



District
Office

**72,000 SF OF SMART WORKSPACE
IN THE CENTRAL EASTSIDE**

WINNER
of the 2017
Design
Excellence
Award



525 SE MLK Blvd.



Jones Lang LaSalle Brokerage, Inc.



District
Office

**21,000 SF AVAILABLE
FOR LEASE**



A Change of Scenery

Interconnected, double-height indoor/outdoor spaces allow a year-round connection to the neighborhood and to the outdoors giving occupants a fresh perspective for the task at hand.



State of the Art
Mass Timber
Construction



High-Efficiency
Mechanical
Systems and
Fixtures



Secure Bike
Storage with
Showers and
Lockers



Highly Coveted
Creative
Neighborhood



Opportunity
for Double-
Height Indoor/
Outdoor Spaces



12'10" Ceiling
Height
11' Floor to Ceiling
Sliding Windows



Easy Access
to Streetcar
and Bus Lines



Below-Grade
Structured
Parking

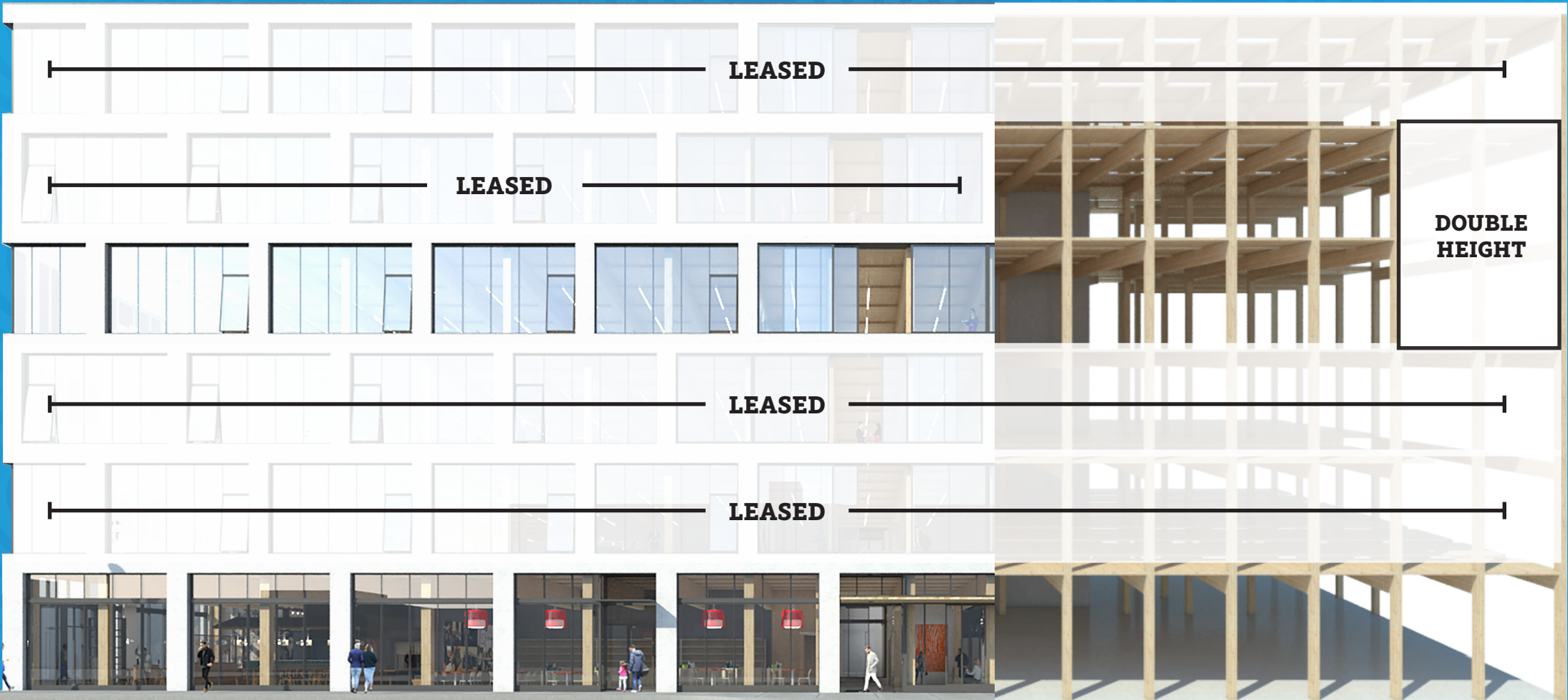
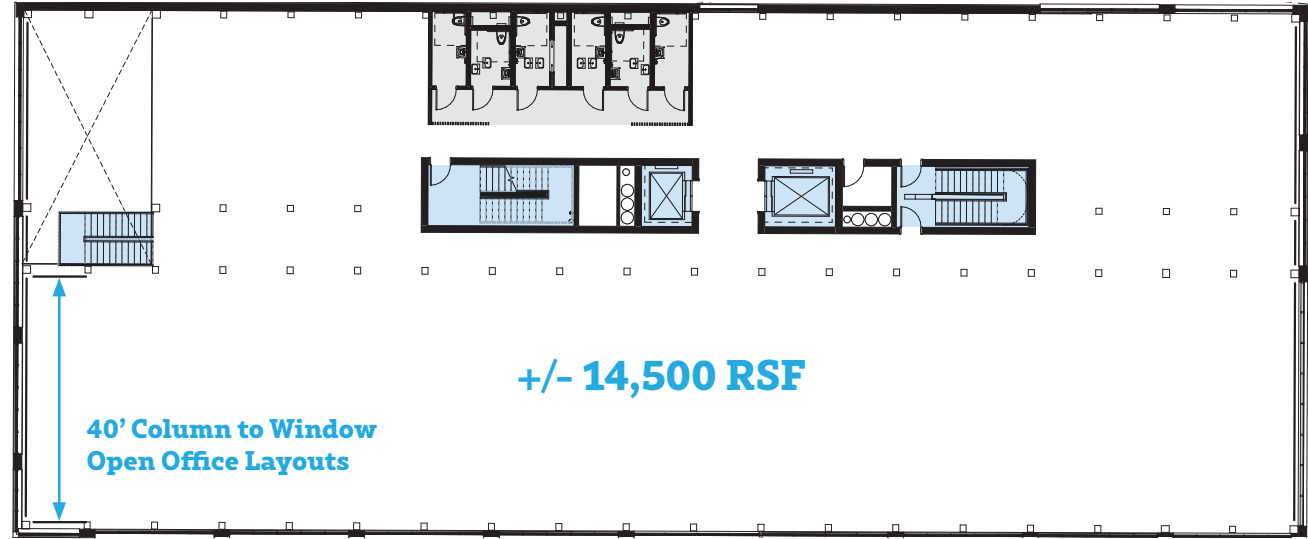
Spanning History

