

FOR LEASE

URBAN
WORKS

5 MLK

5 SE MLK JR BLVD
@ E BURNSIDE ST

FLAGSHIP RETAIL | 14,153 RSF

SPACES CAN BE DEMISED TO 1,872 RSF

* NEW OWNERSHIP / OPERATOR *



RETAIL



RESTAURANT



FLEX



SERVICE

**PRIME RETAIL OPPORTUNITIES ANCHORING
PORTLAND'S BURNSIDE BRIDGEHEAD**

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5 MLK

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Storefronts along SE MLK Jr Blvd +
Newly added signal at SE Ankeny St

Address

5 SE Martin Luther King Jr Blvd

Spaces Ranging From

1,872 RSF - 14,153 RSF

Uses

Retail / Restaurant / Flex / Service

Retail Opportunities

Retail spaces front SE MLK Jr Blvd, as well as a signature glass corner opportunity at the corner of SE 3rd Ave & SE Ankeny St. The space is perfect for a single flagship retailer or can be demised to multiple suites. Retail tenants have access to 38 non-reserved parking stalls.

The Building

5 MLK is 17 story tower located at the signalized intersection of MLK Jr Blvd & E Burnside St. The building features 220 luxury apartment units and 120,000 SF of office space above 14,153 RSF of retail. 5 MLK anchors the Burnside Bridgehead and is regarded as one of the most prominent developments in the Central Eastside - considered one of Portland's top walkable and desirable neighborhoods.



Corner Opportunity @ SE 3RD Ave & SE Ankeny St

Nearby Retailers Include:

KEX

KNOT SPRINGS

LEPIGEON

THE JUPITER
A PORTLAND HOTEL

ROSELINE
COFFEE

kann

SCOTCH LODGE
— WHISKY BAR —

Canard

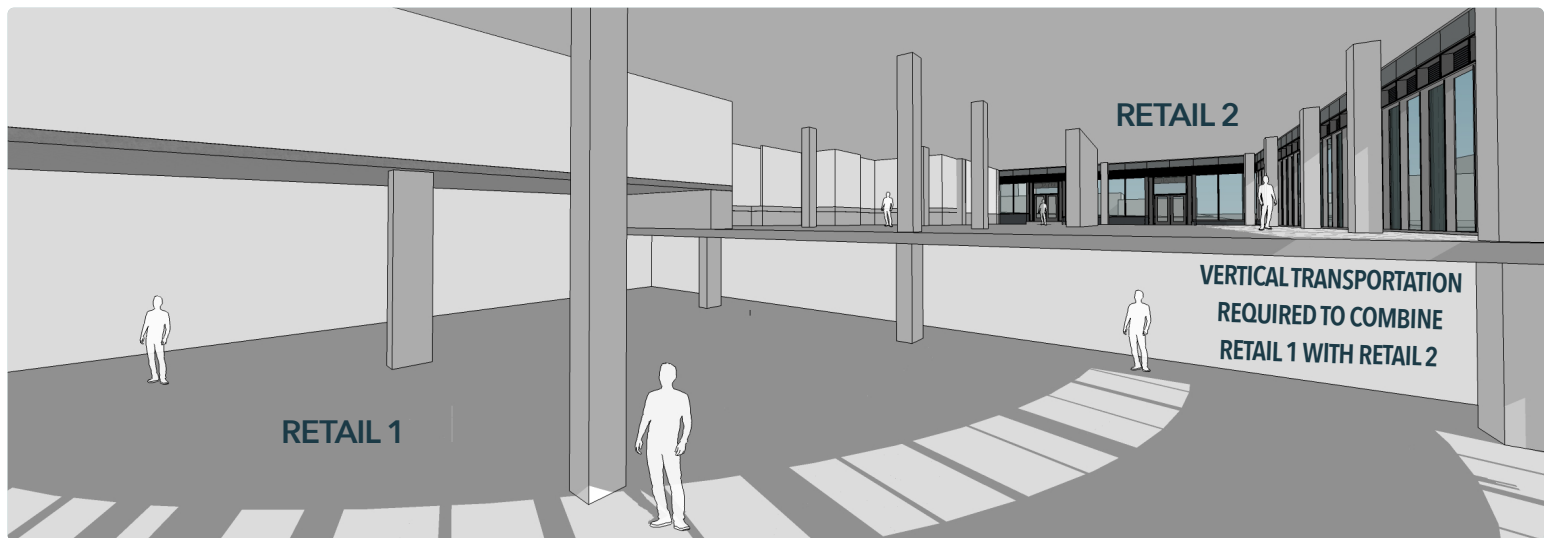
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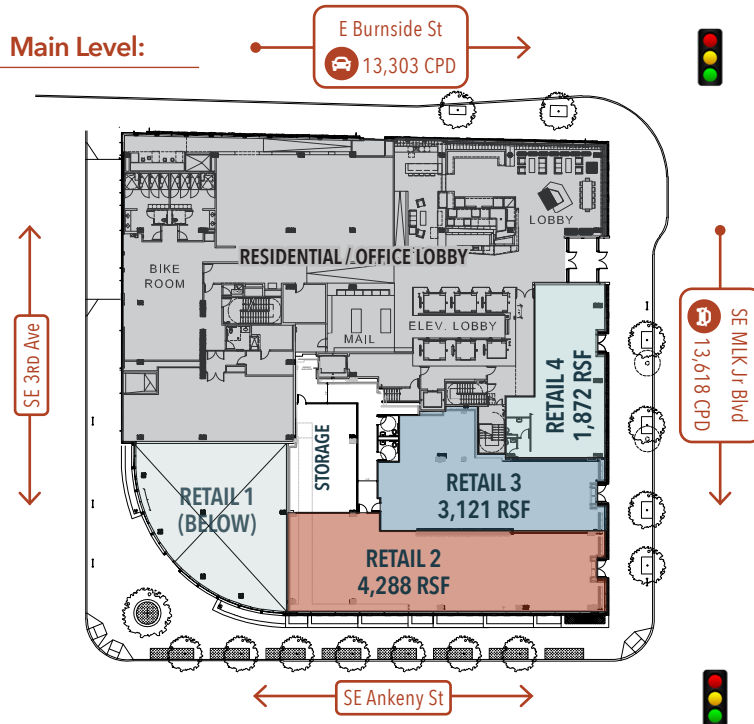
PACIFIC STANDARD

