



The  
Offices

## Work Redefined

*The Offices at 5 MLK*  
*5 SE Martin Luther King Jr. Blvd.*  
*Portland, OR 97214*

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*Up to 115,000 SF of  
Class A Office in  
Close-in SE Portland*



THE  
GREEN  
CITIES  
COMPANY

[www.5mlk.com](http://www.5mlk.com)



# Indoor/ outdoor amenities & spectacular views

*The Offices at 5 MLK feature four floors and just over 115,000 square feet of commercial office space available for lease, with 11 floors of apartment space above. The building is best-in-class, with a nearly full floor of tenant amenities and conference-room facilities on a well-designed floor with indoor and outdoor gathering spaces. The floor plans are open and versatile, with private outdoor terraces providing gorgeous views and everyday connections to the outdoors, and a design aesthetic that project architect G/R/E/C Architects calls “urban landform”.*



SILVER







*Your People  
Deserve the Best!*

*Inviting and open lobby*

## First Floor / Lobby

- Tenant and visitor parking
- Stunning lobby
- Commuter bike room, showers and locker rooms
- 24/7 Concierge service and complimentary coffee
- Active ground floor retail space is also available



*Building reception with 24/7 concierge*



*Expansive lobby window line with abundant natural light*



The  
Offices





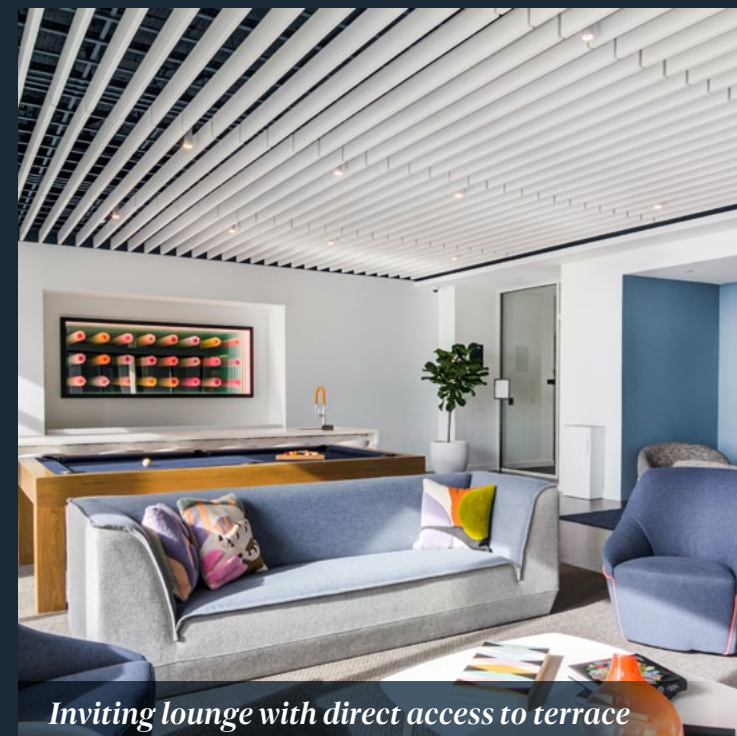
## A nearly full floor of best-in-class amenities

- Boardroom and conference facilities
- Indoor lounges and landscaped outdoor spaces
- Water features, BBQ area and a fire pit
- Fitness and yoga studio with lockers, showers and towel service
- Dog wash and play area

