49%	1.64%	1.46%
% ASIAN	2.98%	2.06%	2.44%
% OTHER	14.05%	18.16%	18.13%
% HISPANIC POPULATION	16.84%	24.45%	24.38%
% NOT HISPANIC POPULATION	83.16%	75.55%	75.62%



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