District Office combines the highly coveted character of historic buildings (exposed structure, large spans) with modern amenities, technological capabilities, and the energy-efficiency of new construction.

These next generation technologies fulfill the needs of the creative office workspace: flexibility and openness of interior layout, daylight, views, integration of energy efficient HVAC, and occupant health through biophilic design.



Typical Floor Plan



Benefits of Cross-Laminated Timber (CLT)

- + Performs exceptionally well in seismic testing
- + Has a lighter carbon footprint than steel or concrete
- + Results in little to no job site waste
- + 33% of the cost to heat and cool compared to steel or concrete
- + Benefits Oregon's rural economy

Uncommon Common Areas

Our ground floor is designed to allow for chance encounters with colleagues or other creatives in the building. District Office will offer curated food and retail spaces as well as outdoor lounge space.

Plus, we are surrounded by Portland’s hottest eateries, micro-distilleries, breweries, coffee roasters, studios, and gallery spaces that have transformed the Central Eastside from an industrial hub to the epicenter of Portland’s creative scene.



Neighborhood of Reinvention

84

Very Walkable
Close proximity to errands and Portland’s best bars and restaurants.

100

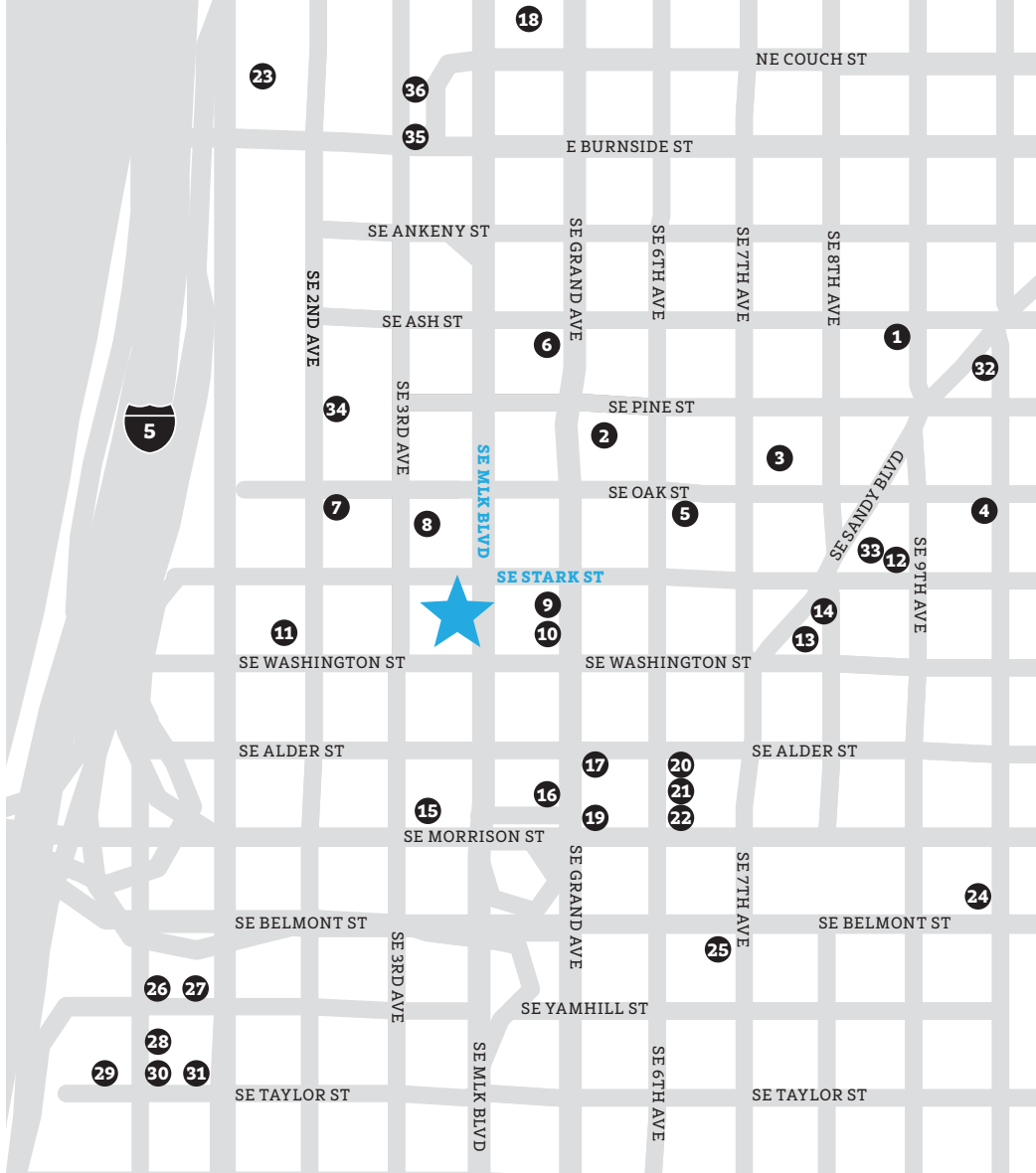
Bikers Paradise
Flat as a pancake, with excellent bike lanes.

83

Excellent Transit
Located on street car line, with multiple bus stops within blocks.

Commute to Key Neighborhoods

- 3 minutes to Downtown
- 10 minute bike ride to the Pearl
- 18 minute bus ride to Mississippi
- 27 minute walk to Hawthorne



- | | | |
|-----------------------|----------------------|----------------------|
| 1 Bar Casa Vale | 13 Taqueria Nueve | 25 Modern Times Beer |
| 2 Nicholas’ | 14 Rum Club | 26 Hair of the Dog |
| 3 Portland Roasting | 15 Le Bistro Montage | 27 Kure Juice |
| 4 Base Camp Brewing | 16 Bit House | 28 Boke Bowl |
| 5 Cooper’s Hall | 17 Kachinka | 29 Clarklewis |
| 6 Elvis Room | 18 Cup and Bar | 30 Bunk Bar |
| 7 Produce Row Cafe | 19 Dig A Pony | 31 Water Ave. Coffee |
| 8 Sheridan | 20 Loyal Legion | 32 Century Bar |
| 9 My Father’s Place | 21 Trifecta | 33 Danwei |
| 10 Slow Bar | 22 Robo Taco | 34 Wayfinder |
| 11 Olympia Provisions | 23 Knot Springs | 35 Cosube |
| 12 Push x Pull | 24 Cascade Brewing | 36 Kuu |



District Office

**FOR LEASING
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