*Biophilic design is utilized throughout to support health and wellness*



*Dog Wash with play area*



*Inviting lounge with direct access to terrace*



*Fitness facility rivalling commercial gyms*



*Full-featured and flexible conference center*





**5** MLK

The  
Offices

6th Floor outdoor terrace

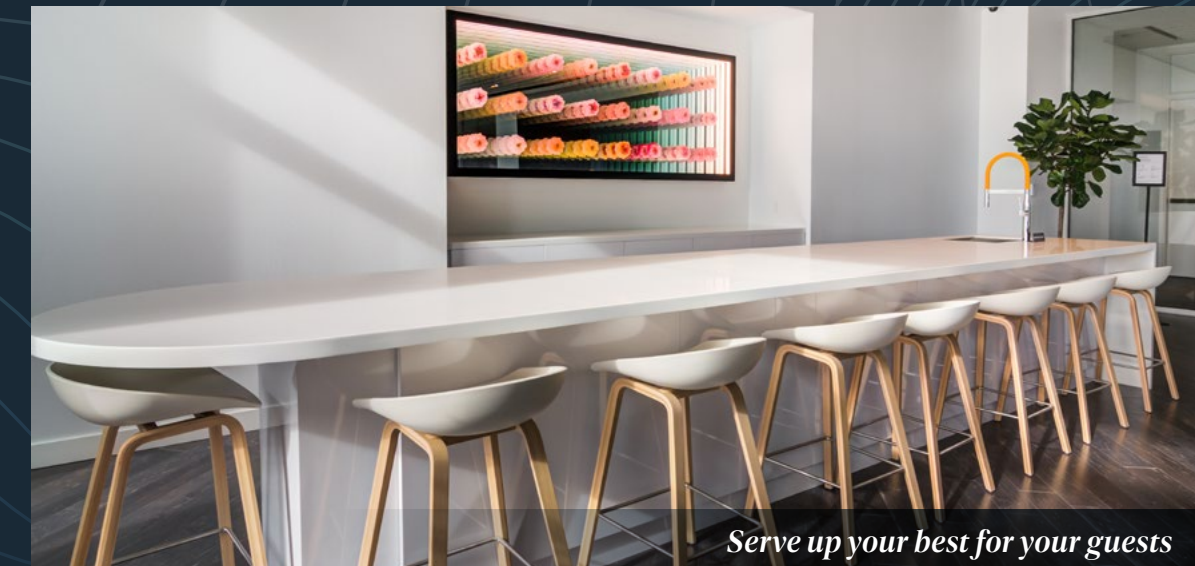


Pre-meeting area with private phone rooms



Choose your way to unwind

*It's not just 'all work and no play' at 5 MLK. Companies leasing office space at 5 MLK will have access to a host of the amenities that residents enjoy.*



