

YAMHILL PLAZA

815 SW 2nd Avenue | Portland OR 97204

FOR LEASE

LEASE RATE: \$12 PSF FULL SERVICE!



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*

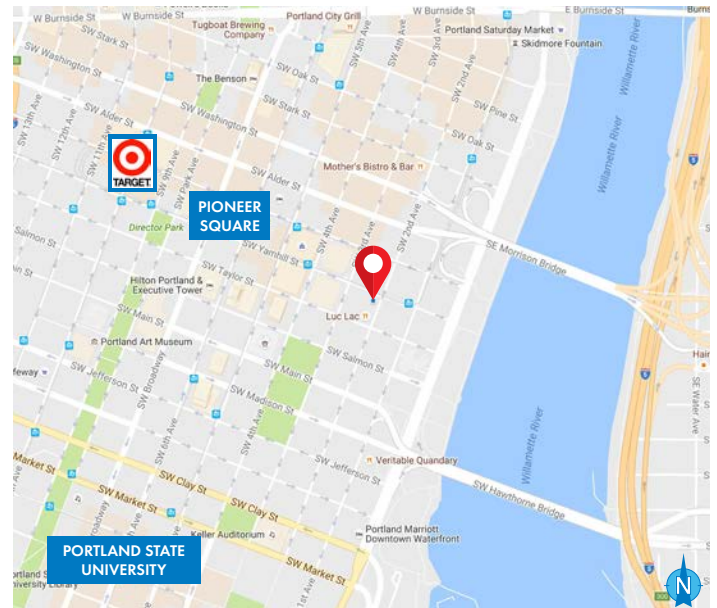
OFFICE SPACE AVAILABLE FOR LEASE

DETAILS

- **Lease Rate: \$12 PSF Full Service!**
Year one of a 3-5 year lease term
- Suite 200: ± 4,435 SF
- Suite 400: ± 2,302 SF
- Suite 410: ± 1,712 SF
- Suite 500: ± 3,196 SF
- Suite 510: ± 1,239 SF
- Suite 600: ± 4,435 SF

FEATURES

- Full floor available
- Large windows with natural light exposure
- Showers & bike storage in building
- Located along TriMet MAX line
- Excellent downtown location close to SW Naito Parkway and the Morrison Bridge



12.10.2024

For more information or a property tour, please contact:

DUANE LINK

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DOUG CARTER

503.225.8499

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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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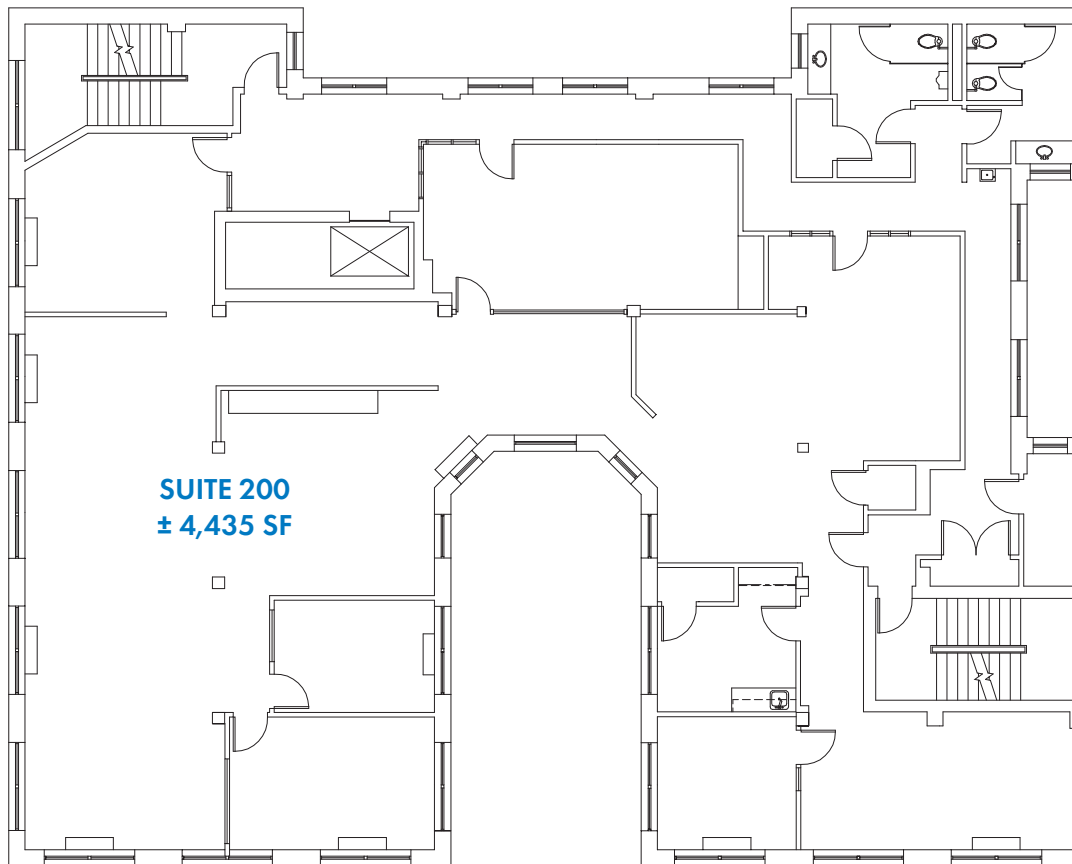
Credit Requirements