SITE PLAN

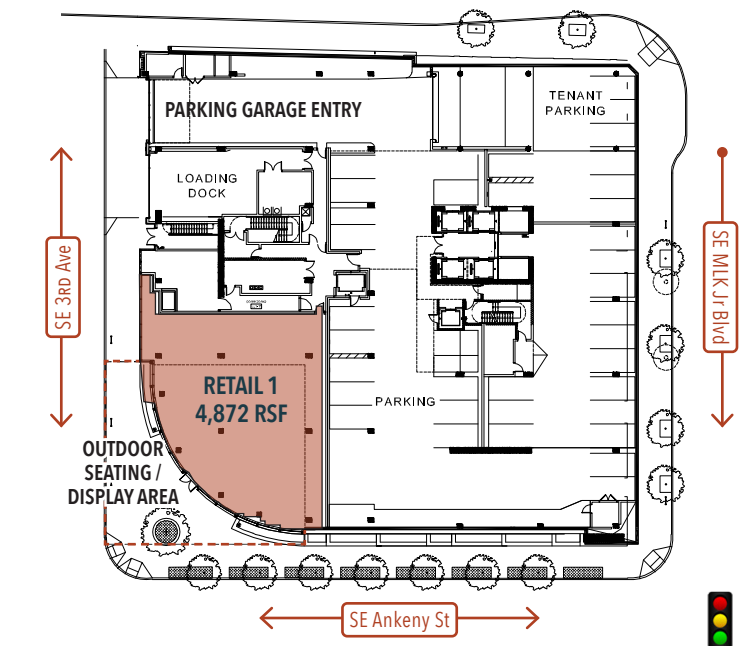
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Main Level:



Lower Level:



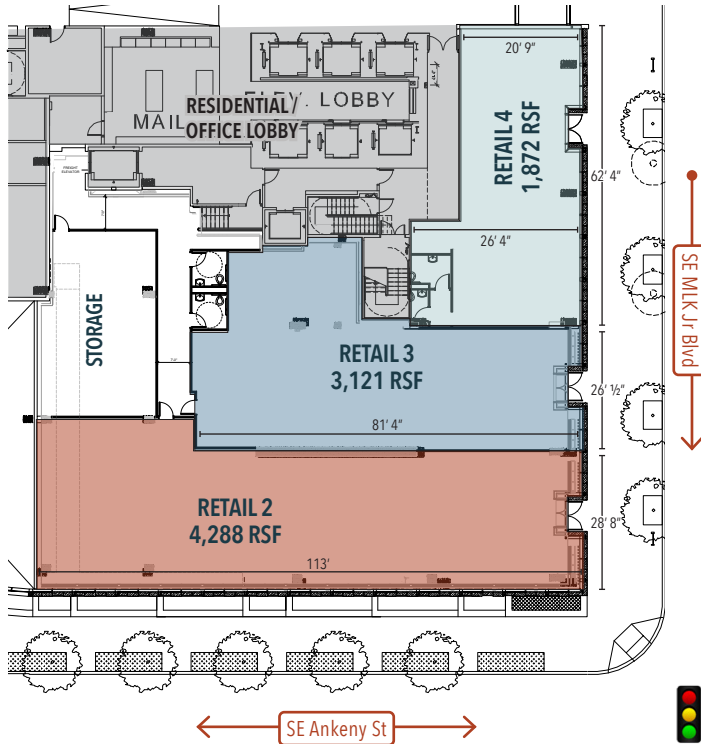
Space	Rentable SF	Usable SF	Use
Retail 1	4,872 RSF	4,474 USF	Flagship Retail / Restaurant
Retail 2	4,288 RSF	3,584 USF	Retail / Service
Retail 3	3,121 RSF	2,608 USF	Retail / Service
Retail 4	1,872 RSF	1,837 USF	Retail / Service
Spaces can be combined up to 14,153 RSF / 12,503 USF			



