



Dehen Bldg

404 NW 10th Ave, Portland, OR 97209



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Dehen Bldg

\$21.60 /SF/YR

Dehen is full of unmatched character and charm....

- Situated at 404 NW 10th Ave, the building is thoughtfully designed to cater to innovative professionals.
- This lively neighborhood fosters a thriving business community, thanks to its blend of amenities and urban charm.
- The Dehen, a Pearl District landmark that was once a clothing textile company, has been renovated to accommodate the diverse needs of today



Rental Rate:	\$21.60 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	15,000 SF
Year Built:	1910
Walk Score ®:	100 (Walker's Paradise)
Transit Score ®:	94 (Rider's Paradise)
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.83 USD/SF/MO
Rental Rate Mo:	\$1.80 /SF/MO

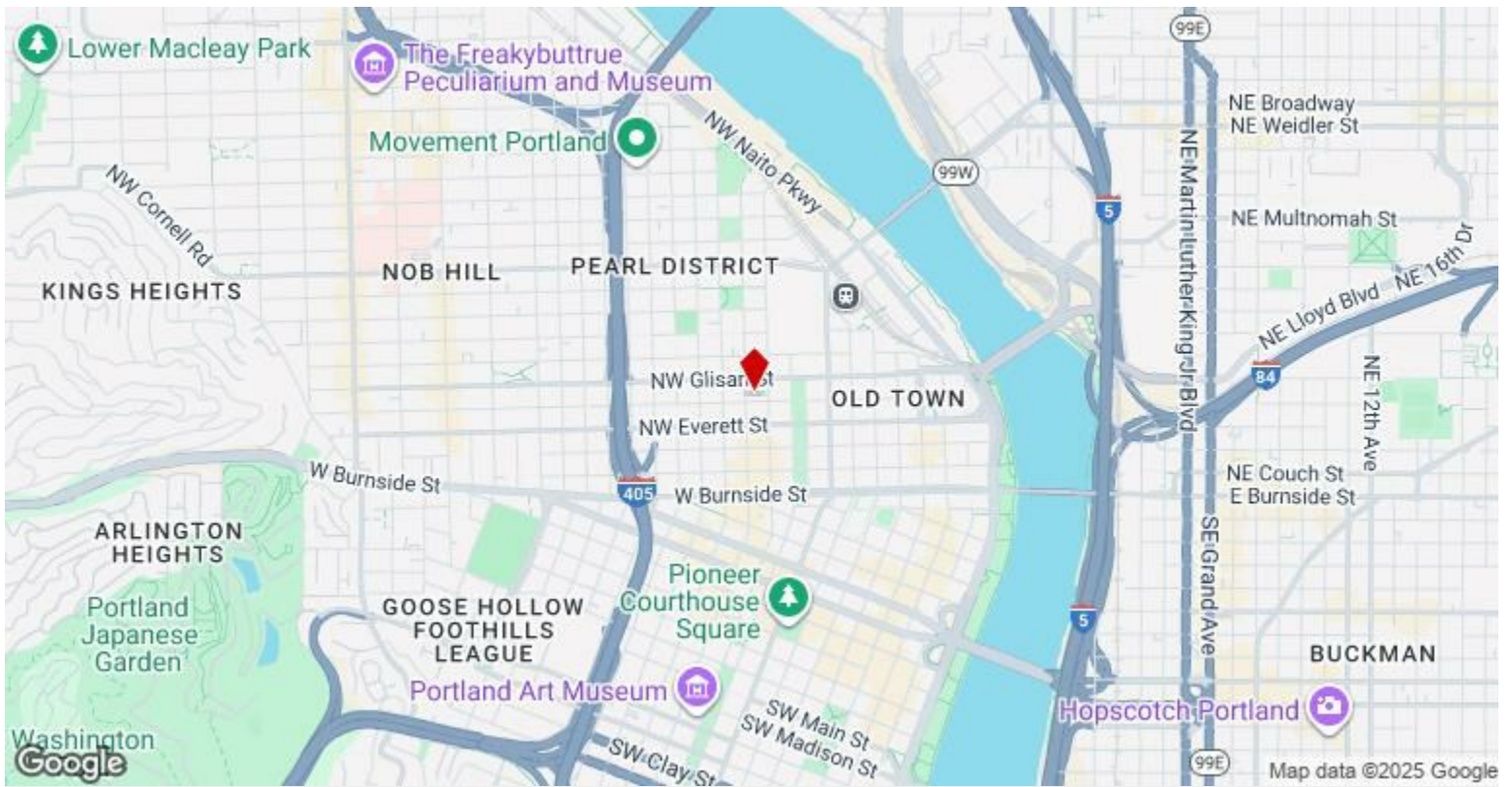
1st Floor Ste 102

Space Available	1,992 SF
Rental Rate	\$21.60 /SF/YR
Date Available	September 18, 2025
Service Type	TBD
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

