



# WORK HERE



For office leasing information,  
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# WELCOME TO WORK

Arriving Early 2020

5 MLK blends retail, office and residential on the SE corner of Burnside and MLK Jr. Blvd in Portland, OR. The property presents an active office environment with open and versatile floorplans that provide connections to the outdoors for optimal chill. The workstyle at 5 MLK is dynamic, focused and celebrates creativity, hard work and coffee breaks.

5 SE MLK Jr Blvd  
Portland, OR 97214

- Five floors and ~ 119,000 RSF of office space
- Private, outdoor terraces available
- Unbeatable amenities
- Floorplans with space: new employees welcome
- Commuter-friendly: parking for bikes and cars; showers and lockers for appearances sake
- Sustainably designed, mother nature approved, USGBC certified (targeting LEED Gold)



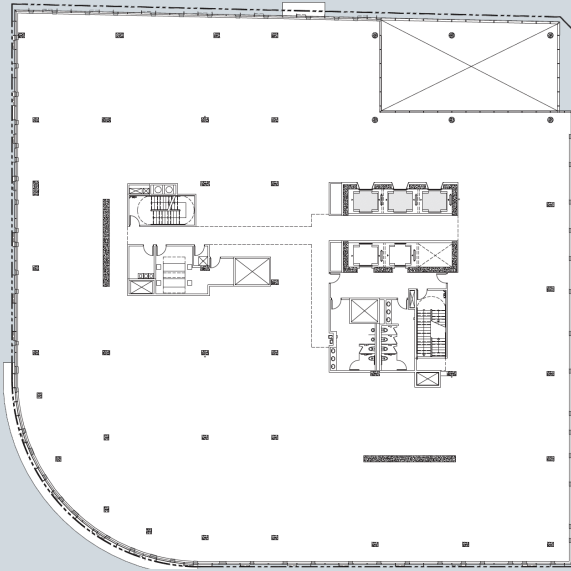
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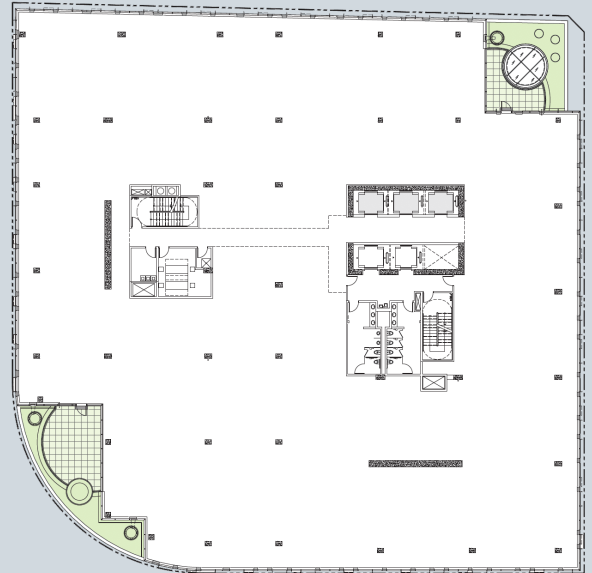
# OFFICE FLOOR PLANS

Office Space & Outdoor Terraces

**2nd Floor**  
~32,000 RSF Office



**3rd Floor**  
~32,000 RSF Office



**4th Floor**  
~29,000 RSF Office



**5th Floor**  
~24,000 RSF Office



 Outdoor Terrace



# LOWER LEVEL & LOBBY

Retail, Parking & Biking

## Lower Level

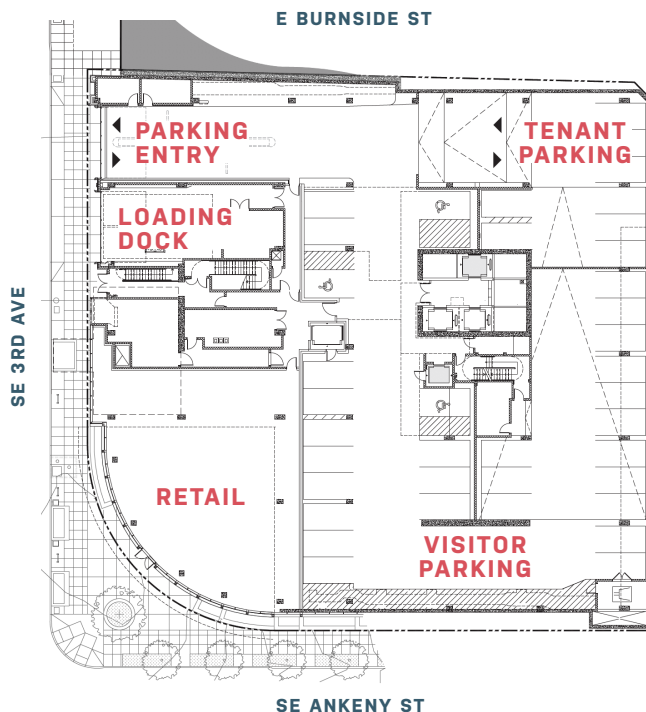
- Parking entry
- Tenant & visitor parking
- Loading dock
- Retail space

