

# ARDEN BLOCK

610 SE Salmon St | Portland OR 97214

## FOR LEASE

### DOWNTOWN BUSINESS INCENTIVE!

Get your share of \$25,000,000!

Temporary nonrefundable tax credit designed to incentivize commercial lease signings and lease renewals.

\*See below for details



## COMMERCIAL SPACE FOR LEASE

### DETAILS

- Space size:  $\pm 10,000$  SF + an additional 10,000 SF up stairs
- Lease rate: \$7,000/NNN month
- Small FDA food production area

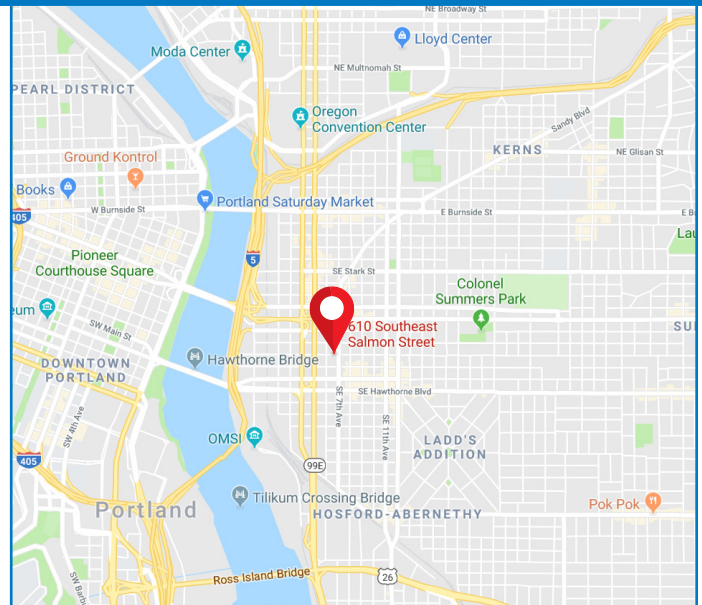
### FEATURES

- Great location
- Easily access to downtown and I-5
- Drive in door
- Freight elevator to access 2nd floor
- Potential showroom, open-creative office area

#### \*Credit Requirements

Any business that meets the following criteria may participate in the DBI credit program:

1. Be registered with the City of Portland's Revenue Division and be in compliance for the prior periods.
2. Either:
  - Enter into a new lease, or extend a current lease, during the 2023 or 2024 calendar year for building space within the eligible sub-district boundaries for a period of four years or more; or
  - Own and occupy that building space within the eligible sub-district boundaries.
3. Maintain 15 employees or more working at least half their time in the leased or owned building space within the eligible sub-district boundaries over the four-year period.



11.15.2024

For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

GregN@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

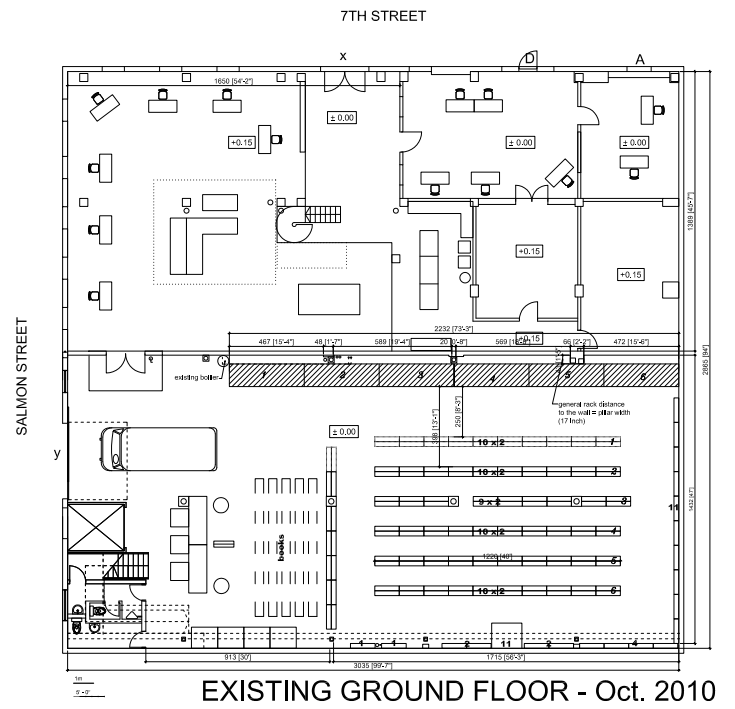
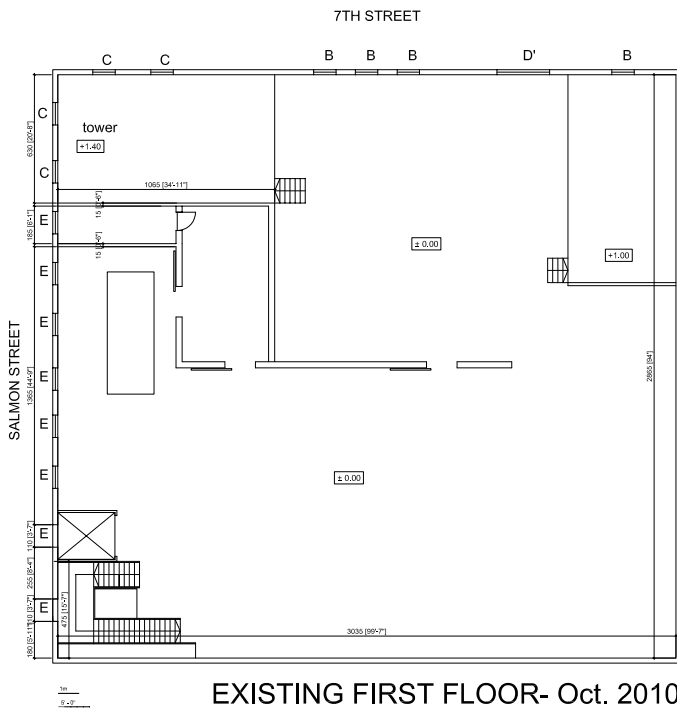
900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com

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## PHOTOS & FLOORPLAN



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