



FOR LEASE

THE FAIR-HAIRED DUMBBELL

11 NE MARTIN LUTHER KING JR. BLVD.
PORTLAND, OR 97214

+/-1,524 RSF

HIGH-VISIBILITY RETAIL SPACE

+/-775 RSF

MICRO RESTAURANT SPACE

PLEASE CALL FOR RATES

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

The Fair-Haired Dumbbell offers efficient and attractive modern creative office space in a highly-recognizable, newly constructed building. Three to four sides of exposure in each suite provide light and views. Sky bridges connect floors and add outdoor space.

LOCATION

The Burnside Bridgehead boasts some of the most innovative companies and cutting-edge office space in Portland. The Fair-Haired Dumbbell has it all including numerous near-by food, drink, and entertainment options, multiple modes of public transportation, free-way access, nearby parking, downtown proximity, and an ultra-collaborative environment.

HIGHLIGHTS

- 2nd generation retail space
- Neighborhood parking available
- Public transit accessible – 4 bus lines and the street car
- Secure bicycle parking and tenant shower facilities
- Shared outdoor spaces
- ADA restroom
- Full HVAC

**2nd Generation
Restaurant /
Retail Space**

**Neighborhood
Parking Available**

**Shared
Outdoor Spaces**

**Join Crema and
Interior Alchemy**



Walk Score
81



Transit Score
86



Bike Score
98

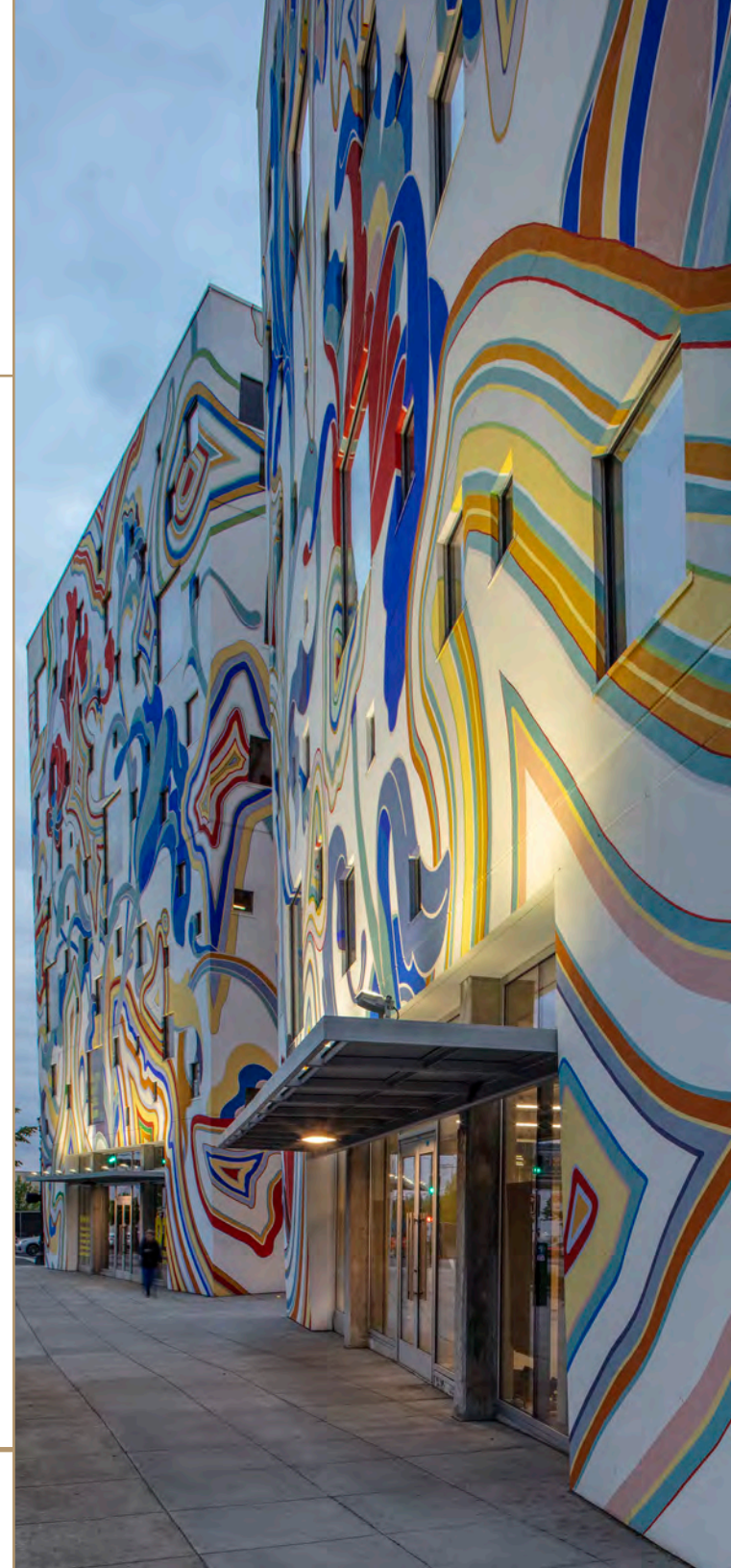


SUITE 1S MICRO RESTAURANT +/-775 RSF

- Fully functional micro-restaurant or commissary kitchen
- Type 1 hood, grease interceptor
- Small seating area or additional prep space
- ADA restroom
- Kitchen equipment list available upon request