This early 20th-century building at 404 NW 10th Ave, on the corner of 10th and Flanders, exudes unmatched character and charm. It provides creative office spaces, creating a distinctive environment for businesses looking for a lively and inspiring workspace. The Dehen, a Pearl District landmark that was once a clothing textile company, has been renovated to accommodate the diverse needs of its 21st-century tenants. Its prime position within The Pearl offers easy access and proximity to essential amenities, making it an attractive option for tenants looking for flexible office solutions. The property is surrounded by a rich selection of conveniences in the Pearl District. Dining options such as Canopy Central, Vaux, and Phó Van Fresh are steps away, while multiple public transportation stops, including Northwest 11th & Glisan and Northwest 10th & Couch, are within 0.2 miles. Nearby parking facilities like U-Park and Pearl Parking further enhance accessibility. The Canopy by Hilton Portland Pearl District and Hampton hotel, located less than 0.1 miles away, provide ideal accommodation for business visitors. This lively neighborhood fosters a thriving business community, thanks to its blend of amenities and urban charm.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bridge Development	-	
Canalys	-	
Nuvrei Cafe	-	
Old Town Florist	-	



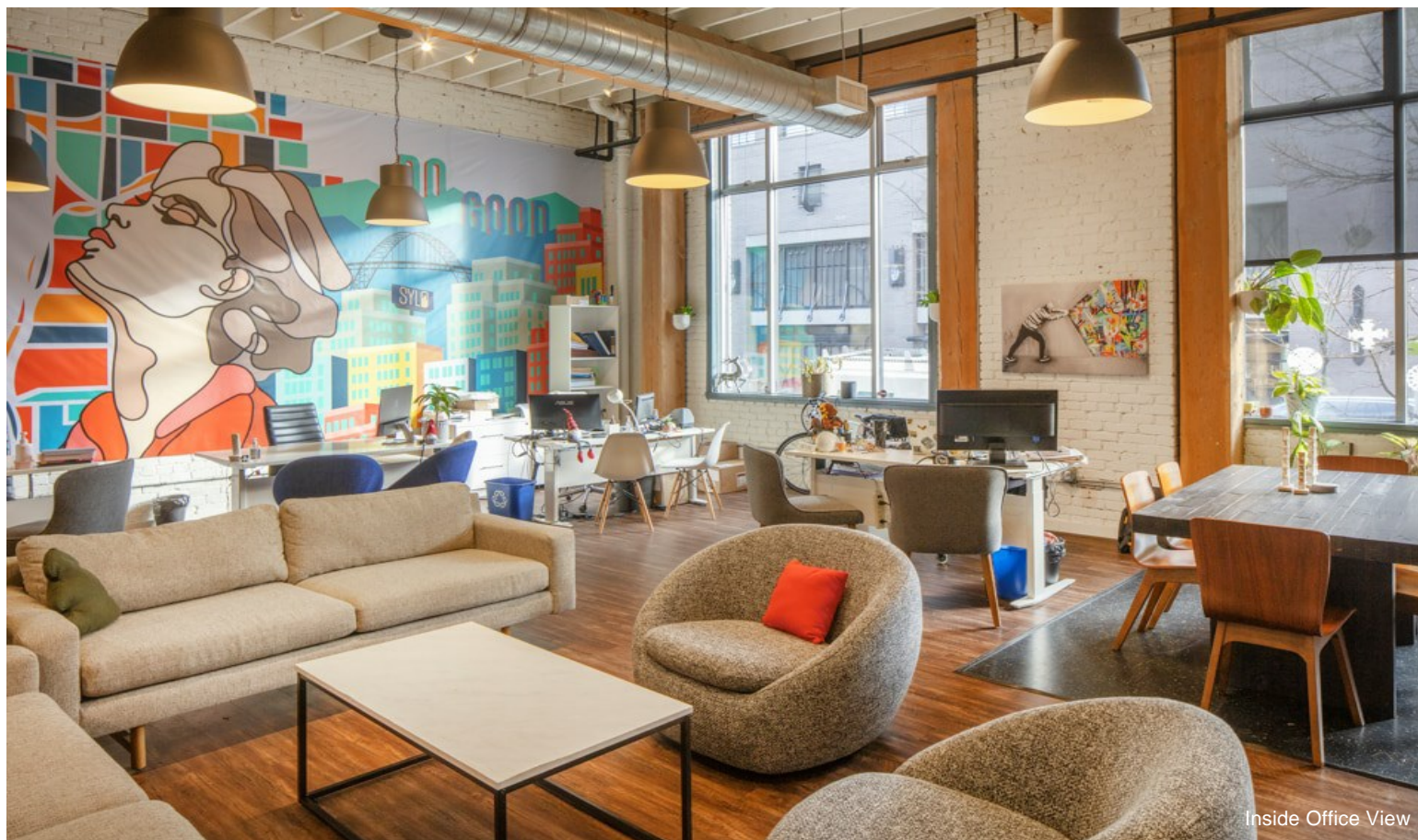
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The property is surrounded by a rich selection of conveniences in The Pearl District. Dining options such as Canopy Central, Vaux, and Phó Van Fresh are steps away, while multiple public transportation stops, including Northwest 11th & Glisan and Northwest 10th & Couch, are within 0.2 miles. Nearby parking facilities like U-Park and Pearl Parking further enhance accessibility. The Canopy by Hilton Portland Pearl District and Hampton hotel, located less than 0.1 miles away, provide ideal accommodation for business visitors. This lively neighborhood fosters a thriving business community, thanks to its blend of amenities and urban charm.

Property Photos



Cafe inside Dehen



Inside Office View

Property Photos



Interior Office Space



Dehen Exterior