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:
 - o 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
 - o 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.

FLOOR PLANS

SECOND FLOOR PLAN



SUITE 200

- Entire Second Floor
- Great Views
- Private Offices
- Great Open Space
- Conference Room
- Kitchenette with Sink

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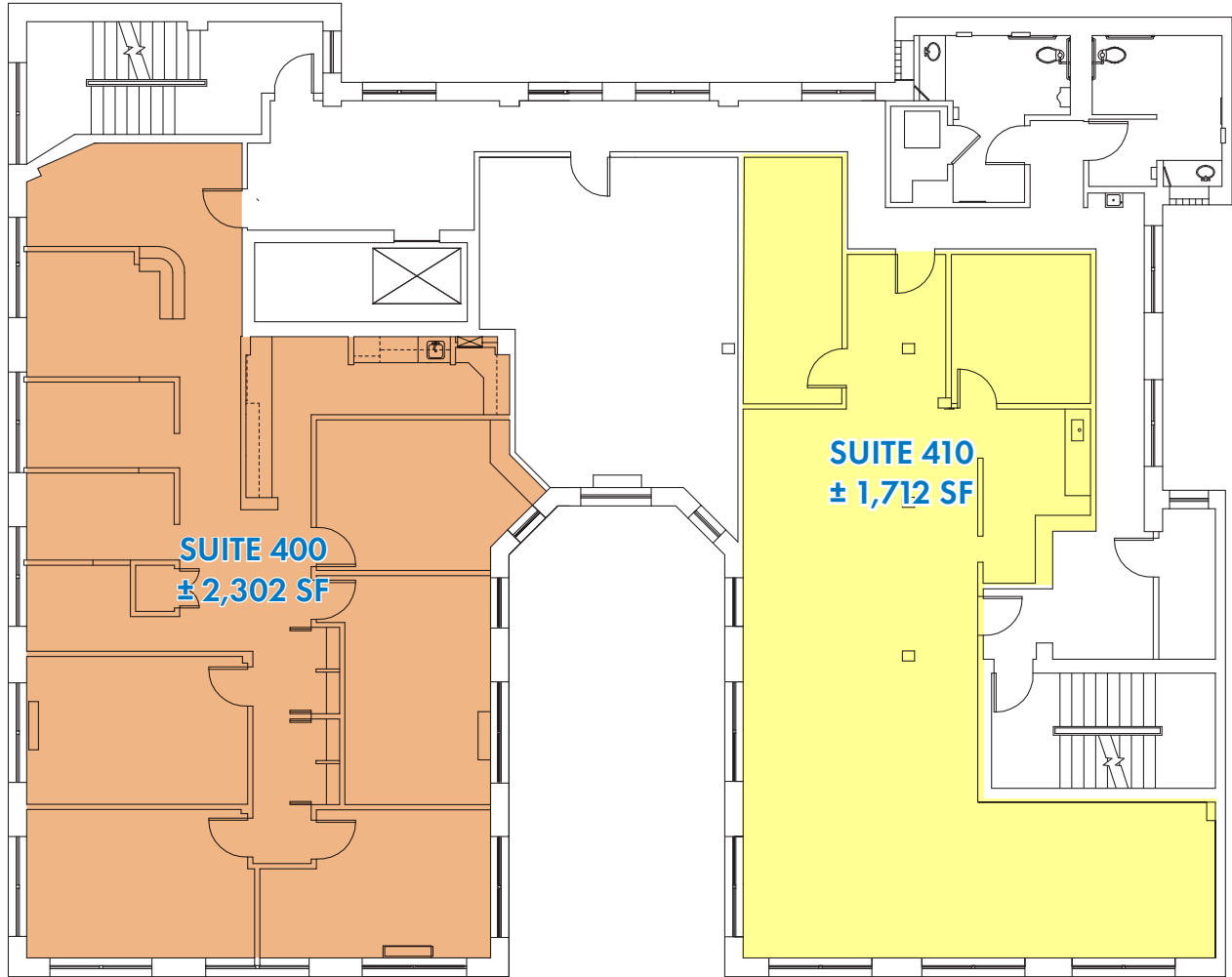
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FLOOR PLANS