## Level One/Lobby

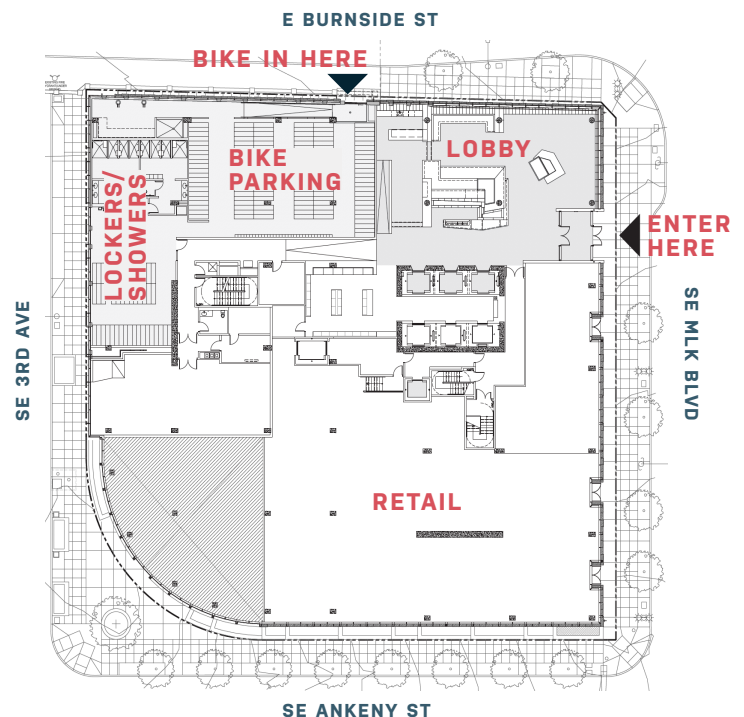
- Main building entrance
- Lobby
- Commuter bike room
- Shower & locker rooms
- Retail space



