



The
Offices

Work Redefined

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

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



THE
GREEN
CITIES
COMPANY

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”.





*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



Fitness facility rivalling commercial gyms



Inviting lounge with direct access to terrace



Full-featured and flexible conference center



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.

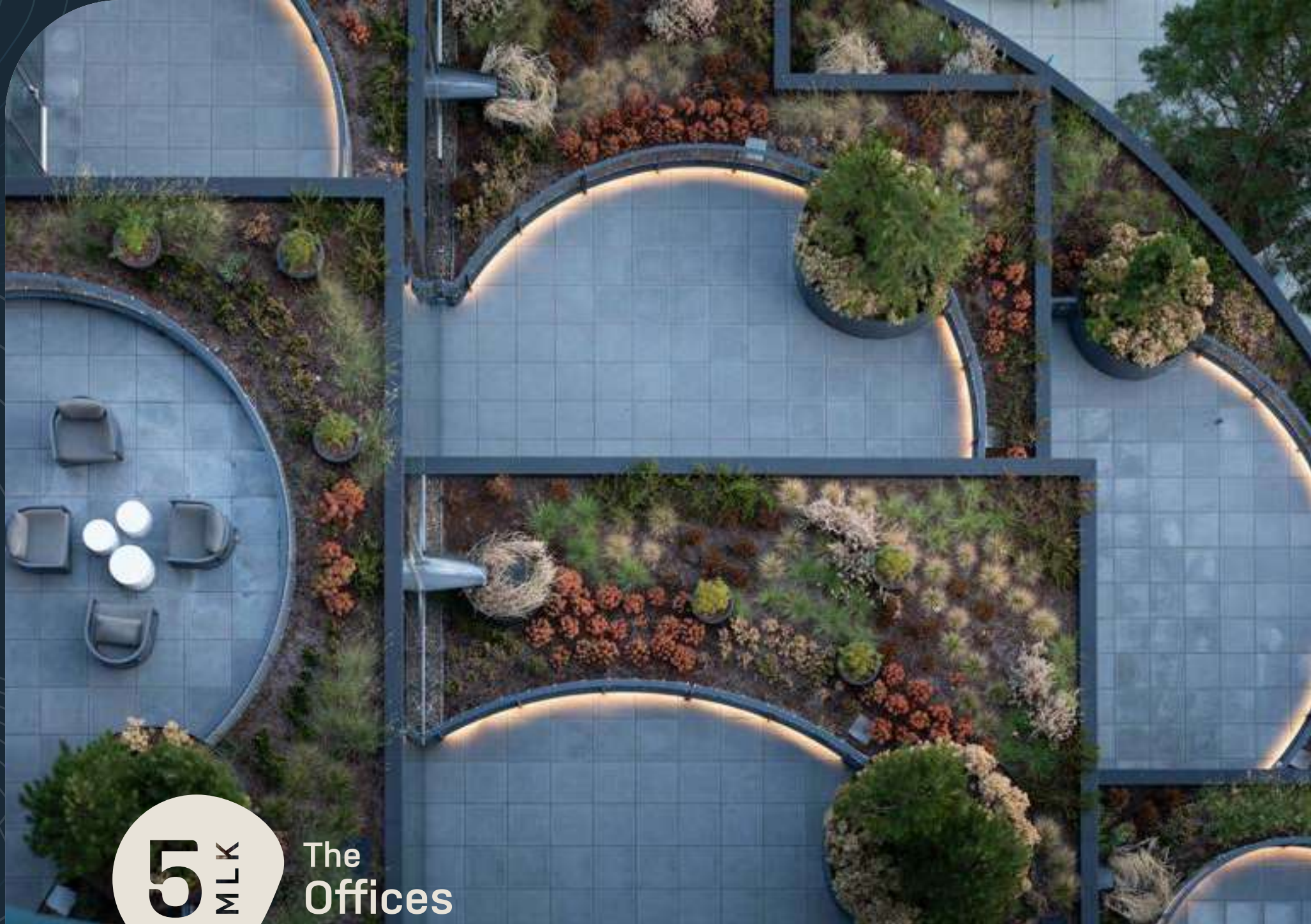


Serve up your best for your guests

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

The
Offices



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

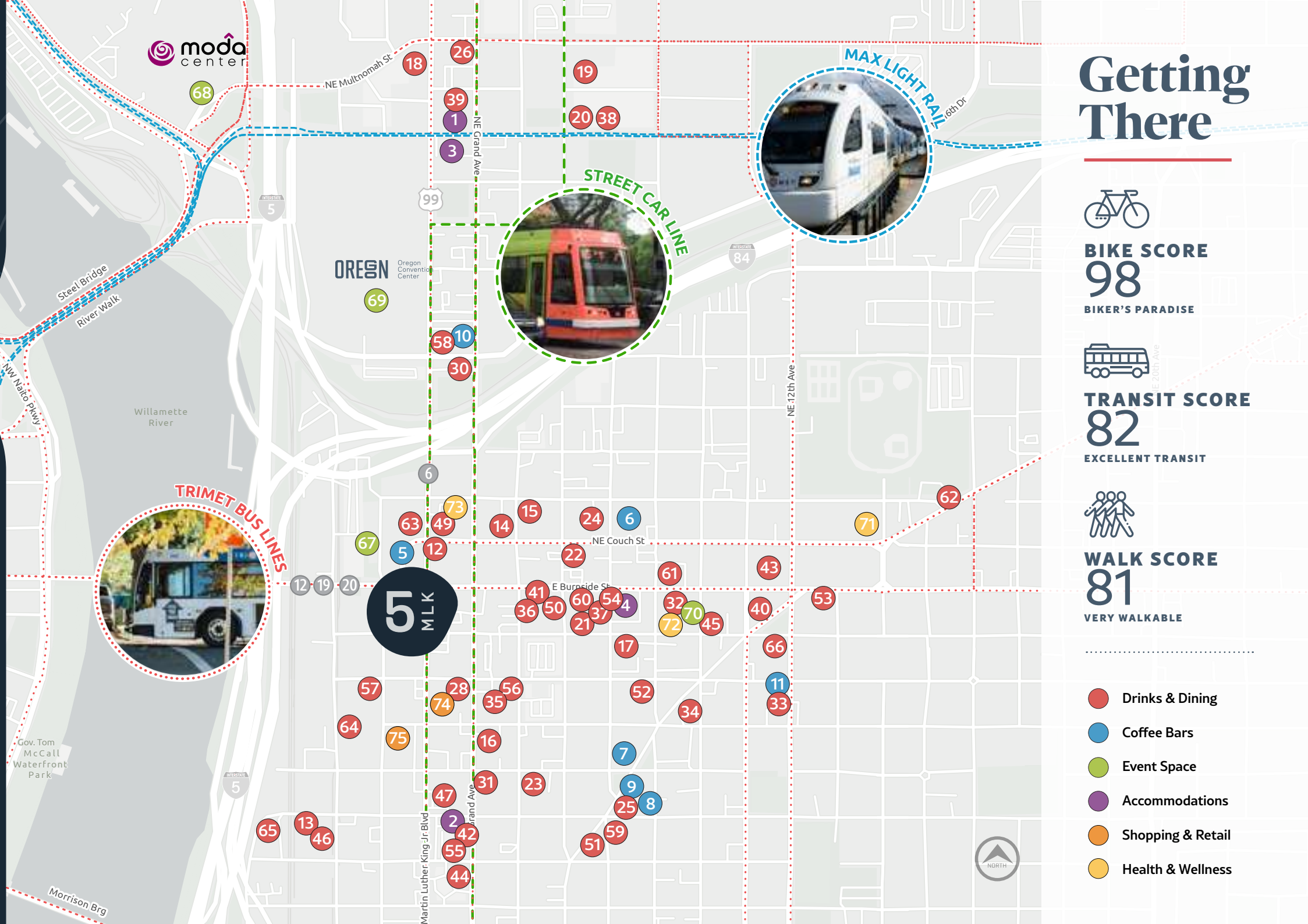
Portland Rock Gym