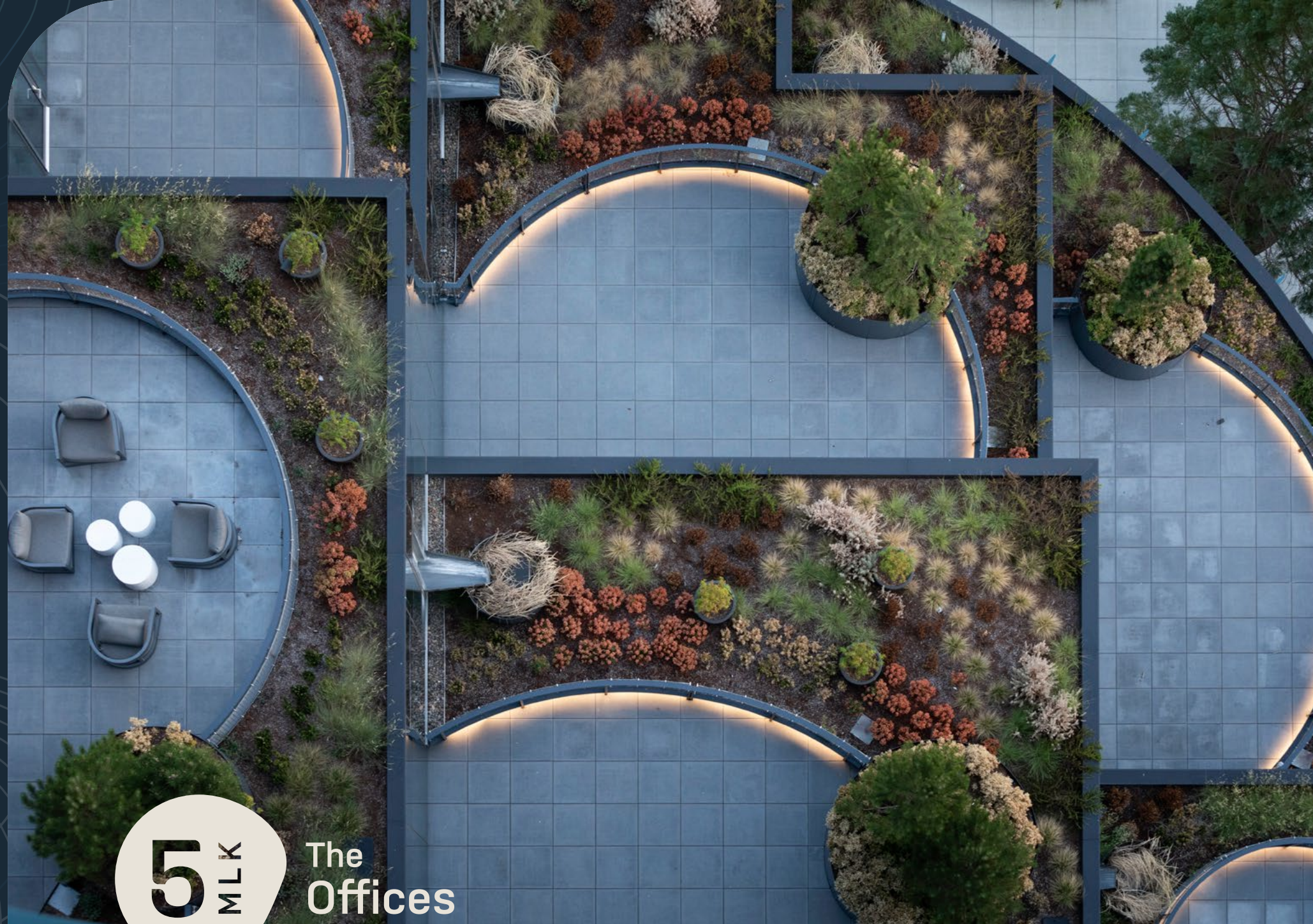
Serve up your best for your guests



# Design Redefined

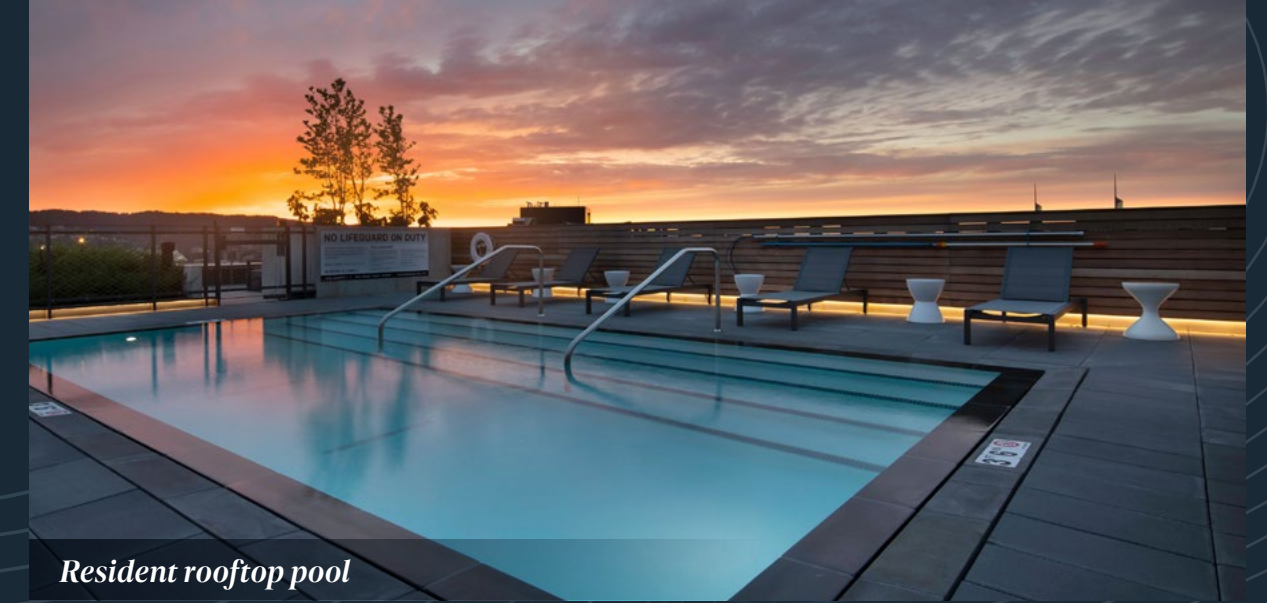
*5 MLK is the first mixed-use building in the country to achieve Fitwel certification under a new program for mixed-use buildings, combining occupant health requirements for residents and office tenants. The principles of Biophilic Design are used throughout the property to support the health and wellness of its occupants by combining natural elements with the built environment.*

*5 MLK and G/R/E/C Architects were recently recognized by AIA Chicago as a finalist for the inaugural 2022 Lerch Bates People's Choice Awards in its Tall Building category.*