## Lower Level



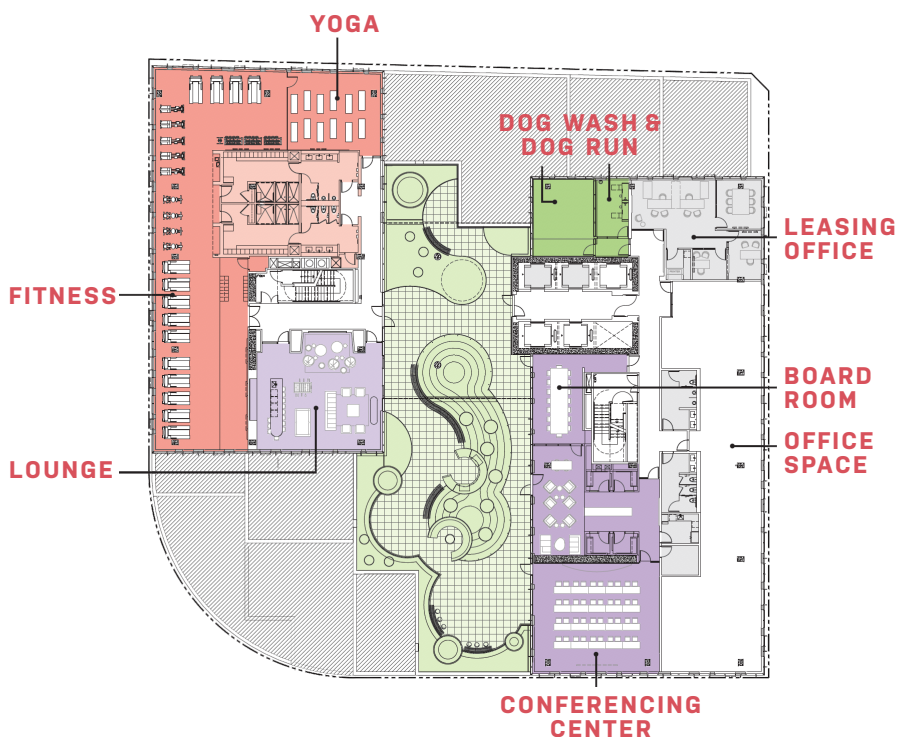
## Level One/Lobby



# THE SIXTH FLOOR

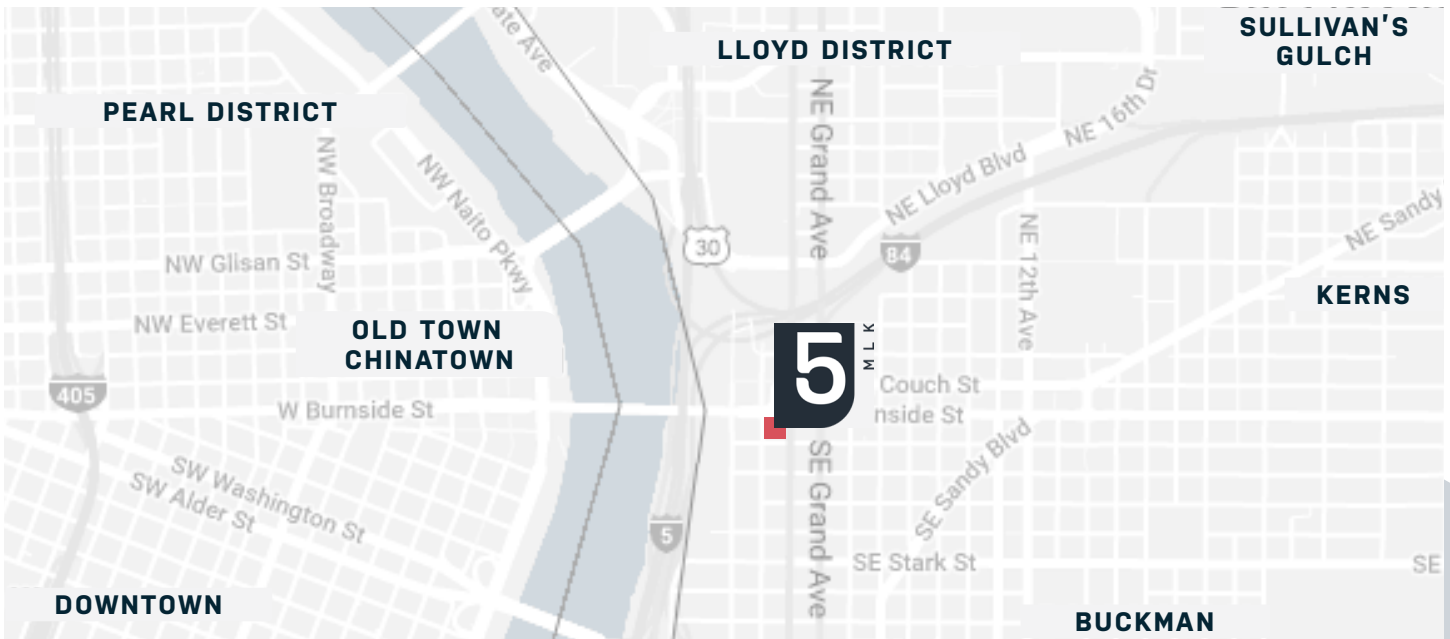
## Office & Amenity

The sixth floor at 5 MLK brings apartment residents and office tenants together in a relaxed, yet active space. Designed with Portland in mind, this floor is approachable in both rain and shine. It is confined by greenery to deepen the connection to the Willamette River and encompass the beauty of the Pacific Northwest.



- Shared amenities and ~3,400 of rentable office space
- Indoor lounge and outdoor terrace
- BBQ's and a fire pit
- Boardroom and conferencing center
- Fitness and yoga suite with lockers and showers
- Pet-friendly zone – covered, outdoor play area and dog spa





# THE NEIGHBORHOOD

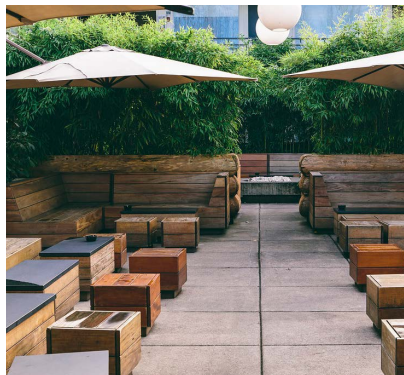
## Portland's Central Eastside

5 MLK is located at the Burnside Bridgehead on the corner of East Burnside St. and MLK Jr. Blvd—two major thoroughfares of Portland. The Central Eastside has experienced a swift upswing of development in recent years, which is largely due to its accessibility and easy means of getting around, as well as its industrial-urban feel.

Once dominated by industrial warehouses, the Central Eastside has become a pocket of hip restaurants and bars, clothing designers and nightlife, and hub for Portland's creative class and tech.

### Rooftop dining, after-hours hot spots and riverside recreation

- Over 100 retailers within walking distance
- Access to the Willamette River via the Eastbank Esplanade
- 10-minute walk to Downtown Portland
- Steps from Portland Street Car stop and adjacent to the Trimet Bus Line
- Blocks from major highway access



# THE NEIGHBORHOOD

Portland's Central Eastside



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