

FOR LEASE

URBAN
WORKS

5 MLK

AVAILABLE SPACES
RANGING FROM
1,872 RSF - 15,051 RSF



RETAIL



RESTAURANT



FLEX

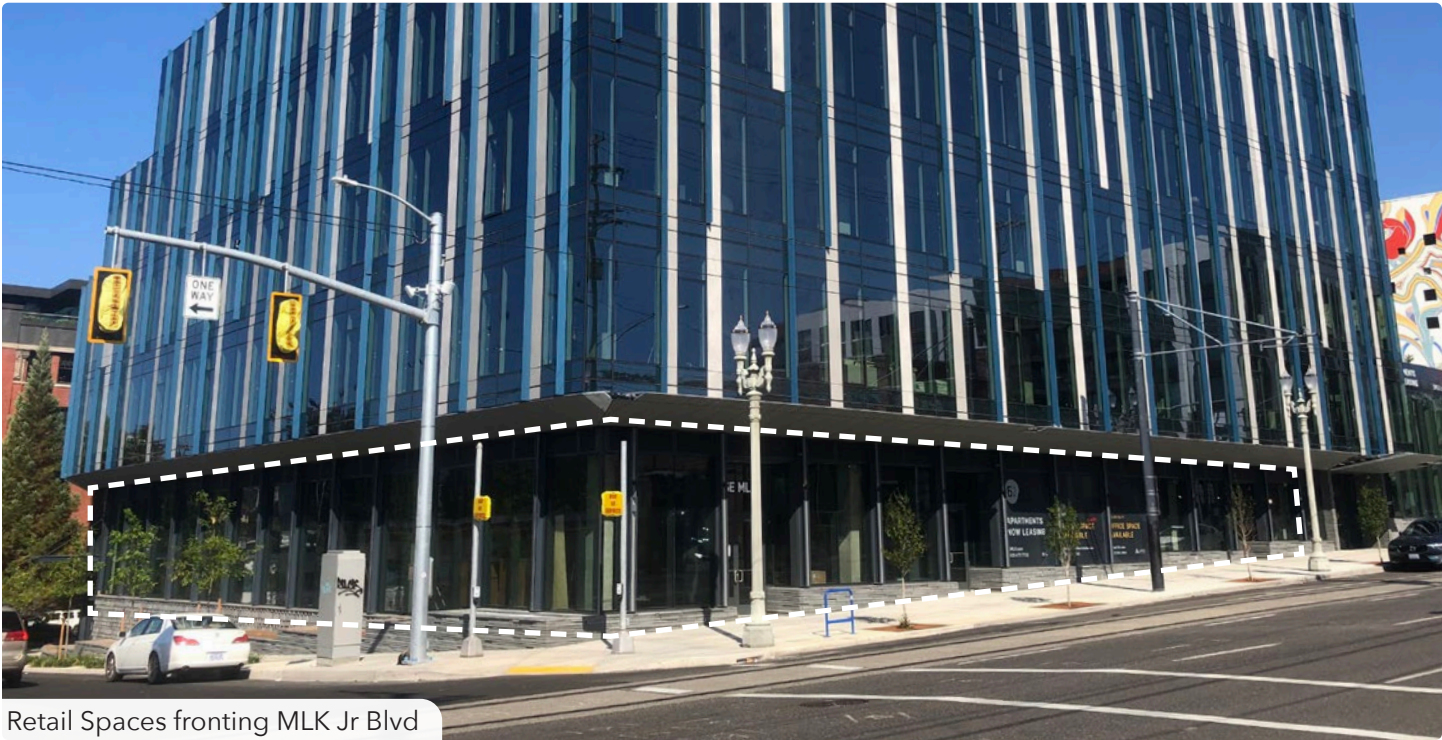


SERVICE

5 SE MLK JR BLVD

**NEW CENTRAL EASTSIDE DEVELOPMENT
ANCHORING THE BURNSIDE BRIDGEHEAD**

DAN BOZICH | KIA HARTLEY | 503.228.3080 | URBANWORKSREALESTATE.COM



Retail Spaces fronting MLK Jr Blvd

Address

5 SE MLK Jr Blvd

Area

Central Eastside /
Burnside Bridgehead

Spaces Ranging From

1,872 RSF - 15,051 RSF

Uses

Retail / Restaurant / Flex / Service Retail

About the Development

5 MLK is located at the signalized corner of E Burnside St and NE MLK Jr Blvd. This building anchors 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 15,051 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.