SPACE DETAILS

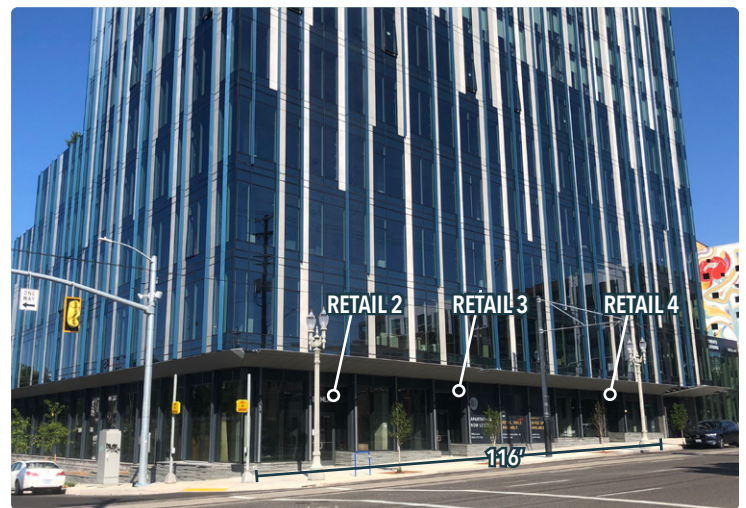
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Main Level:

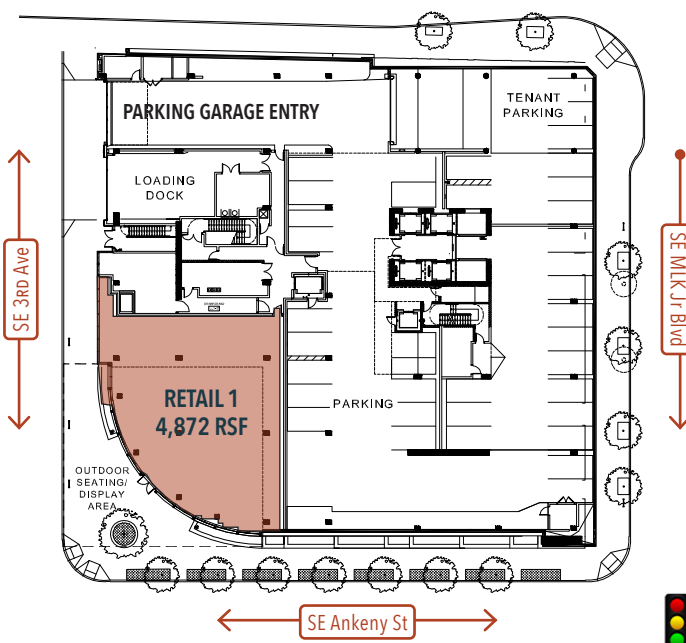


Retail storefronts along SE MLK Jr Blvd. Spaces can be combined or demised.

- Floor to ceiling glass along SE MLK Jr Blvd and SE Ankeny St - with over 110' of frontage on both sides
- Ceiling heights ranging from 13' 4" - 16'
- Exposure to over 13,600 cars per day along SE MLK Jr Blvd with signals at Ankeny and Burnside streets
- Common area restrooms and storage space available



Lower Level:



Signature opportunity for a restaurant or traditional retail / showroom space.

- Floor to ceiling glass (over 20' tall) along SE Ankeny St & SE 3rd Ave
- Towering 26' 4" ceiling heights
- Circular storefront with expansive outdoor area for outdoor seating or display



CENTRAL EASTSIDE

URBAN
WORKS

Demographics	¼ Mile	½ Mile	1 Mile
2026 Population	1,597	5,268	32,471
Total Employees	4,157	12,631	89,788
Total Businesses	451	1,192	7,537
Median Household Income	\$74,457	\$71,335	\$66,569
Median Age	32.9	34.2	38.5
Any College	83%	82.5%	79.4%

Central Eastside | Located directly across the Willamette River from Downtown, the neighborhood fosters a culture of creativity by fusing historic industrial buildings with modern mixed-use developments. Many of the city's top restaurants and boutiques call the Central Eastside home, creating a unique, eclectic neighborhood synergy with activity throughout the day. The area is highly accessible by car, bike and public transit with the streetcar and multiple bus lines running through the neighborhood.



 **26,921 CARS PER DAY**
MLK JR BLVD @ E BURNSIDE ST

 **BIKER'S PARADISE**
BIKE SCORE

 **EXCELLENT TRANSIT**
TRANSIT SCORE

 **VERY WALKABLE**
WALK SCORE