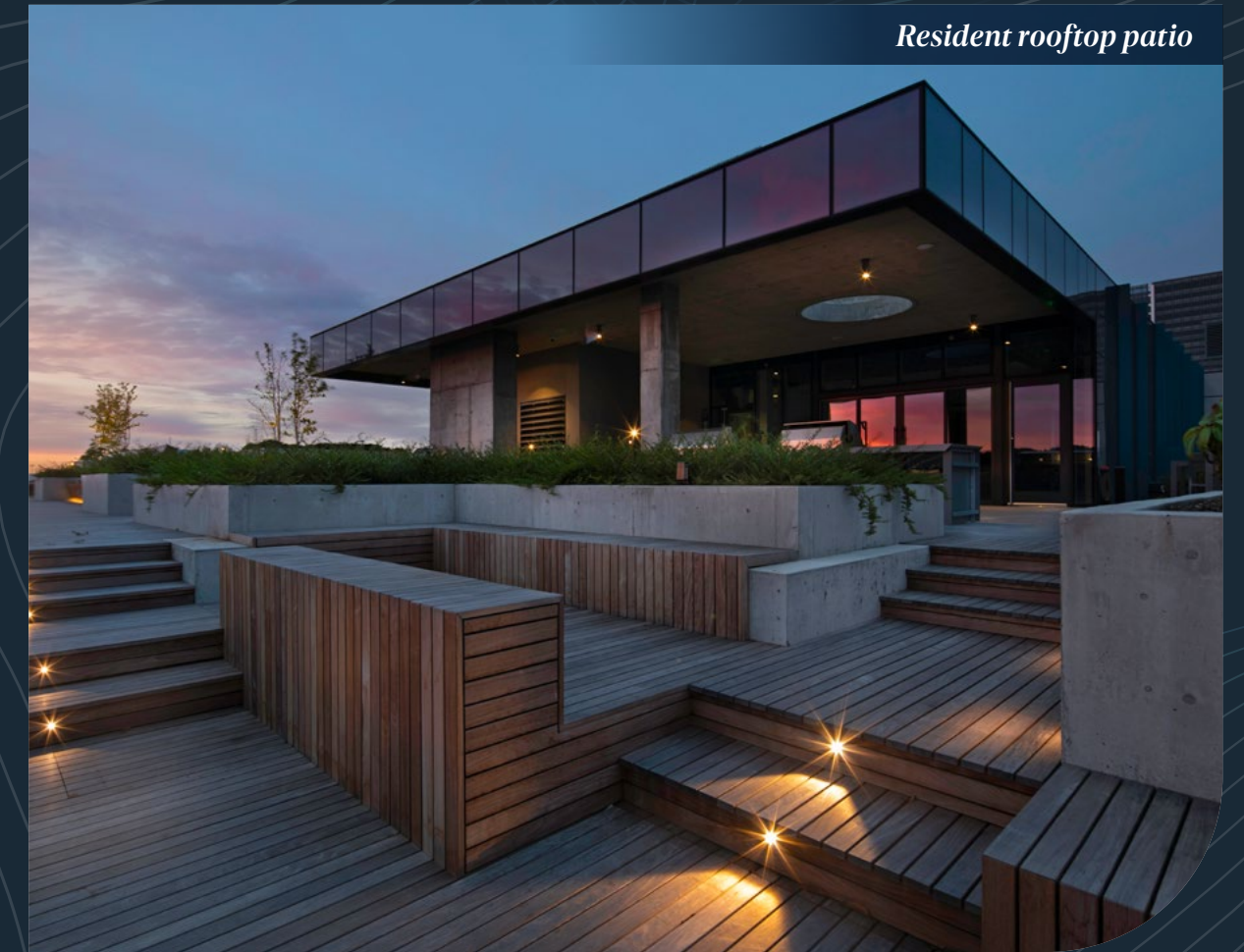


**5** MLK

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*Resident rooftop pool*



*Resident rooftop patio*



# Location Redefined

Anchoring the Burnside Bridge on Portland's Eastside

5 MLK is located at the east end of the Burnside Bridge, a transit-rich location in Portland's Central Eastside, popular for its restaurants, breweries, distilleries and nightlife and with expansive views of the Willamette River and Portland skyline.