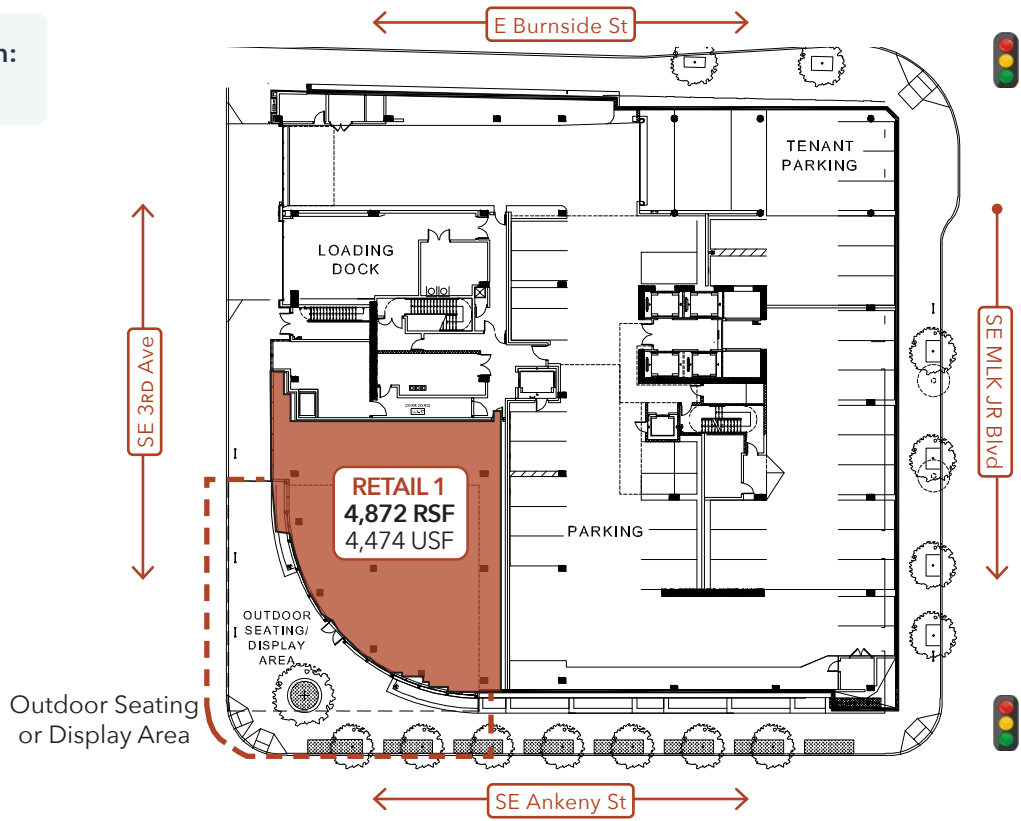


Corner Opportunity @ SE 3RD Ave & Ankeny St

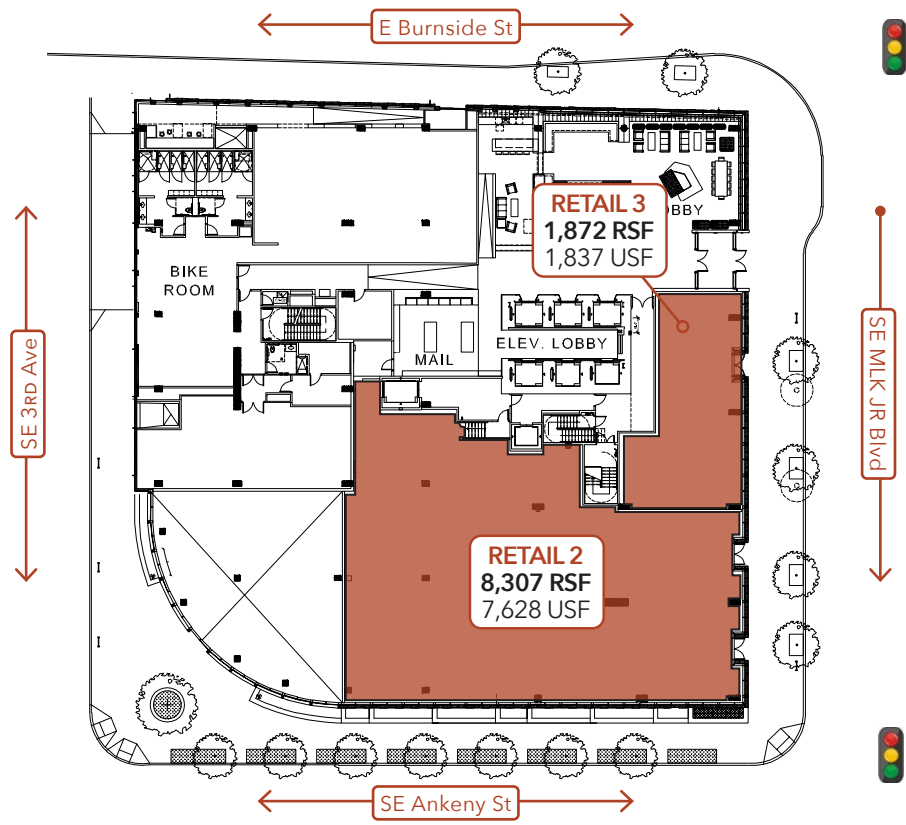
SITE PLAN



**Lower Level Plan:
Parking & Retail**



**Level 1 Plan:
Lobby & Retail**



