



FOR LEASE

THE FAIR-HAIRED DUMBBELL

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

+/-1,524 RSF
HIGH-VISIBILITY RETAIL SPACE

RATE: \$27/SF NNN

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LICENSED IN OREGON AND WASHINGTON

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 Retail Space

Neighborhood
Parking Available

Shared
Outdoor Spaces

Join
Crema,
Interior Alchemy,
and
Katsu Ramen



Walk Score
81



Transit Score
86

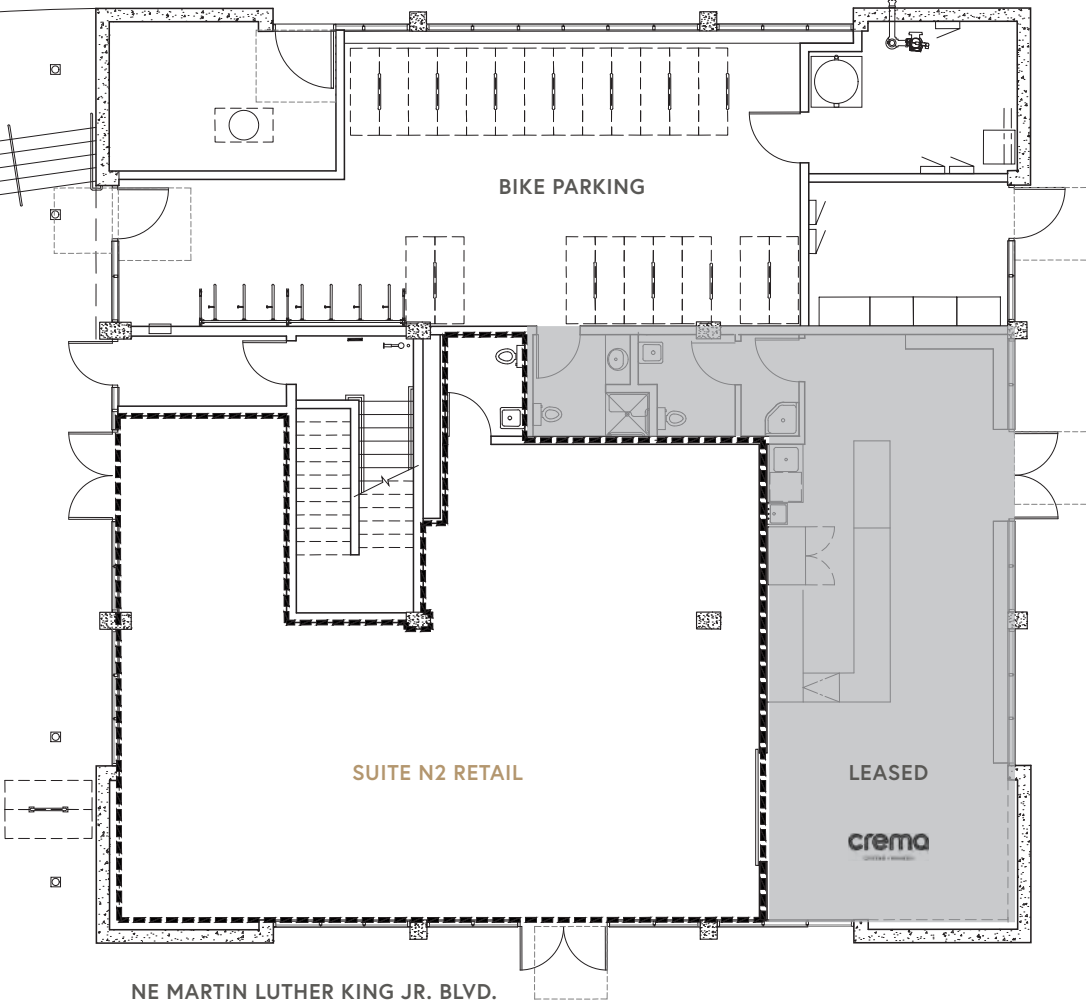


Bike Score
98



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 MLK Jr. and Burnside



THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY.



WITHIN 1 MILE
RADIUS OF
THE PROPERTY:



27,501
Population



\$80,110
Average Household Income



92,487
Daytime Employment



20,832 ADT
Traffic Counts