## Amenities Within Walking Distance

- 1

Hotel Eastlund
- 2

Hotel Grand Stark
- 3

Inn at the Convention Center
- 4

Jupiter Hotel
- 5

Crema
- 6

Concourse Coffee
- 7

Portland Coffee Roasters
- 8

PUSH X PULL COFFEE
- 9

Spella Caffè Roastery
- 10

Starbucks on NE Grand
- 11

Triumph Coffee
- 12

KEX Portland
- 13

Ambonnay Champagne Bar
- 14

Bao Bao
- 15

BAR Botellón
- 16

Beirut Bites
- 17

Brewery 26
- 18

Burgerville
- 19

Cafe 700
- 20

Café Yumm!
- 21

Canard
- 22

C'est Si Bon! Bistro+Vins
- 23

Coopers Hall
- 24

Da Shave Ice Shack
- 25

Danwei Canting
- 26

Denny's
- 27

Dimo's Apizza
- 28

Doc Marie's
- 29

Doug Fir Lounge
- 30

Dutch Brothers Coffee
- 31

Greenleaf Juicing Bar
- 32

Hey Love
- 33

Hungry Tiger
- 34

Jackie's
- 35

Kann
- 36

Kinboshi Ramen
- 37

Le Pigeon
- 38

Little Big Burger
- 39

Metropolitan Tavern
- 40

Michael's Italian Beef & Sausage Co.
- 41

Mirakutei Sushi & Ramen
- 42

My Father's Place
- 43

Noble Rot
- 44

Nong's Khao Man Gai
- 45

NORMANDIE
- 46

Olympia Provisions
- 47

Pica Pica Grill
- 48

Produce Row Café
- 49

Ranger Chocolate Co.
- 50

Rontoms
- 51

Rum Club
- 52

Scotch Lodge Whisky Bar
- 53

Sharetea Burnside
- 54

Sizzle Pie
- 55

Slow Bar
- 56

sousòl
- 57

Southeast Wine Collective
- 58

Spirit of 77
- 59

The Slammer Tavern
- 60

The Wurst
- 61

Trio Lounge
- 62

Voo Doo Doughnuts
- 63

Wa Kitchen Kuu
- 64

Wayfinder Beer
- 65

Westward American Whiskey
- 66

Worker's Tap
- 67

Exchange Ballroom
- 68

Moda Center
- 69

Oregon Convention Center
- 70

The Bossanova Ballroom
- 71

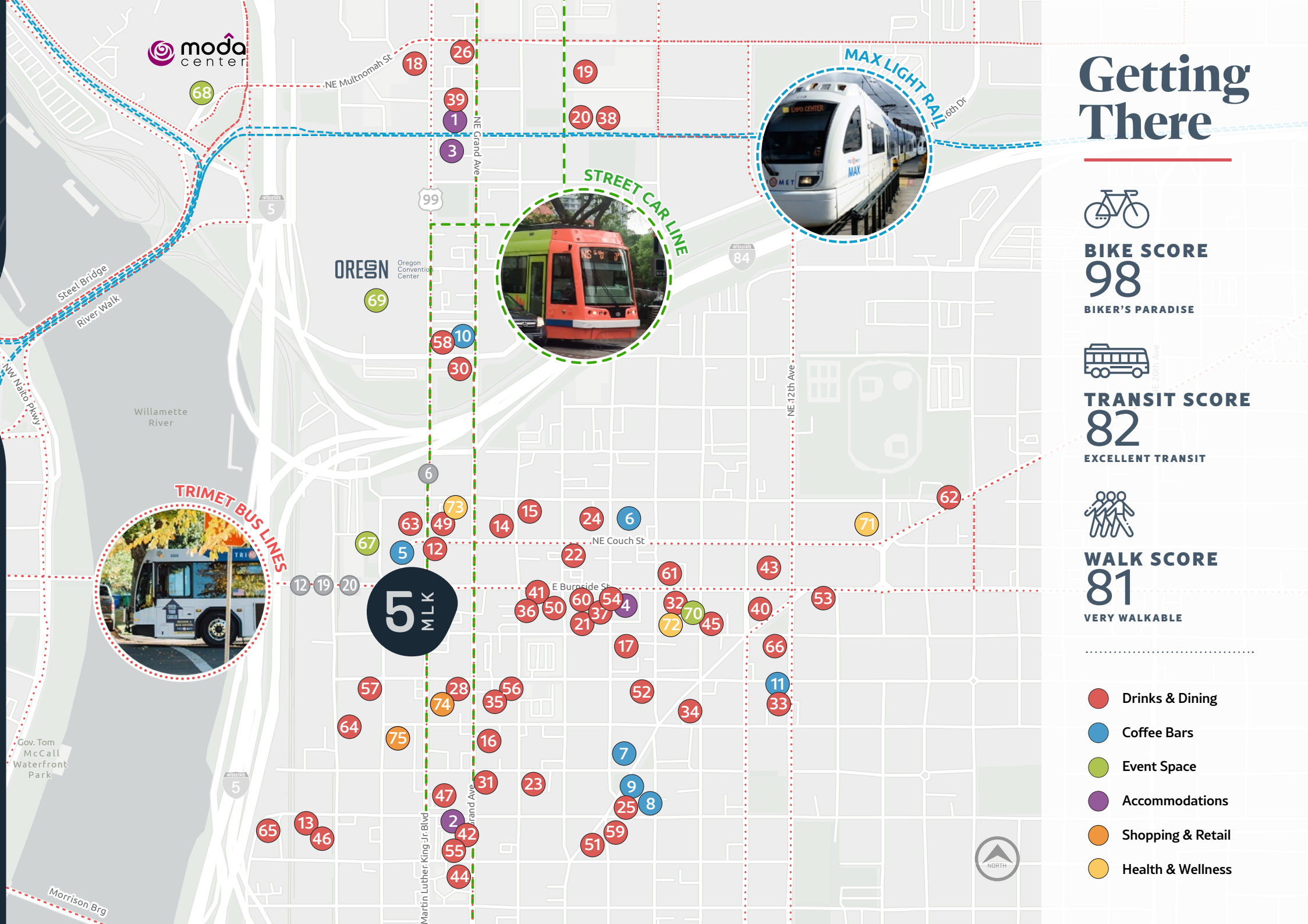
Portland Rock Gym
- 72

Evolution Healthcare & Fitness
- 73

ZoomCare+
- 74

evo
- 75

Office Depot







East Portland Enterprise Zone

5  
MLEK

BURNSIDE BRIDGE

Willamette River

# In The Enterprise Zone.

*Tax abatement incentives available to select companies through Prosper Portland*

## *Who Qualifies?*

If your business is headquartered in Portland, produces software, or is involved in E-commerce you may qualify.

## *What Are The Potential Savings?*

Property tax abatement for the first 5 years of the lease term. These savings could equate to between \$2.00-\$5.00 per RSF per year. For example, if a qualified company leases the entire 5th floor (23,459 RSF) they can expect to save between \$49,918.00 - \$117,295.00 annually for the first 5 years of the lease term.

## *How Do I Find Out More?*

Newmark will put you in touch with the appropriate people at Prosper Portland for more information.





5<sup>MLK</sup>

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Open office workspace concept

# Four full floors of office space

- 115,000 square feet available on floors 2 to 5
- Exterior signage opportunities with excellent exposure
- Up to 32,000 square foot floor plates
- Expansive 12'5" ceiling height throughout
- Private landscaped terraces
- River and downtown views
- Flexible design for single or multi-floor tenants
- LEED Gold, Fitwell, Salmon-Safe and WiredScore certified
- Ability to connect floors via internal stairwell

## Available Space

SUITE	SIZE	RATE
200	31,574 SF	\$38.00/SF - NNN
300	31,714 SF	\$38.00/SF - NNN
400	28,415 SF	\$38.00/SF - NNN
500	23,466 SF	\$38.00/SF - NNN