Retail Layout Options:

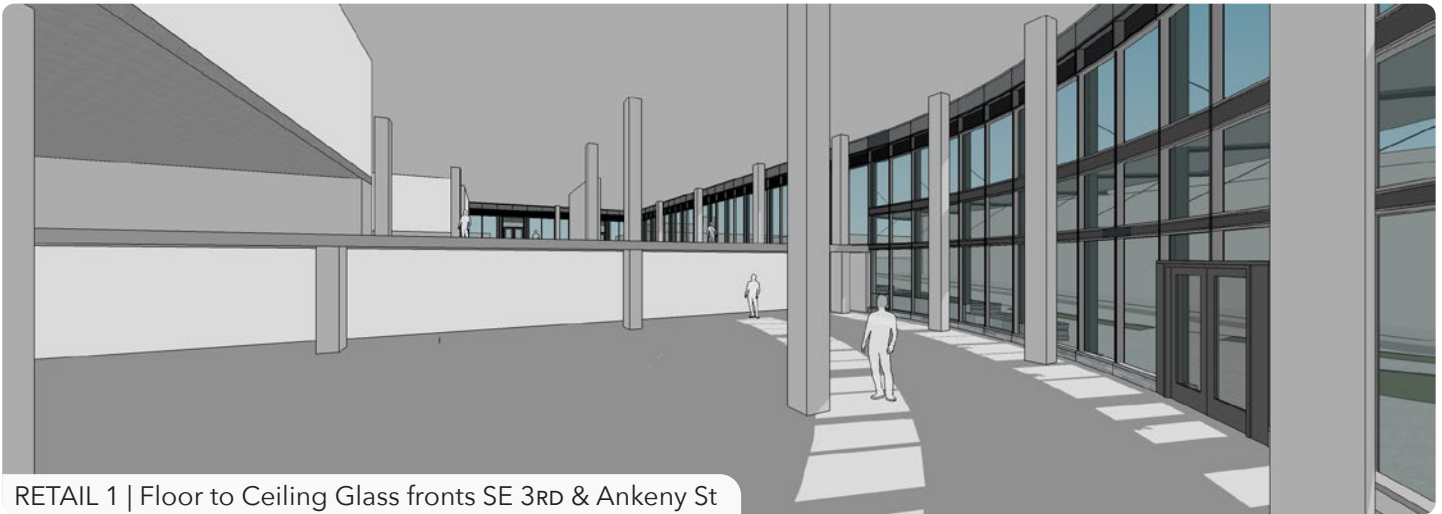
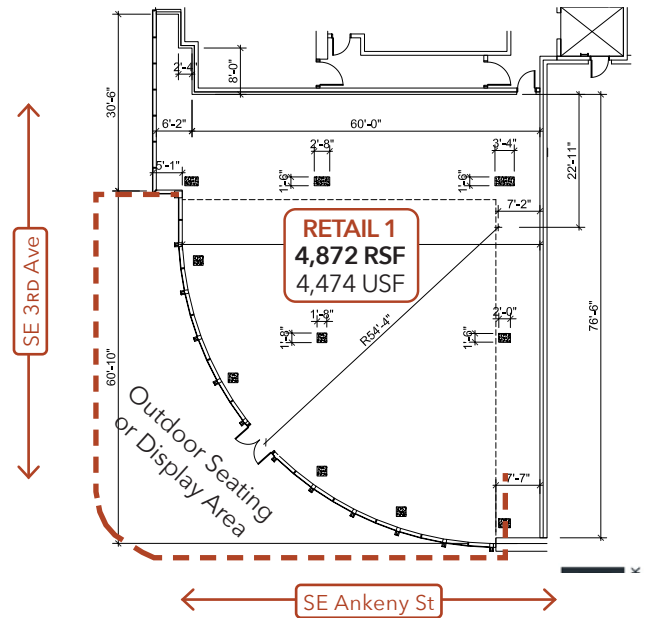
Vertical transportation required to combine Retail 1 with Retail 2 & Retail 3

