# EASE WORKS

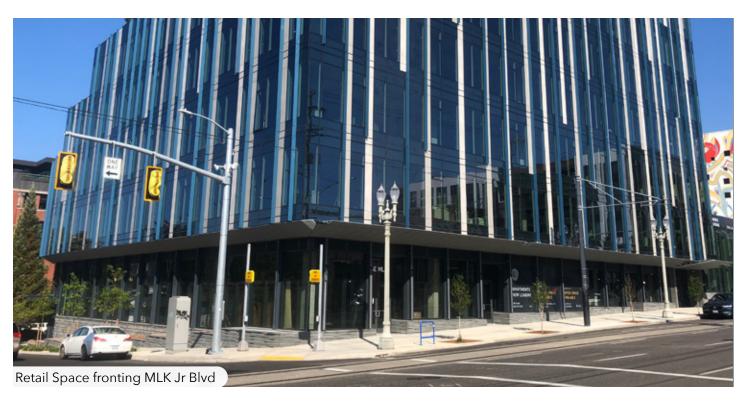


## 5 MLK

## NEW CENTRAL EASTSIDE DEVELOPMENT @ SE MLK JR BLVD & E BURNSIDE ST

## 5 MLK





#### Address

5 SE MLK Jr Blvd

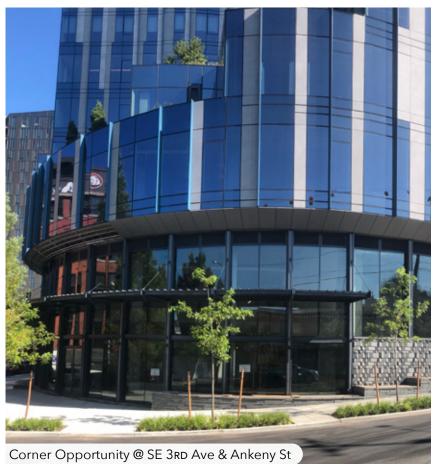
Area	Range
Central Eastside /	1,837 SF -
Burnside Bridgehead	14,434 SF
Uses	

Retail / Restaurant / Flex / Service Retail

#### **New Central Eastside Development**

5MLK is located at the signalized corner of E Burnside St and NE MLK Jr Blvd. This building is poised to anchor the Burnside Bridgehead, one of Portland's most walkable and desirable neighborhoods. The 17 story tower features 220 apartment units, 120,000 SF of office and 14,434 SF of ground floor retail.

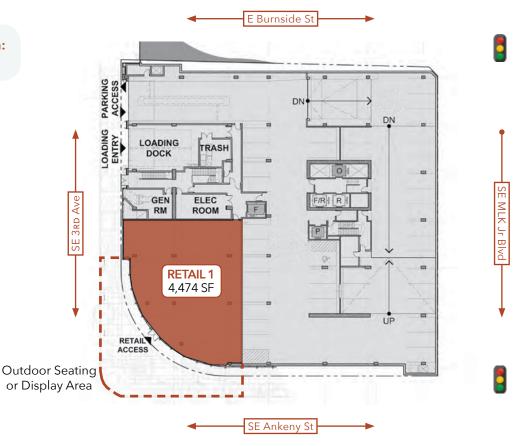
Retail spaces front NE MLK Jr. Blvd, as well as a signature glass corner opportunity at the newly signalized intersection of SE Ankeny St & SE 3rd Ave.



## **SITE PLAN**



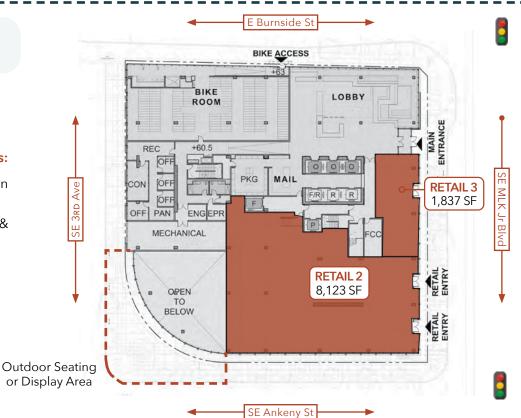
Lower Level Plan: Parking & Retail



Level 1 Plan: Lobby & Retail

#### **Retail Layout Options:**

Vertical transportation required to combine Retail 1 with Retail 2 & Retail 3

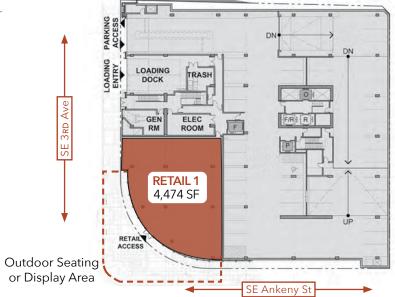


## RETAIL 1: FLOOR PLAN & SPECS



#### **About The Space**

- Signature opportunity for restaurant or traditional retail
- Towering 26'4" ceiling height
- Floor to ceiling glass (over 20')
- Circular storefront with an expansive outdoor area for outdoor seating or display
- Direct access to 38 nonreserved parking spots







## RETAIL 2: FLOOR PLAN & SPECS

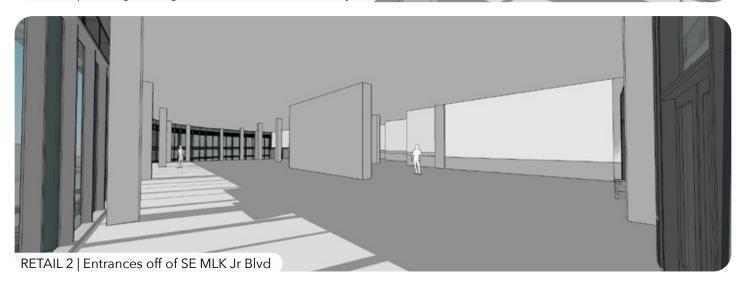


#### **About The Space**

- Space can be leased in it's entirety as 9, 960 SF or divisible to 1,837 SF
- Floor to ceiling glass along SE MLK Jr Blvd and SE Ankeny (ceiling heights ranging from 13'4' -16')
- Exposure to over 40,000 cars per day along SE MLK Jr Blvd
- Access to 38 non-reserved parking stalls