- 72

Evolution Healthcare & Fitness
- 73

ZoomCare+
- 74

evo
- 75

Office Depot





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^{MLK}

The
Offices



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

Available Space



5 SE Martin Luther King Jr. Blvd.
Portland, OR 97214

www.5mlk.com

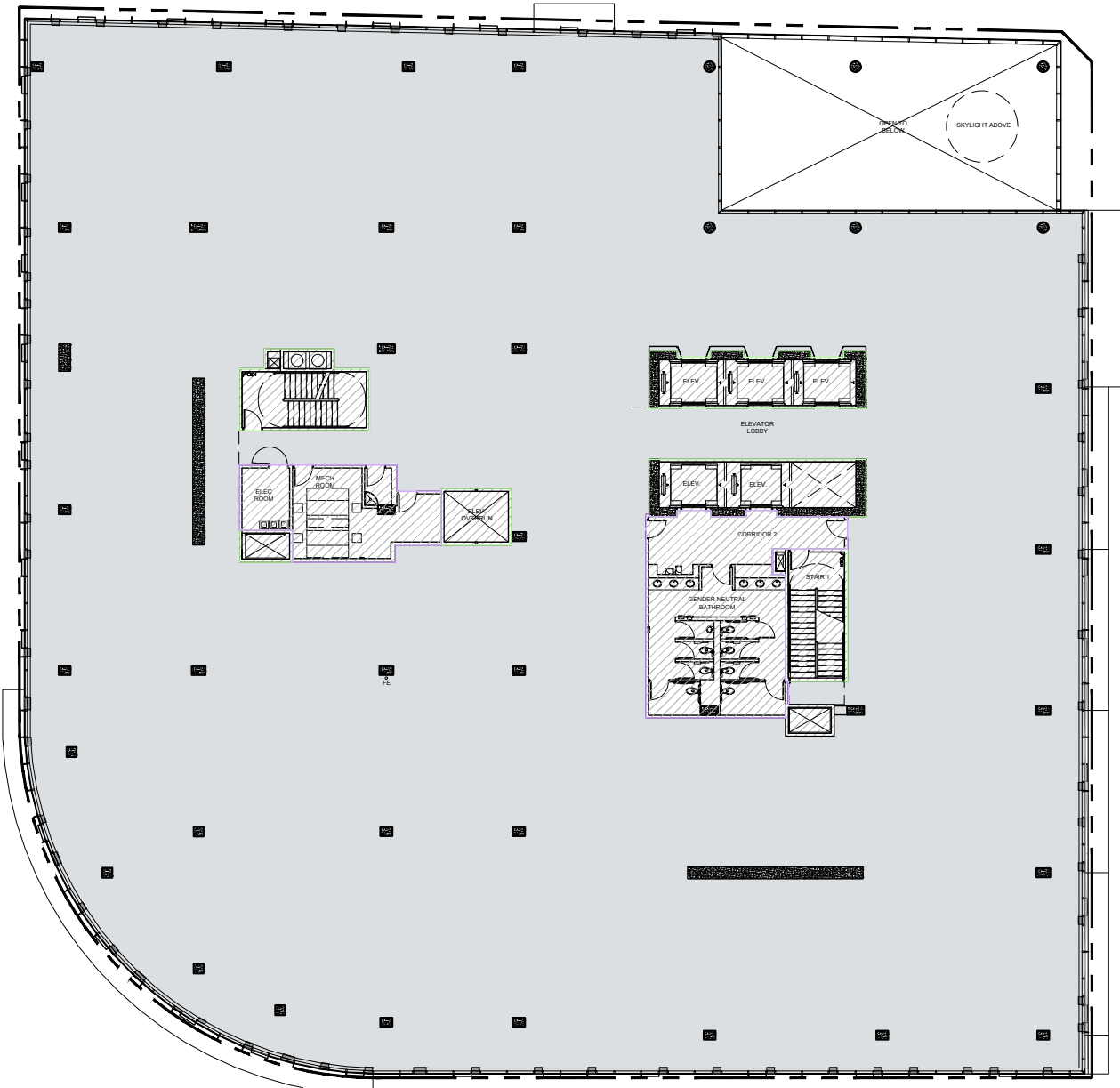
5MLK Office Leasing Team:

DAVID C. SQUIRE, SIOR
503.972.5505
david.squire@nmrk.com

TRAVIS PARROTT
503.972.5535
travis.parrott@nmrk.com

MICHAEL GOETZ
503.972.5511
michael.goetz@nmrk.com

NEWMARK



2 5MLK - 2ND FLOOR
31,574 RSF



Available Space



5 SE Martin Luther King Jr. Blvd.
Portland, OR 97214

www.5mlk.com

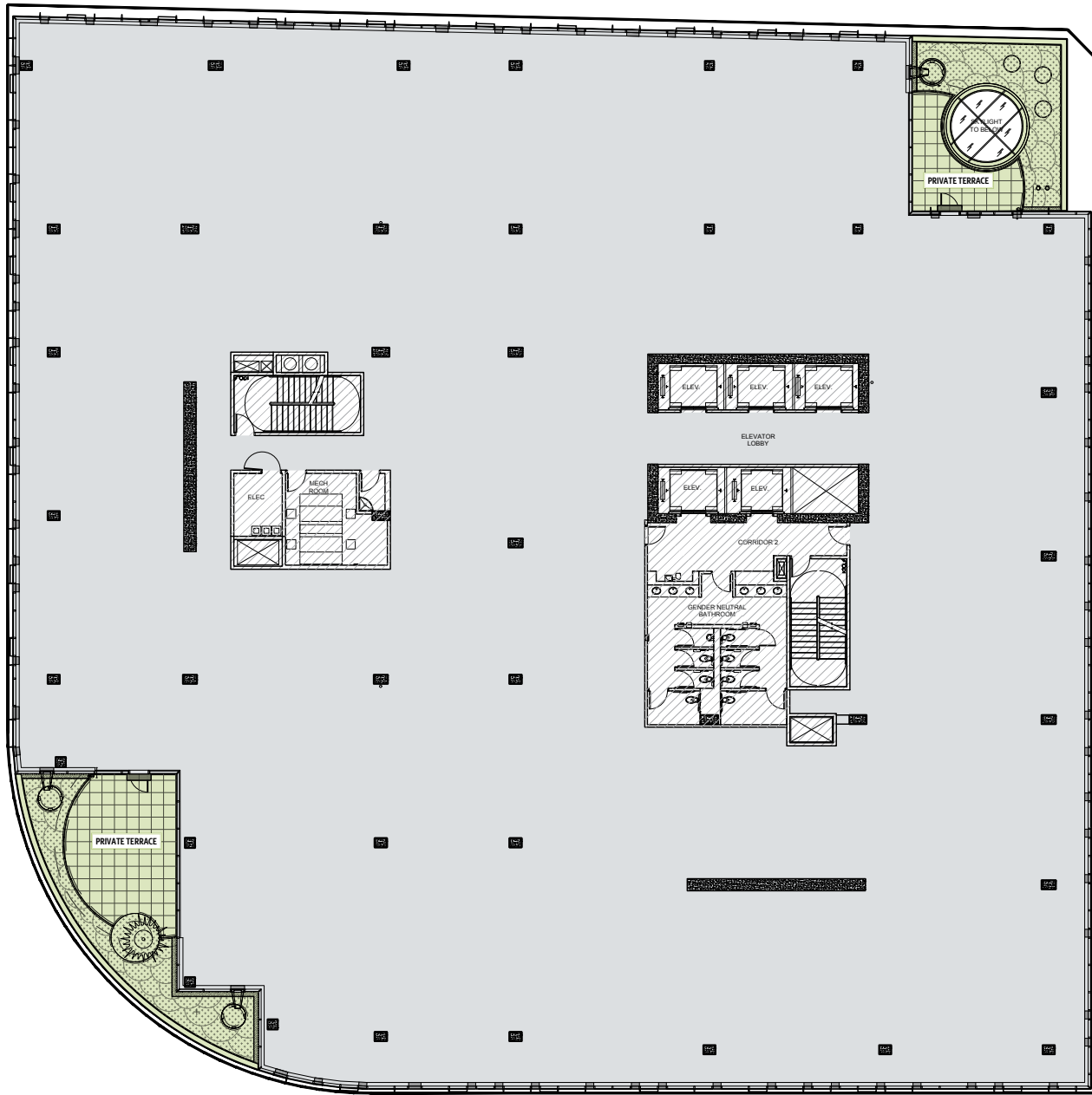
5MLK Office Leasing Team:

