

## DOWNTOWN BUSINESS INCENTIVE!

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

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

\* See Page 2 for Details

# FOR LEASE



## ARDEN BLOCK – CREATIVE SPACE

602-610 SE SALMON STREET | PORTLAND, OR 97214

For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

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**GABE SCHNITZER**

503.225.8443

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## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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 his/her own satisfaction.

03/01/2024

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
503.223.3171 • NORRIS-STEVENS.COM

# ARDEN BLOCK

602-610 SE Salmon Street | Portland, OR 97214

## COMMERCIAL SPACE FOR LEASE

### 602 SE SALMON STREET

#### DETAILS

- Space size: ± 8,700 SF – Shell  
± 3,840 SF – Office/Showroom
- Lease Rate: \$1.15 PSF, NNN

#### FEATURES

- Dock & grade (19' wide x 14' high) loading
- Drive in door



### 610 SE SALMON STREET

#### DETAILS

- Space size: ± 20,000 SF – Shell  
2 floors
- Lease Rates: \$0.40 PSF, NNN – First Floor  
\$0.40 PSF, NNN – Second Floor

#### FEATURES

- Small FDA food production area
- 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.

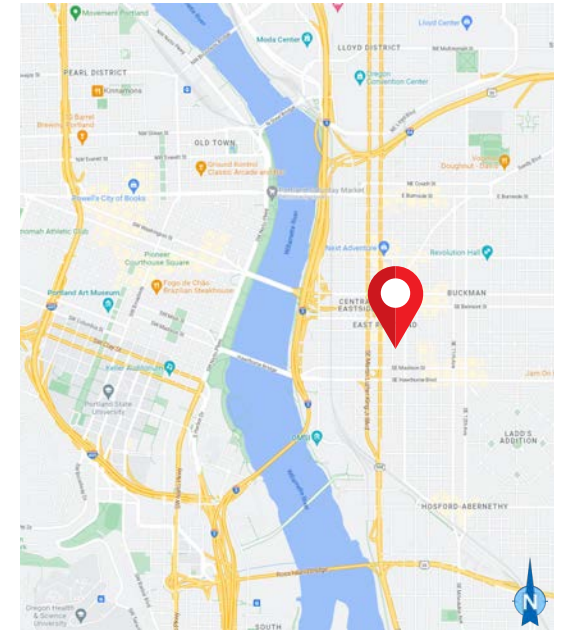
### COMBINED SPACE

#### DETAILS

- Space size: ± 28,700 SF

#### FEATURES

- Great Location
- Easy access to downtown and I-5



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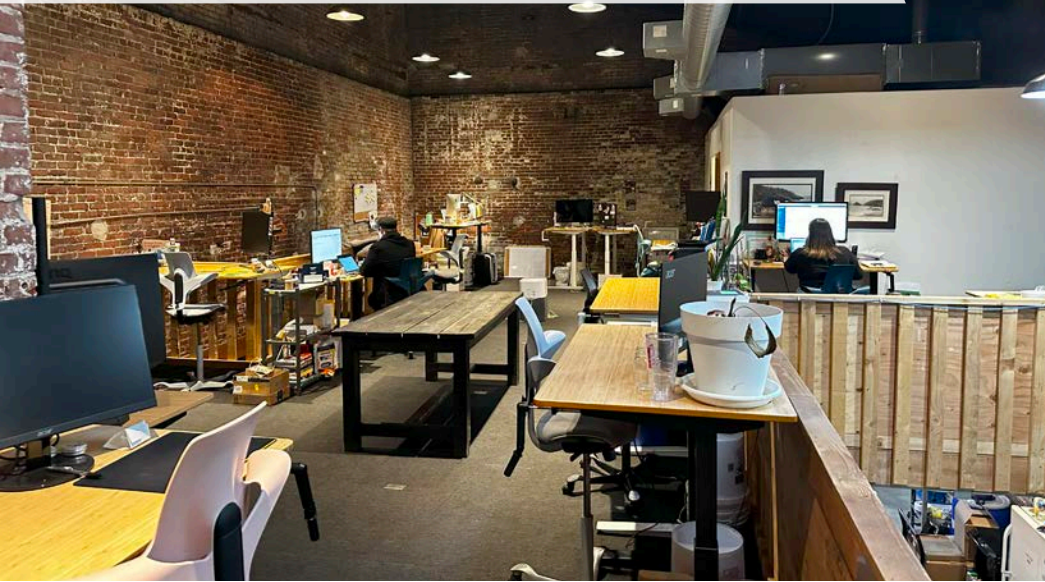
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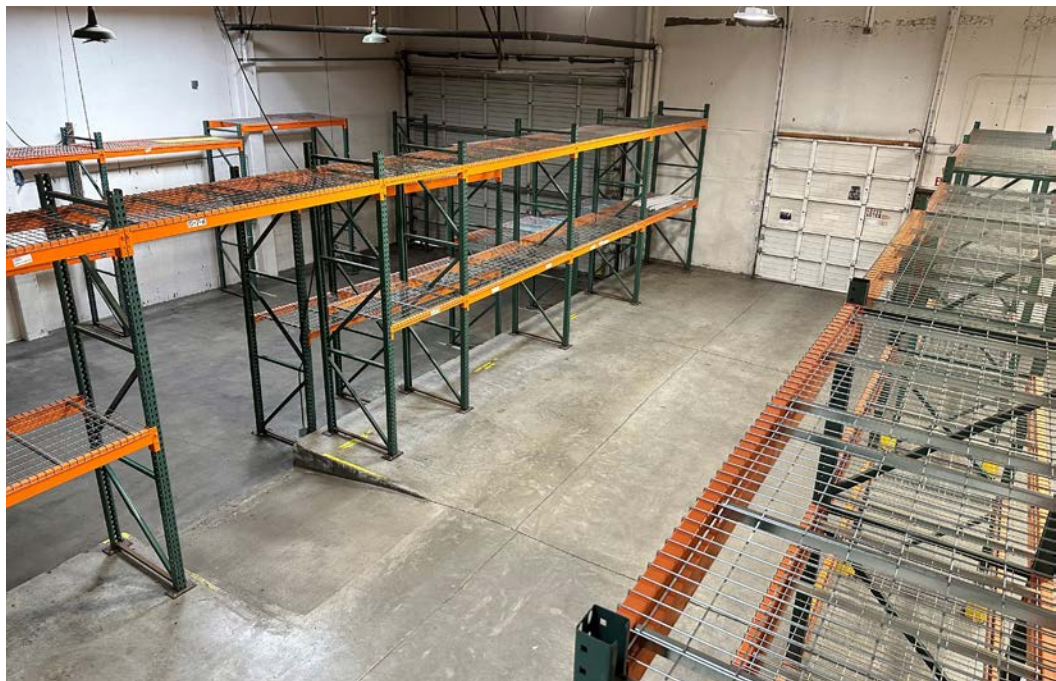
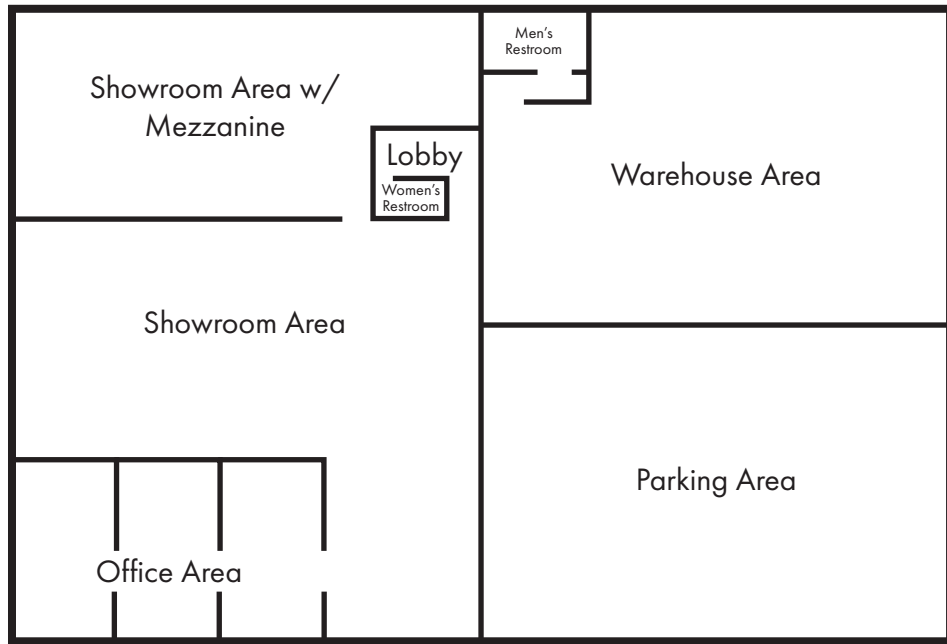