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 & 3: FLOOR PLANS & SPECS

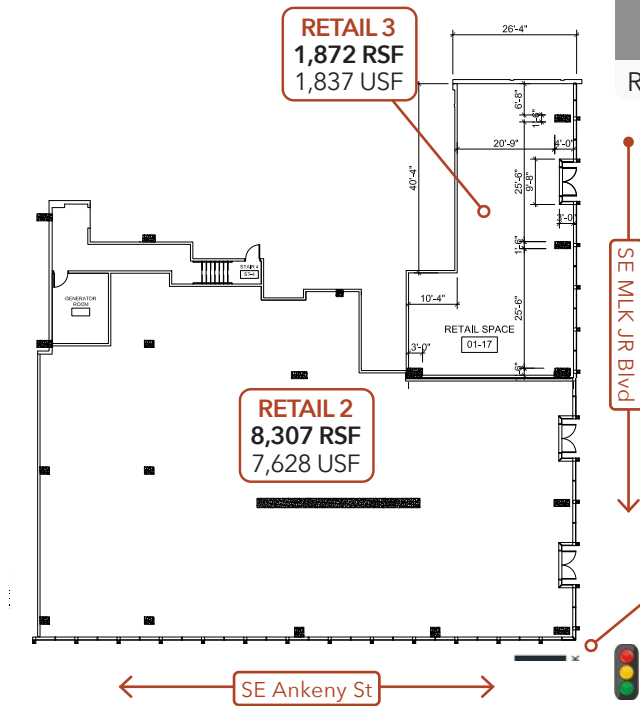


About The Space

- Space can be leased in it's entirety as 9,465 USF or divisible to 1,837 USF
- 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



