

PANG BUILDING

822 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*

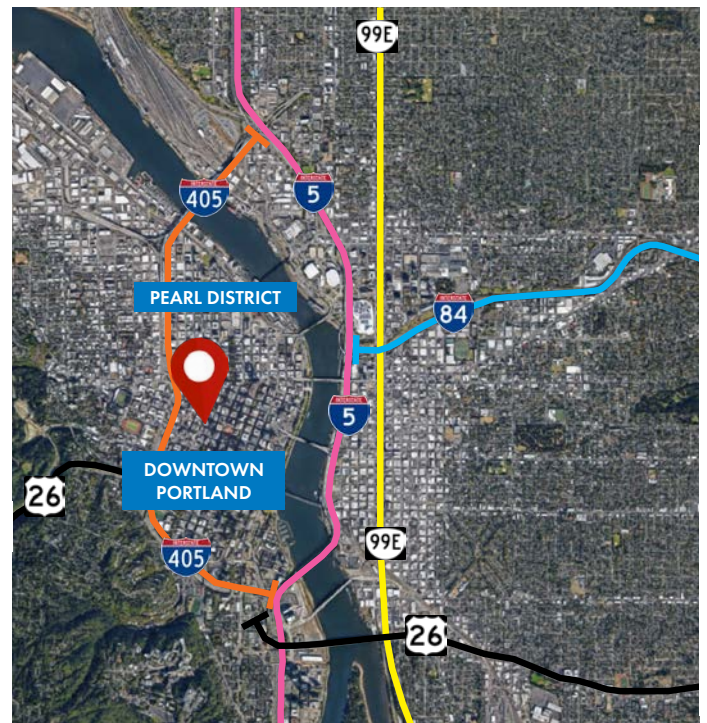
OFFICE SPACE FOR LEASE

DETAILS

- Second story office: ± 10,000 SF
Divisible to (2) 4,500 SF suites
- Rate: Call for full service rate

FEATURES

- Elevator served
- Open floor plan with break room, internal restrooms, mail room, and server room
- Cool, creative feel with high ceilings, natural light, & exposed beams
- Entrance on SW 10th or SW Taylor
- Conveniently located on the Portland Streetcar line adjacent to the Portland City Library, Case Study Coffee, and Target
- One block from TriMet Max line
- Safe, secure building with 24/7 access and daily patrols
- Close to all downtown amenities



04.02.2024

For more information or a property tour, please contact:

DUANE LINK

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DOUG CARTER

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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 their own satisfaction.

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

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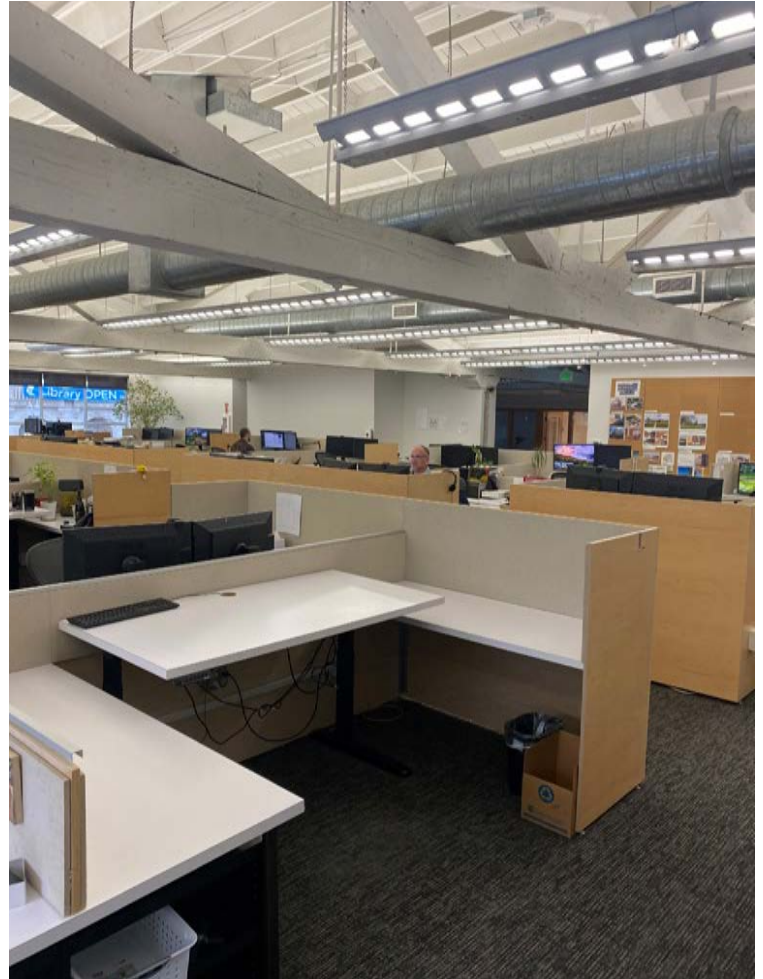
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PROPERTY PHOTOS

* 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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