602 SE SALMON ST – FLOOR PLAN & INTERIOR



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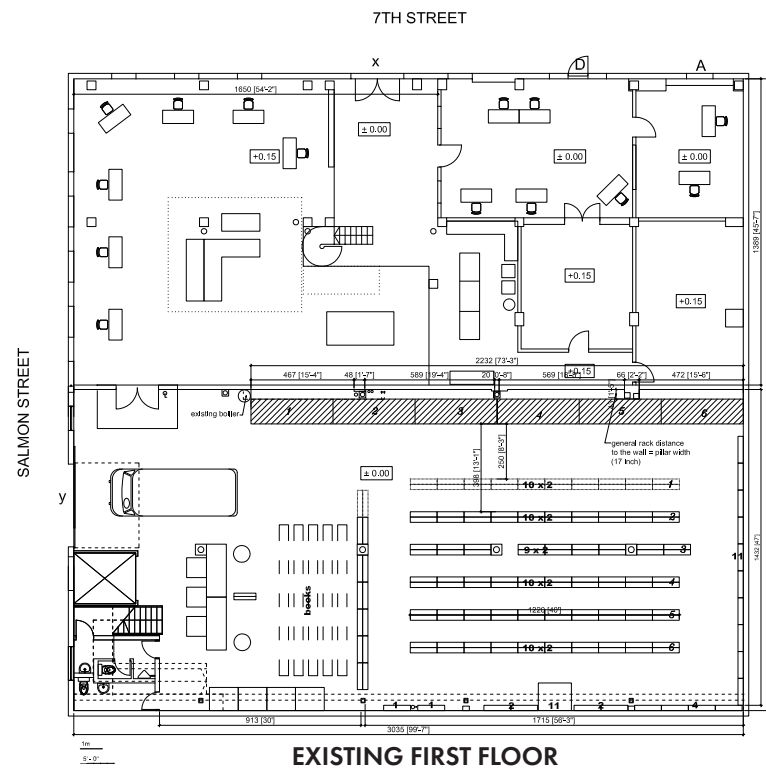
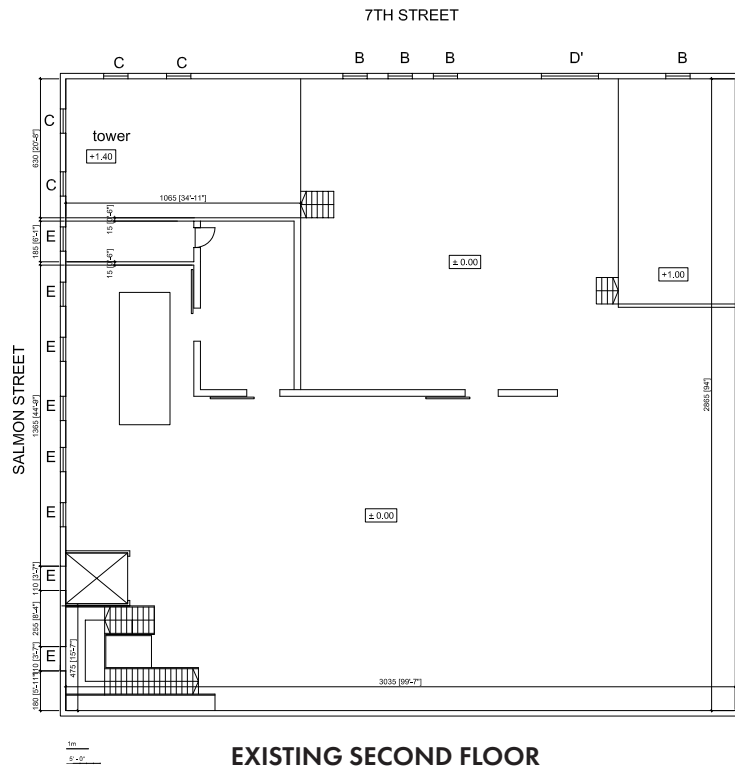
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