FOURTH FLOOR PLAN



SUITE 400

- Wood Floors
- Abundant Light

SUITE 410

- Open Floor Plan
- Two Privates
- Abundant Light

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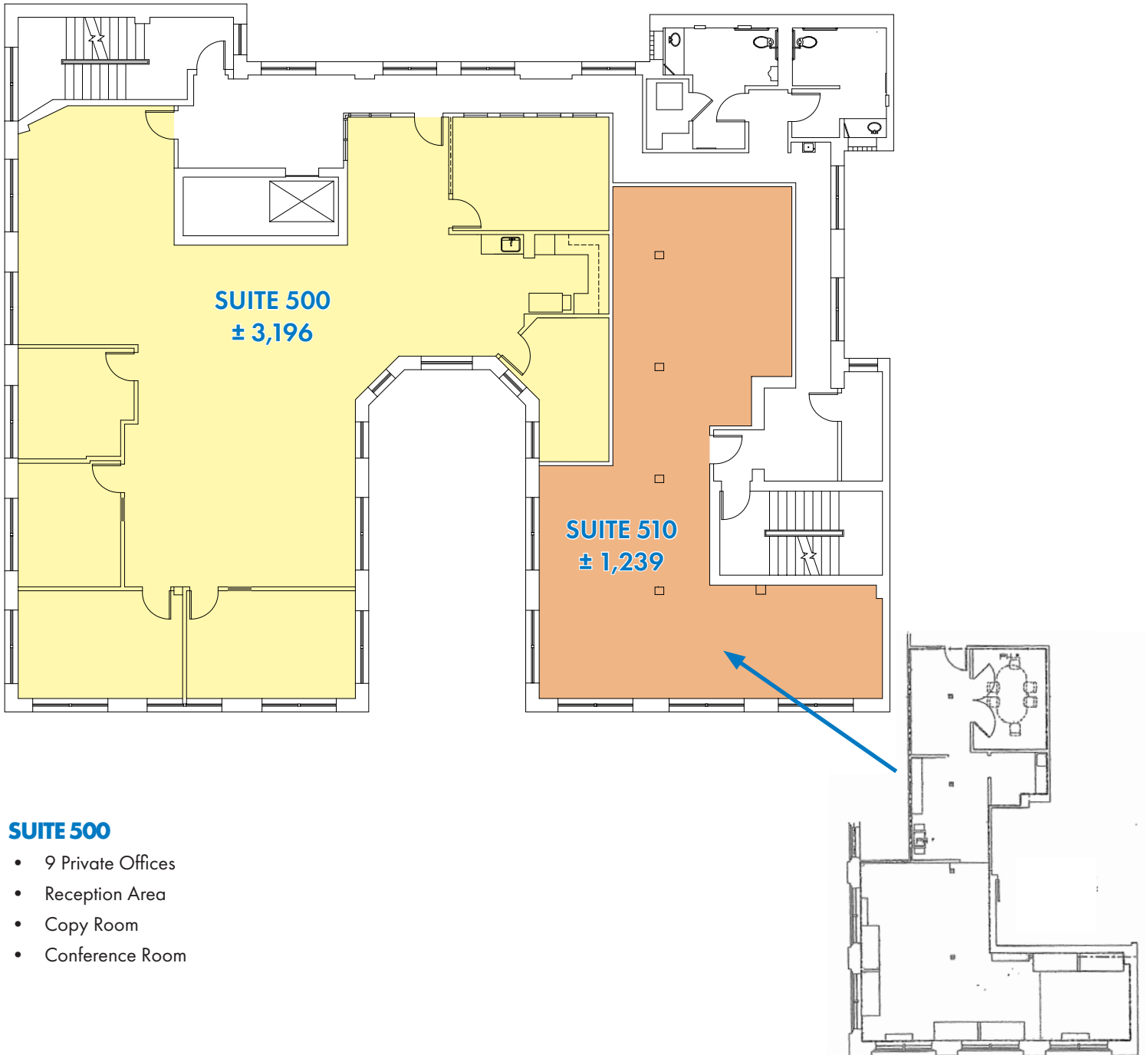
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FLOOR PLANS