RETAIL 2 & 3 | Frontage Along SE MLK Jr Blvd & SE Ankeny St



RETAIL 2 & 3 | Corner of SE MLK Jr Blvd & SE Ankeny St

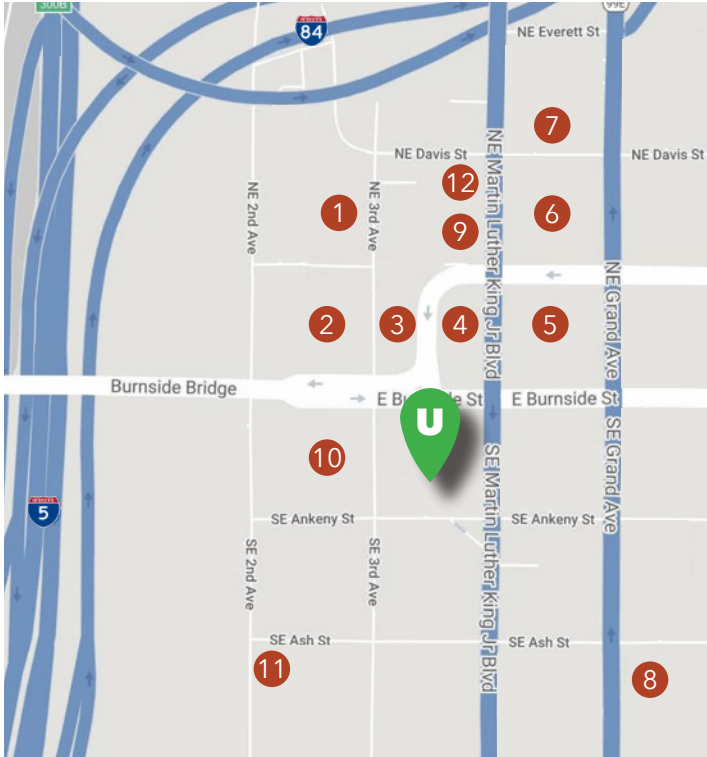


RETAIL 2 | Entrances off of SE MLK Jr Blvd

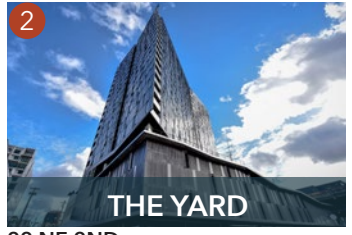
BURNSIDE BRIDGEHEAD DEVELOPMENT



The Burnside Bridgehead, 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.



1 EASTSIDE EXCHANGE
123 NE 3RD
Status: Open
Developer: Beam
Details: 100,000 SF Mixed-Use Office Redevelopment



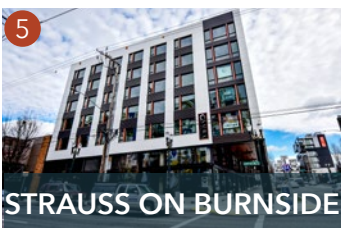
2 THE YARD
22 NE 2ND
Status: Open
Developer: Key Development & Guardian Real Estate
Details: New Mixed-Use Apartment Development



3 SIDERYARD
365 NE COUCH
Status: Delivered
Developer: Key Development
Details: New 23,569 SF Mixed-Use Office Development



4 THE FAIR HAIR DUMBBELL
11 NE MLK
Status: Open
Developer: Guerrilla Development
Details: 50,000 SF Mixed-Use Office Development



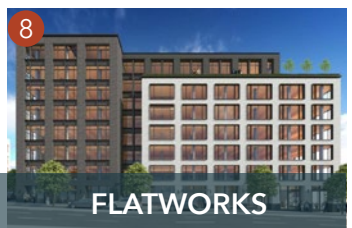
5 STRAUSS ON BURNSIDE
77 NE GRAND
Status: Open
Developer: Trinsic
Details: New 100,000 SF Mixed Use Apartment Building



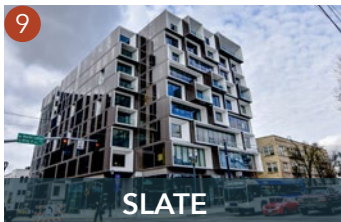
6 THE VIVIAN
110 NE MLK
Status: Open
Developer: Green Light
Details: Redevelopment of Historic Apartment Building into Hostel