## BURNSIDE BRIDGEHEAD DEVELOPMENT



The Burnside Bridghead, located on the north end of Portland's Central Eastside District, is in the midst of an exciting renaissance as a thriving place to live, work and play. Formerly gritty and industrial, the area is now touted to have some of the city's most exciting architecture. New office and residential development spurs growth of daytime populations in the area as the Central Eastside remains the largest employment district in the central city outside of the downtown core.





123 NE 3RD Status: Open **Developer:** Beam

Details: 100,000 SF Mixed-Use Office Redevelopment



365 NE COUCH Status: Delivered

**Developer:** Key Development Details: New 23,569 SF Mixed-Use Office Building



22 NE 2ND Status: Open

**Developer:** Key Development & Guardian Real Estate Details: New Mixed-Use Retail/



11 NE MLK Status: Open

**Developer:** Guerrilla Development Details: 50,000 SF Mixed-Use Office Development



77 NE GRAND Status: Open **Developer:** Trinsic Details: New 100,000 SF Mixed-Use Apartment



124 NE 3RD Status: Open Developer: Beam & UD+P Details: New 100,000 SF Mixed-Use Office Building



**110 NE MLK** Status: Open Developer: Green Light **Details:** Redevelopment of Historic Apartment Building into Hostel



17 SE 3RD Status: Open **Developer:** Sentinel Details: 100,000 SF Redevelopment Mixed-Use Industrial Office Leased to Autodesk



**NE GRAND @ DAVIS Status: 2022** Developer: Fairfield Res. Details: New Mixed-Use 170 Unit Apartment Building



SE 2ND & ASH Status: Proposed Details: New 92,000 SF



131 NE MLK Status: Proposed Developer: TBD Details: Proposed 168 room, 8 story hotel

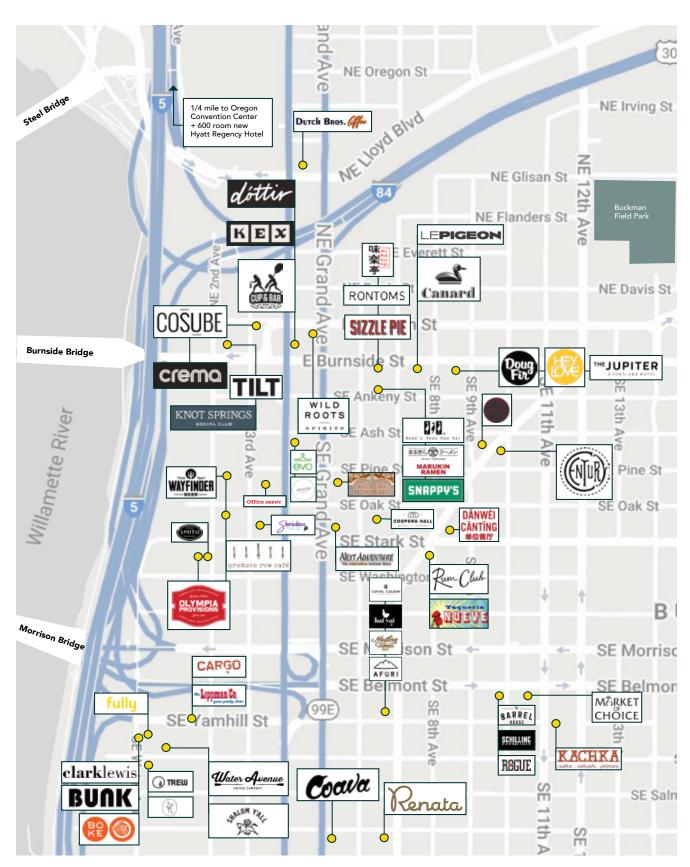


224 SE 2ND Status: Open

Developer: Beam & UD+P **Details:** Creative Office Redevelopment **Leased to Revant Optics** 

## CENTRAL EASTSIDE AMENITY MAP





## **NEIGHBORHOOD**



DEMOGRAPHICS	1/4 Mile	1/2 Mile	1 Mile
2020 Population	1,170	3,462	24,522
Total Employees	3,296	15,410	102,679
Total Businesses	309	1,417	8,787
Median Household Income	\$51,248	\$46,655	\$50,564
Median Age	30.3	32.8	35.5
Some College	83.1%	77.6%	81.4%













### **TRANSIT**









#### **Portland Streetcar**

#### SE MLK JR BLVD & E BURNSIDE ST

Portland Streetcar began service July 20, 2001 with a 2.4-mile alignment (4.8-miles round trip) from Portland State University to NW 23rd Avenue. Now, after 19 years, 5 extensions, and over 55 million riders, Portland Streetcar operates three lines around 16-miles of track in Portland's Central City.

#### The Nexus of the City

At the geographic center of the city grid, the Burnside Bridge is a key connector between the east and west sides of the central city. A community at the major center of urban life and commerce.

5 MLK is poised to capitalize on its location at the nexus of major vehicular, streetcar, bus, bicycle and pedestrian transit nodes.

#### **Streetcar Stats**

\$148 million dollar project61 stops3.5 million riders per year

## **RETAIL MAP**