FIFTH FLOOR PLAN



SUITE 500

- 9 Private Offices
- Reception Area
- Copy Room
- Conference Room

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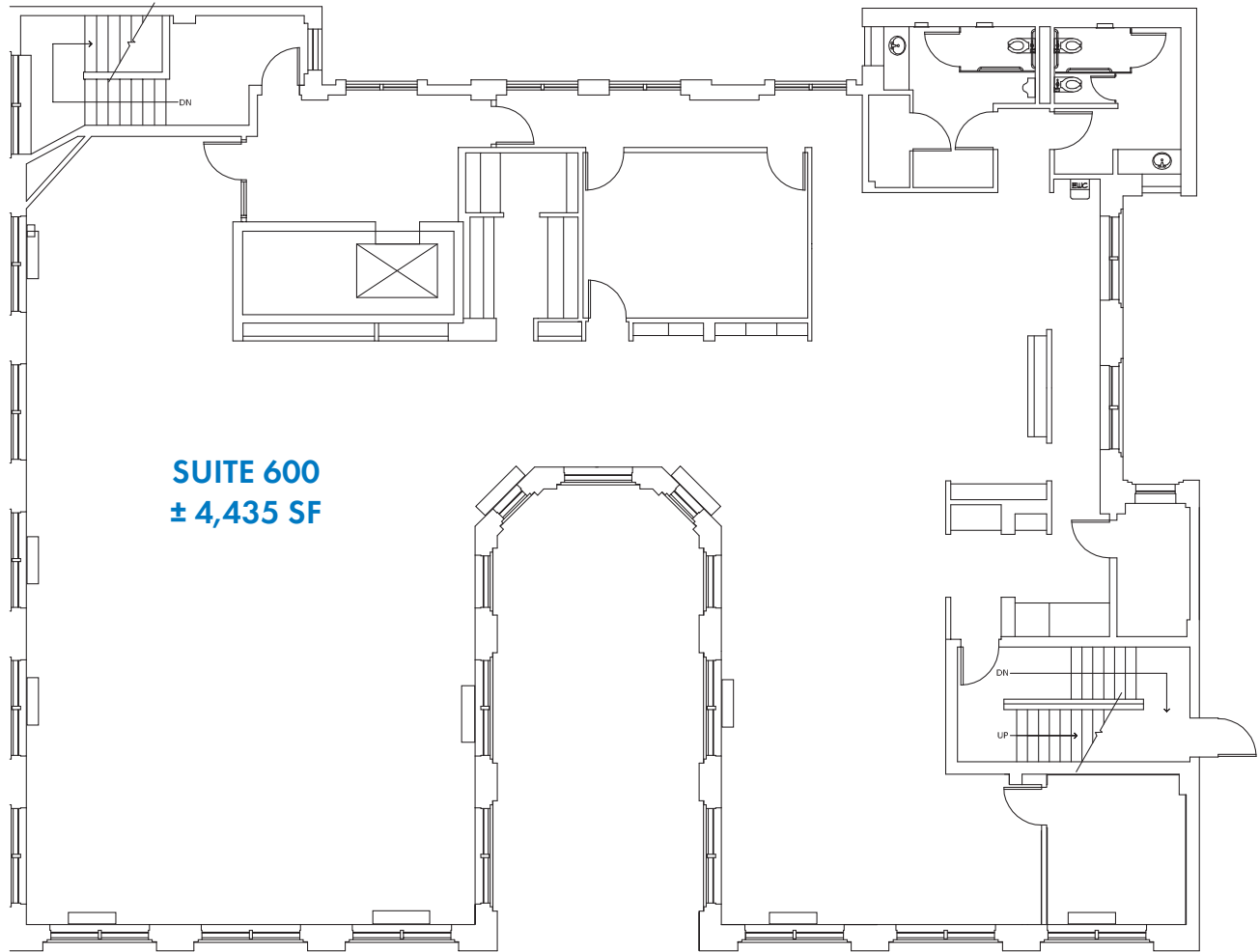
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FLOOR PLANS

SIXTH FLOOR PLAN



SUITE 600

- Entire Top Floor
- Great Views
- Private Offices
- Great Open Space
- Conference Room
- Kitchenette with Sink

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