7 SKYLAR GRAND
NE GRAND @ DAVIS
Status: Q4 2022
Developer: Fairfield Res.
Details: New Mixed-Use 170 Unit Apartment Building



8 FLATWORKS
240 SE GRAND AVE
Status: Q1 2023
Developer: Sturgeon Development
Details: 120,000 SF Mixed-Use Office Development



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



10 TOWNE STORAGE
17 SE 3RD
Status: Open
Developer: Sentinel
Details: 100,000 SF Redevelopment Leased to Autodesk



11 TEKTON ON ASH
SE 2ND & ASH
Status: Design Review
Developer: LLJ Ventures
Details: New 92,000 SF Mixed-Use Industrial Office



12 PROPOSED HOTEL
131 NE MLK JR BLVD
Status: Proposed
Developer: TBD
Details: Proposed 168 room, 8 story hotel

NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2021 Population	1,129	3,886	25,332
Total Employees	4,776	14,918	107,150
Total Businesses	405	1,313	8,273
Median Household Income	\$51,973	\$46,065	\$51,981
Median Age	33.4	35.3	37.6
Some College	88.4%	83.1%	82.8%



Nong's Khao Man Gai



Sizzle Pie



Rontoms



EVO



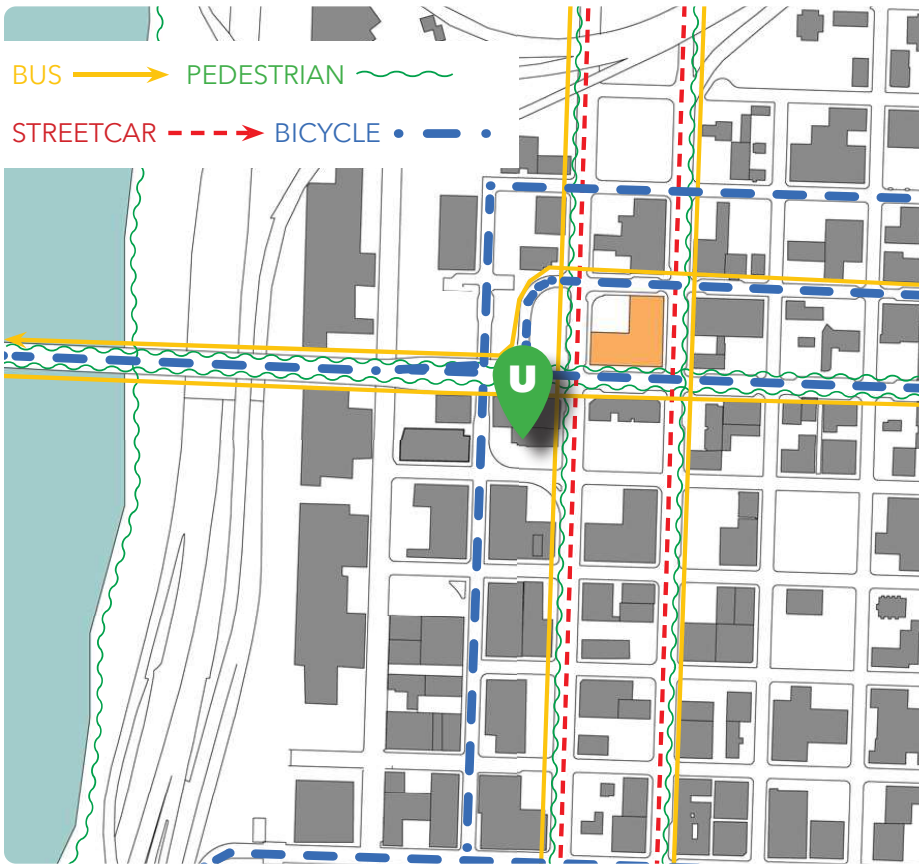
Knot Springs



Ranger

TRANSIT

URBAN
WORKS



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 project
61 stops
3.5 million riders per year



CENTRAL EASTSIDE RETAIL