Office entrance with internal stairwell concept



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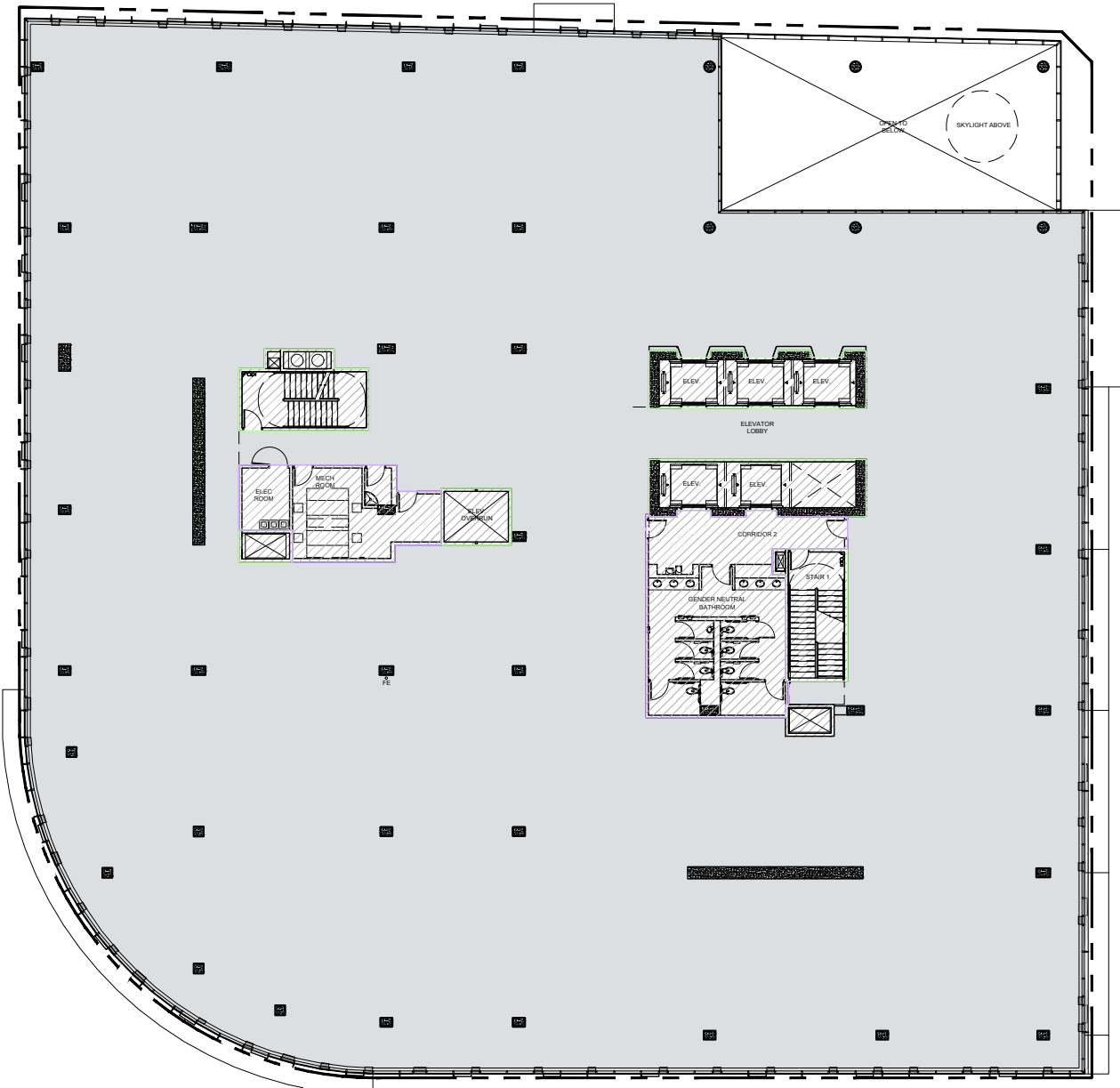
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NEWMARK



