

# SCHOOLHOUSE CORNER RESTAURANT SPACE

3,277 SF Restaurant Space in South Salem with 1,700 SF Covered Outdoor Area



4985 BATTLE CREEK RD SE  
SALEM, OR

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# AVAILABLE FOR LEASE



- ◇ Former gymnasium space connected to AIA-Award Winning renovation of the old Pringle Schoolhouse.
- ◇ Beautiful mid-century architecture w/ concrete floors and exposed wood structure
- ◇ Balance of schoolhouse building fully leased to multiple office tenants
- ◇ 1,700 SF of covered outdoor space perfect for outdoor dining / live music.
- ◇ 45 dedicated parking stalls; up to 50 additional stalls available on nights & weekends
- ◇ Mature Landscaping
- ◇ 20-Acre Costco and pad retail including Starbucks, Mudbay, Chick-fil-A and Crumbl Cookies located across Battle Creek Rd

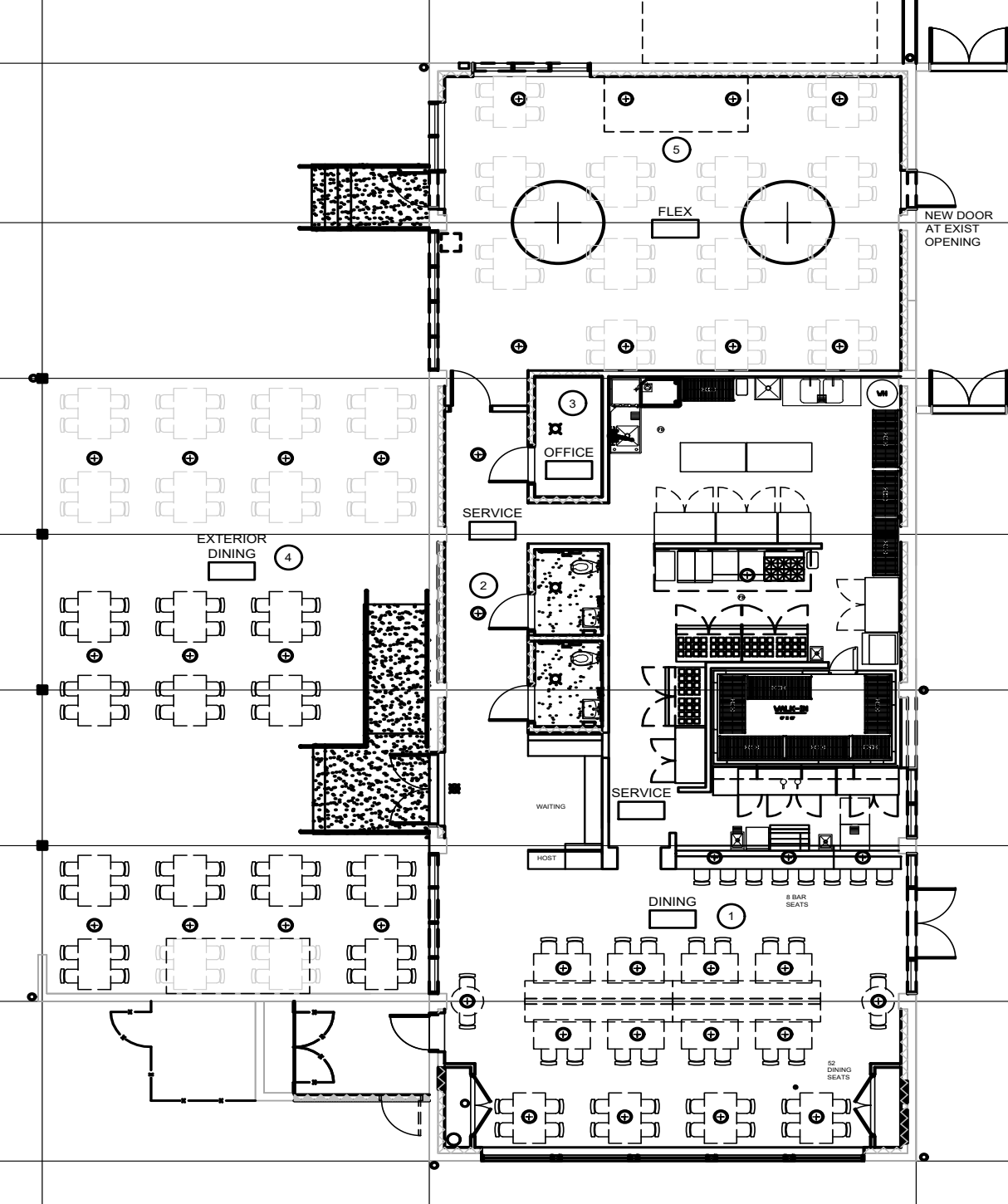
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- ◇ 3,277 SF restaurant space
- ◇ 1,700 SF covered outdoor area
- ◇ 45 dedicated parking spaces



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Former Gym - Restaurant Space  
Approx. 3,200 SF with 1,700 SF  
Covered Outdoor Space

Former Classrooms Now  
Commercial Office (fully leased)

Dedicated Restaurant Parking  
-Approx 45 - 50 stalls

Office Courtyard

## **BUILDING FEATURES**

- ◇ Beautiful Mid-Century Architecture
- ◇ Large Windows Throughout Space
- ◇ Concrete Floors
- ◇ High Ceilings w/ Exposed Wood Structure
- ◇ 45 Dedicated Parking Stalls; and up to 50 additional stalls available on evenings and weekends.

## **LEASING INFO**

- ◇ Landlord is open to 5 - 10 year initial term
- ◇ Generous Landlord Delivery / TI Allowance.
- ◇ Flexible Lease Rates
- ◇ Affordable NNN's

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## AREA HIGHLIGHTS

- ◇ Desirable South Salem Location.
- ◇ Surrounded by established and growing neighborhoods; (3,000+ homes & 500+ apartments) within walking distance and few dining options.
- ◇ Kuebler is major commuting corridor and primary I-5 connection in South Salem.
- ◇ 40,000 ADT at Kuebler / Battle Creek Intersection; 80,000+ at I-5 interchange (3 min. away).
- ◇ Tenant signage opportunity; including at Kuebler / Battle Creek Intersection.

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