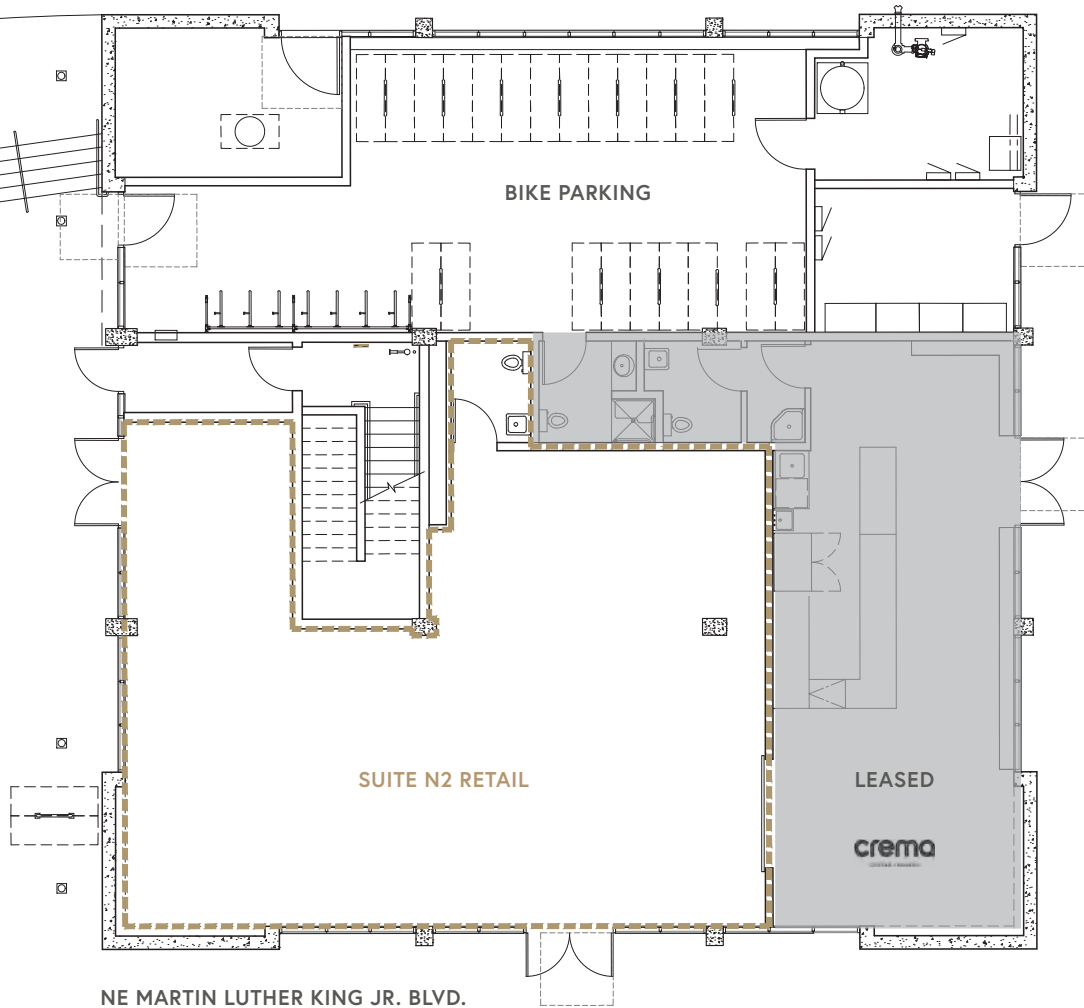


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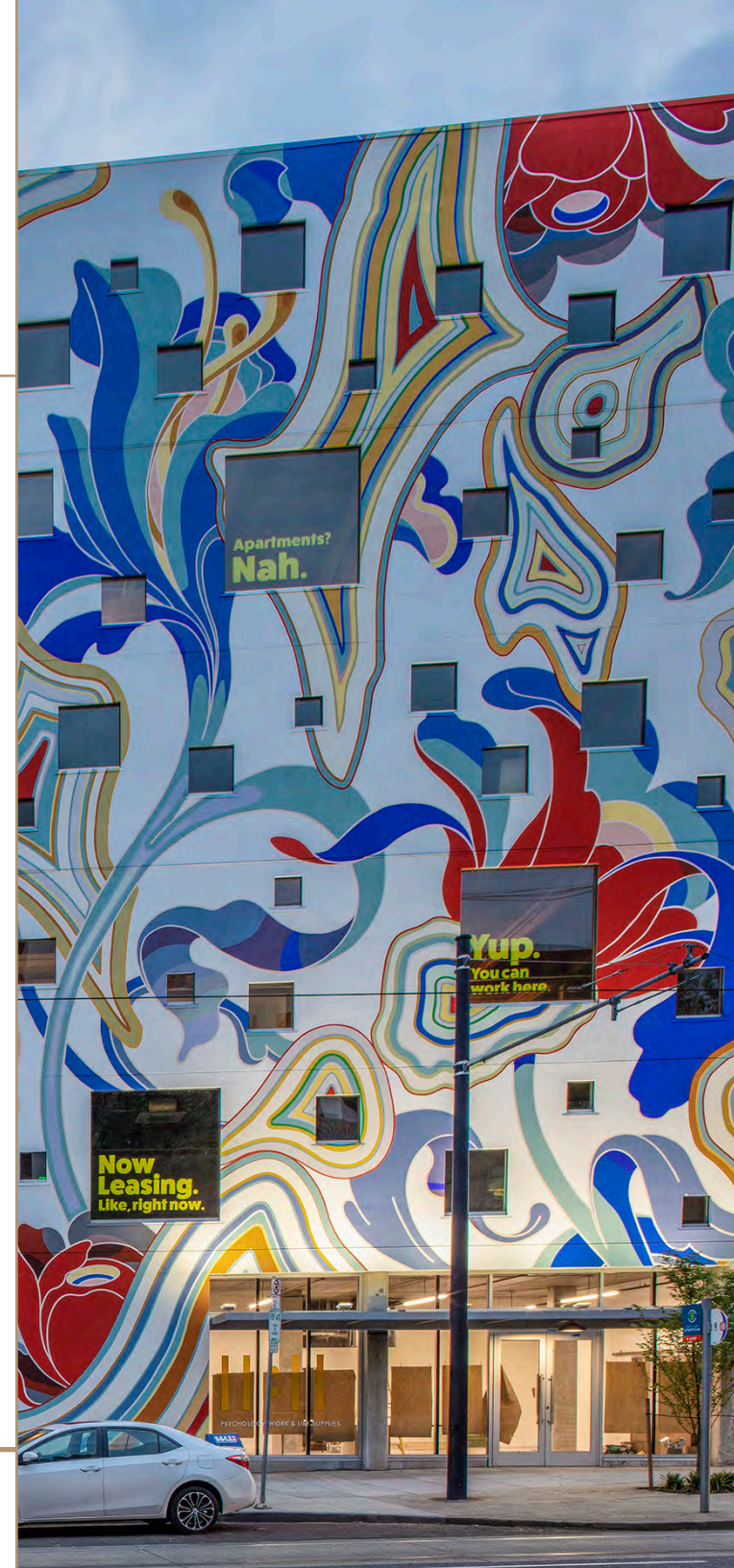


SUITE N2
RETAIL
+/-1,524 RSF

- Turn-key 2nd-gen retail space
- Large windows with highly visible frontage
- Within 1-mile radius: 92k daytime workers and 27k population
- +/-20k cars / day on NE MLK Jr. Blvd and NE Burnside Street



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WITHIN 1 MILE
RADIUS OF
THE PROPERTY:



27,501
Population



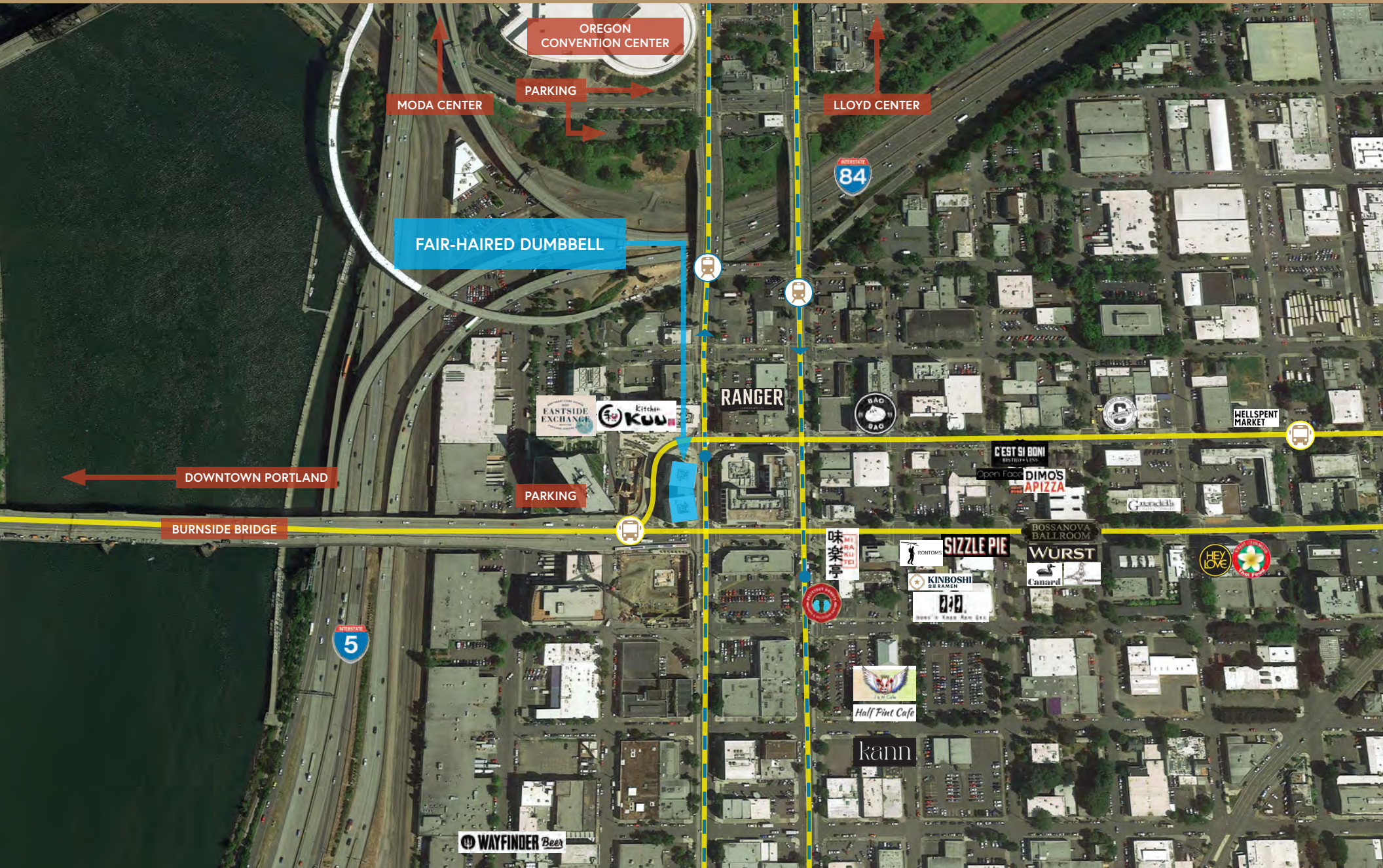
\$80,110
Average Household Income



92,487
Daytime Employment



20,832 ADT
Traffic Counts



OREGON
CONVENTION CENTER

MODA CENTER

PARKING

LLOYD CENTER

FAIR-HAIRED DUMBBELL

RANGER

EASTSIDE EXCHANGE

KUU

WELLSFENT MARKET

DOWNTOWN PORTLAND

PARKING

BURNSIDE BRIDGE

C'EST SI BON!

Open Face

DIMOS

APIZZA

BOSSANOVA BALLROOM

WURST

Canard

味楽亭

RENTONS

SIZZLE PIE

KINBOSHI

RAMEN

Q&Q

2017 100% 100% 100%

Half Pint Cafe

kann

WAYFINDER Beer