2 5MLK - 2ND FLOOR  
31,574 RSF



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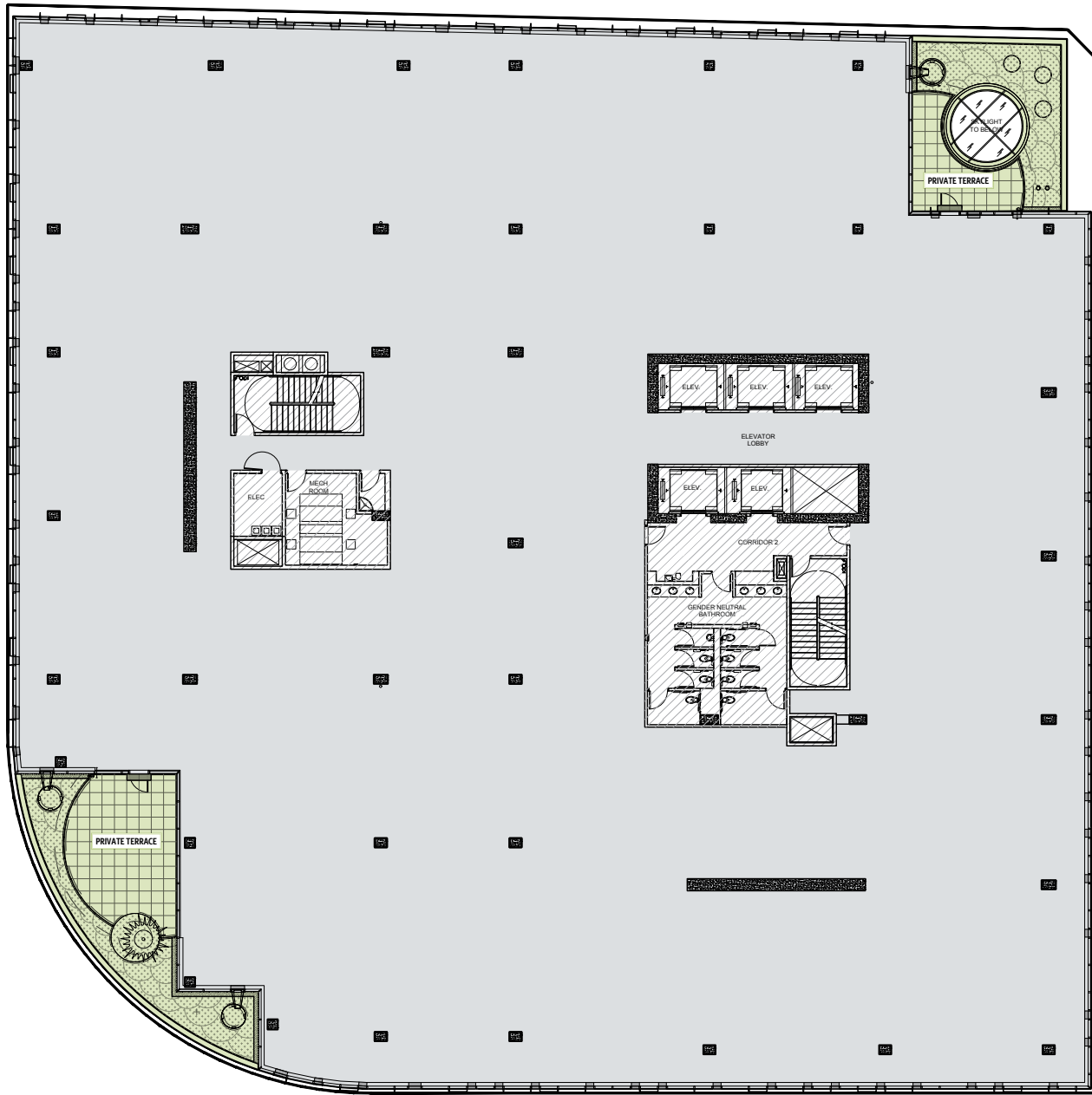
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3 5MLK - 3RD FLOOR  
31,714 RSF





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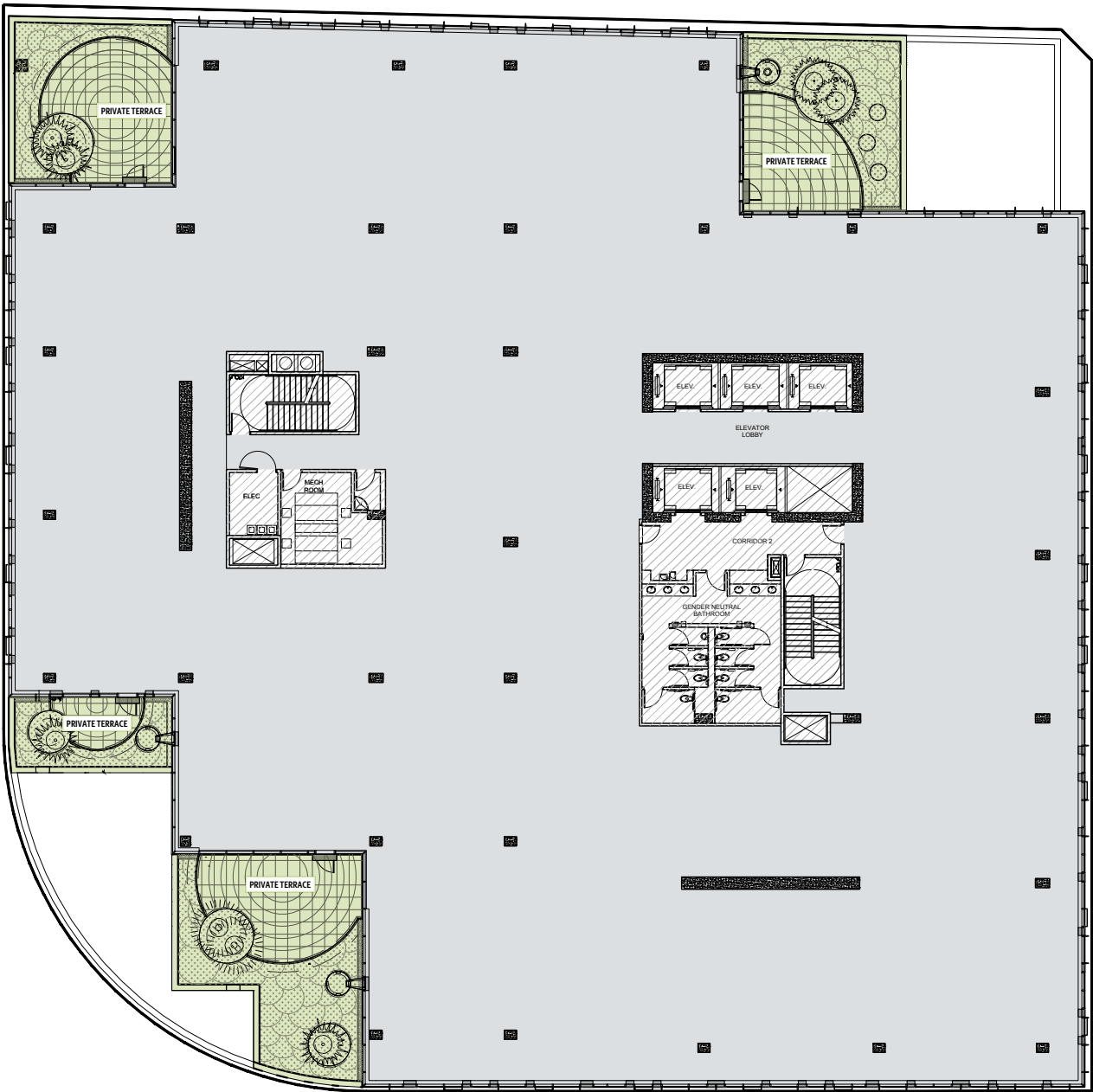
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**4** 5MLK - 4TH FLOOR  
28,415 RSF