DAVID C. SQUIRE, SIOR
503.972.5505
david.squire@nmrk.com

TRAVIS PARROTT
503.972.5535
travis.parrott@nmrk.com

MICHAEL GOETZ
503.972.5511
michael.goetz@nmrk.com

NEWMARK



3 5MLK - 3RD FLOOR
31,714 RSF



Available Space



5 SE Martin Luther King Jr. Blvd.
Portland, OR 97214

www.5mlk.com

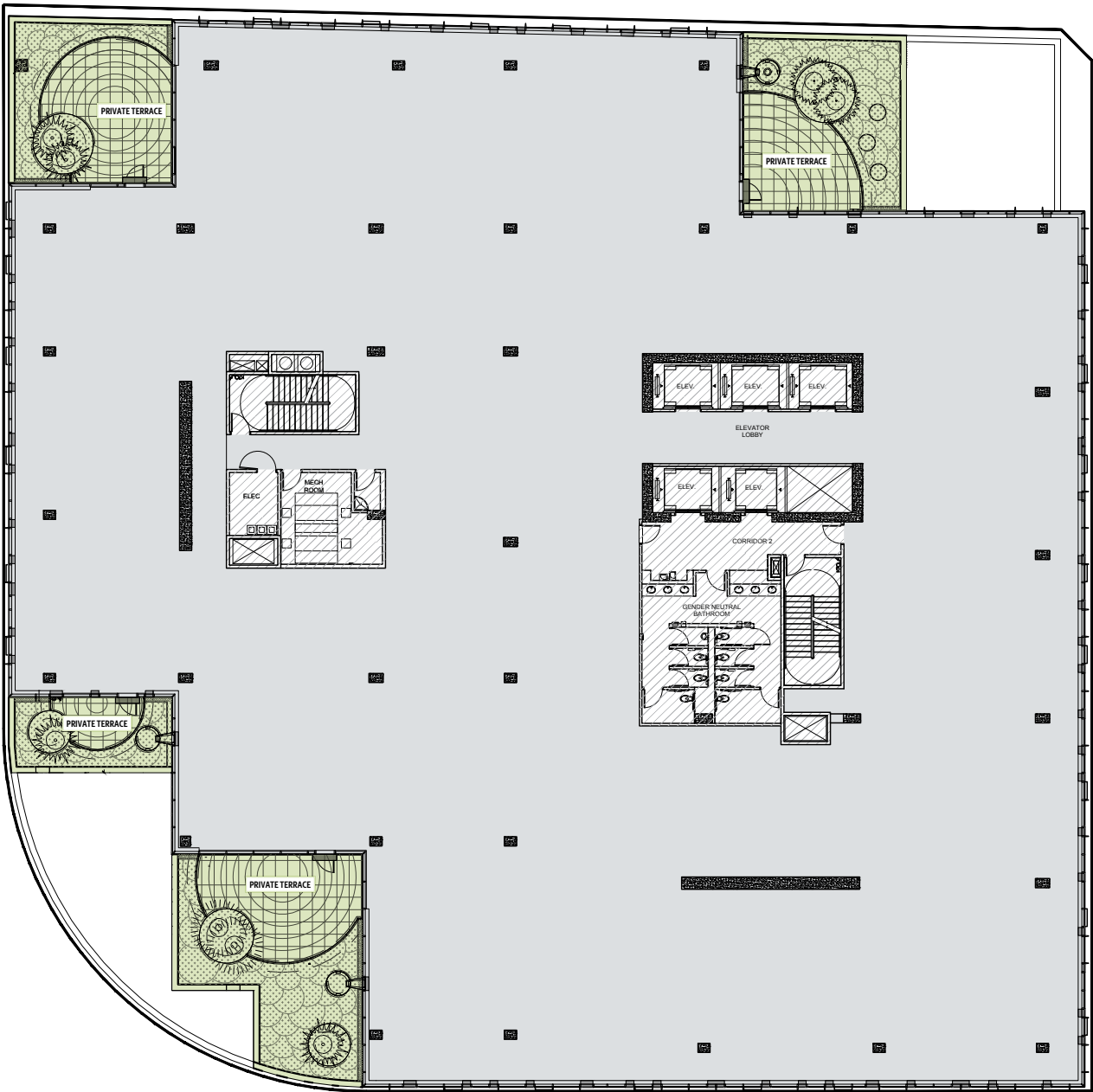
5MLK Office Leasing Team:

DAVID C. SQUIRE, SIOR
503.972.5505
david.squire@nmrk.com

TRAVIS PARROTT
503.972.5535
travis.parrott@nmrk.com

MICHAEL GOETZ
503.972.5511
michael.goetz@nmrk.com

NEWMARK



4 5MLK - 4TH FLOOR
28,415 RSF



Available Space



5 SE Martin Luther King Jr. Blvd.
Portland, OR 97214

www.5mlk.com

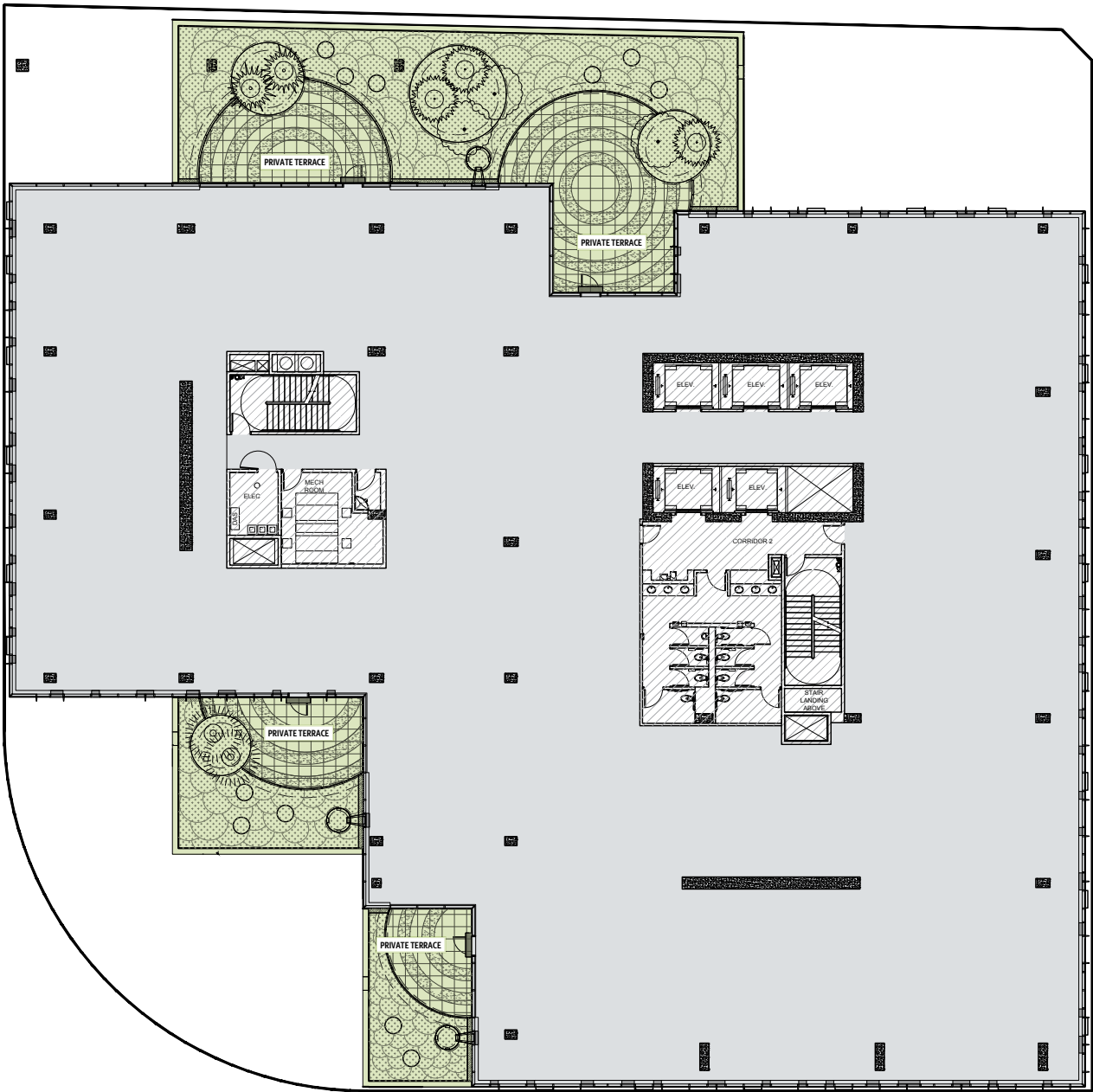
5MLK Office Leasing Team:

DAVID C. SQUIRE, SIOR
503.972.5505
david.squire@nmrk.com

TRAVIS PARROTT
503.972.5535
travis.parrott@nmrk.com

MICHAEL GOETZ
503.972.5511
michael.goetz@nmrk.com

NEWMARK



5 5MLK - 5TH FLOOR
23,466 RSF





The Offices

***5 SE Martin Luther King Jr. Blvd.
Portland, OR 97214***

www.5mlk.com



THE
GREEN
CITIES
COMPANY

5MLK Office Leasing Team:

DAVID C. SQUIRE, SIOR
503.972.5505
david.squire@nmrk.com

TRAVIS PARROTT
503.972.5535
travis.parrott@nmrk.com

MICHAEL GOETZ
503.972.5511
michael.goetz@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.