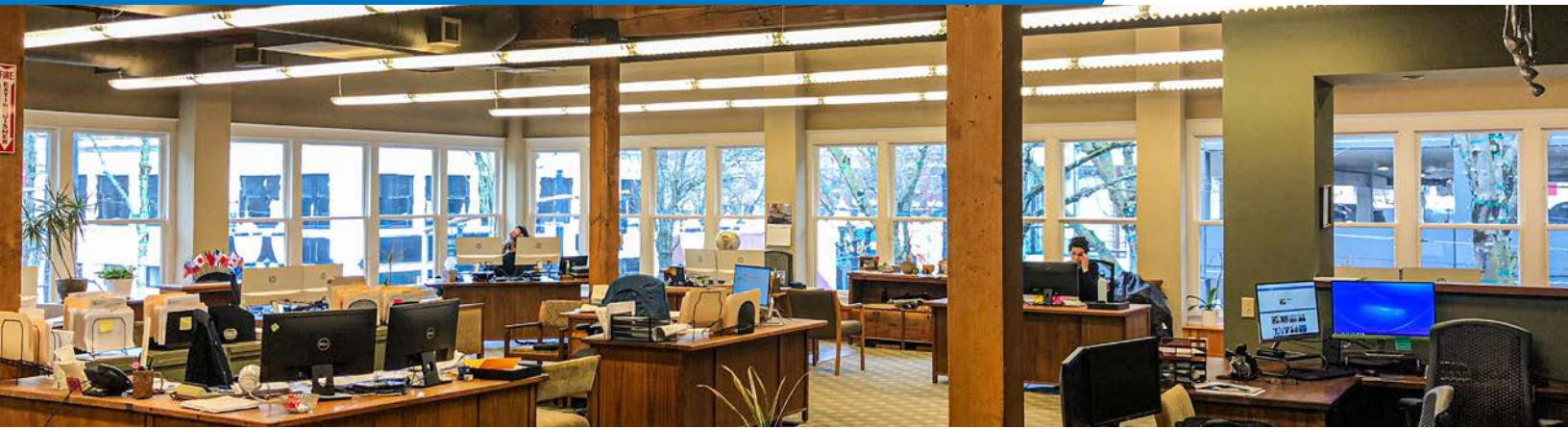


# BLANCHARD BUILDING

812 - 821 SW 10th Ave | Portland, OR 97205

## 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.

*\*Please see page 2 for more details*



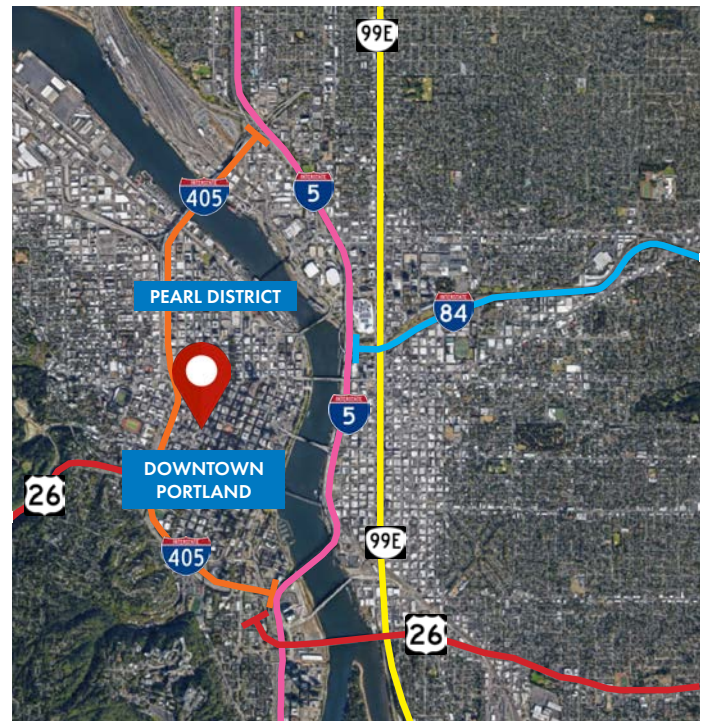
### DOWNTOWN OFFICE SPACE AVAILABLE FOR LEASE

#### DETAILS

Lease Rate:	Negotiable (Full Service)
Suite 200:	± 6,630 SF
Suite 204:	± 2,648 SF

#### FEATURES

- Great downtown location anchored by Case Study Coffee
- Second level corner suite, office space, elevator serviced
- Exposed hardwood interior/natural light
- Reception area, large conference room, private offices, break room, phone closet, storage
- Along TriMet MAX Line and Streetcar Line
- Across the street from Multnomah County Central Library
- Close to Directors Park, Target, Nordstrom, Pioneer Square Mall, Restaurants, Banks and Hotels, in the heart of the City
- Ste 200 3D tour: <https://mls.ricohtours.com/77125cf3-477f-462d-80ad-5efdd39daa52>



04.02.2024

For more information or a property tour, please contact:

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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.

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503.223.3171 • [norris-stevens.com](http://norris-stevens.com)

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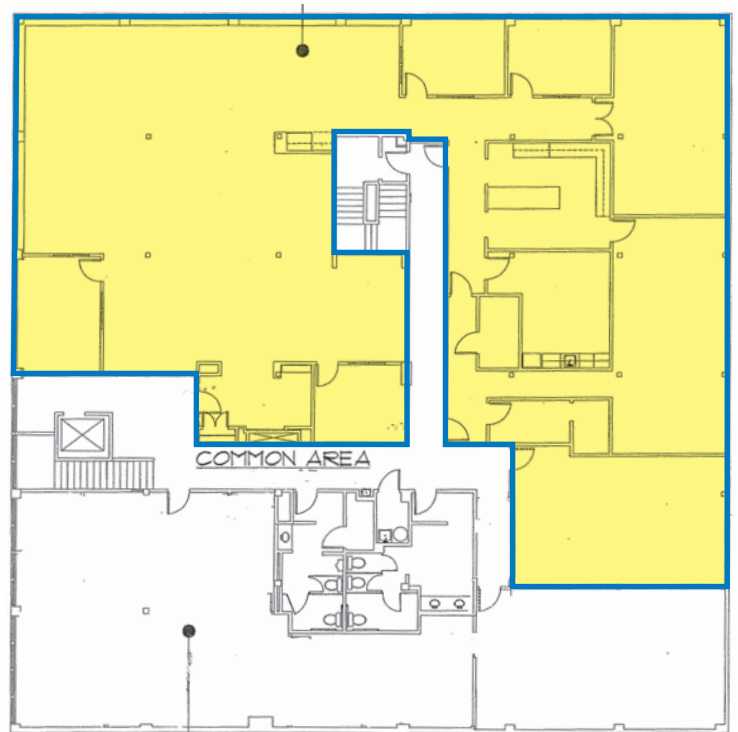
812 - 821 SW 10th Ave | Portland, OR 97205

## FOR LEASE

### PROPERTY PHOTOS



Suite 200  
± 6,630 SF



#### \*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.

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