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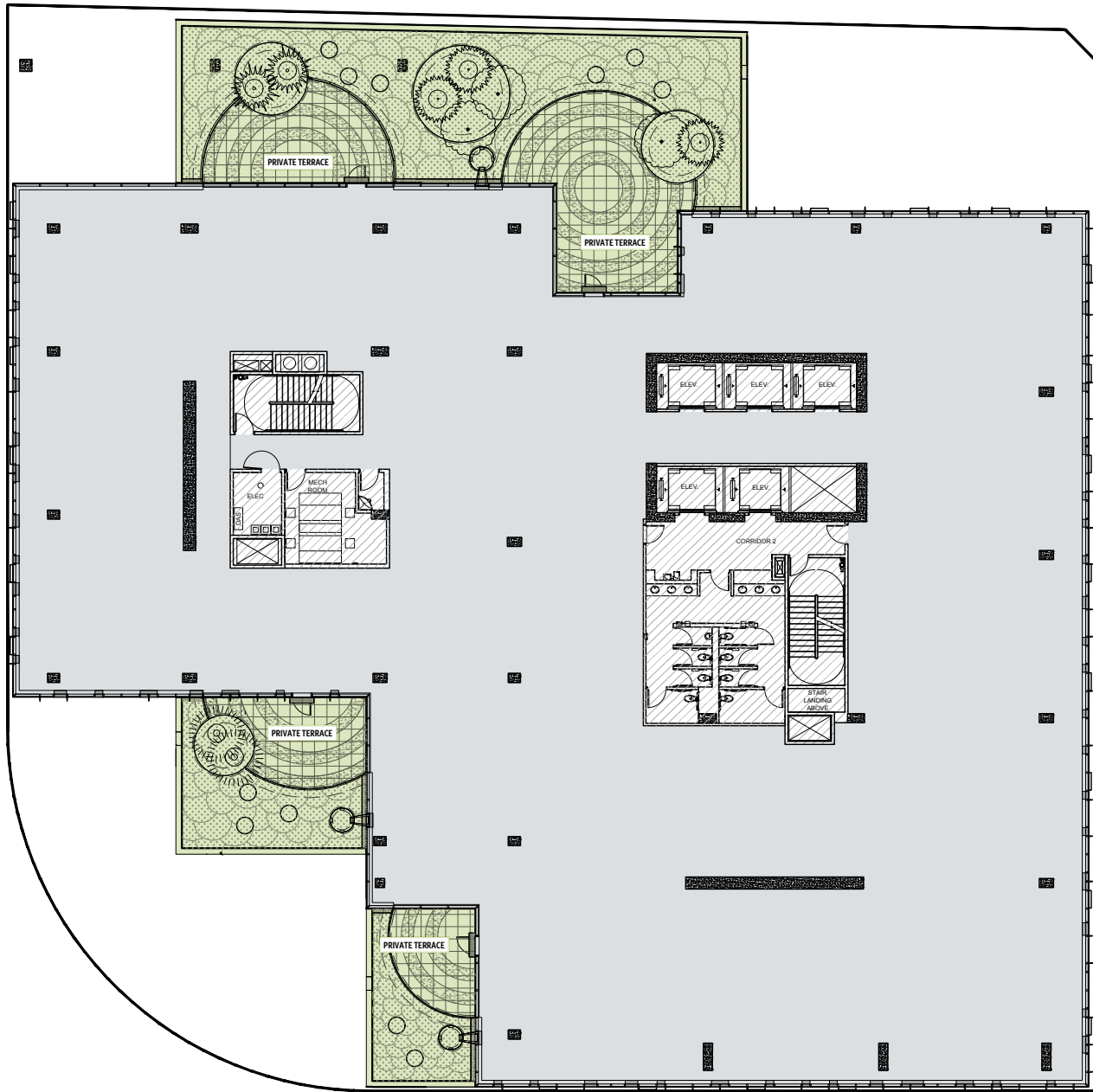
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**5** 5MLK - 5TH FLOOR  
23,466 RSF







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