



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.





ONE MAIN PL.

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



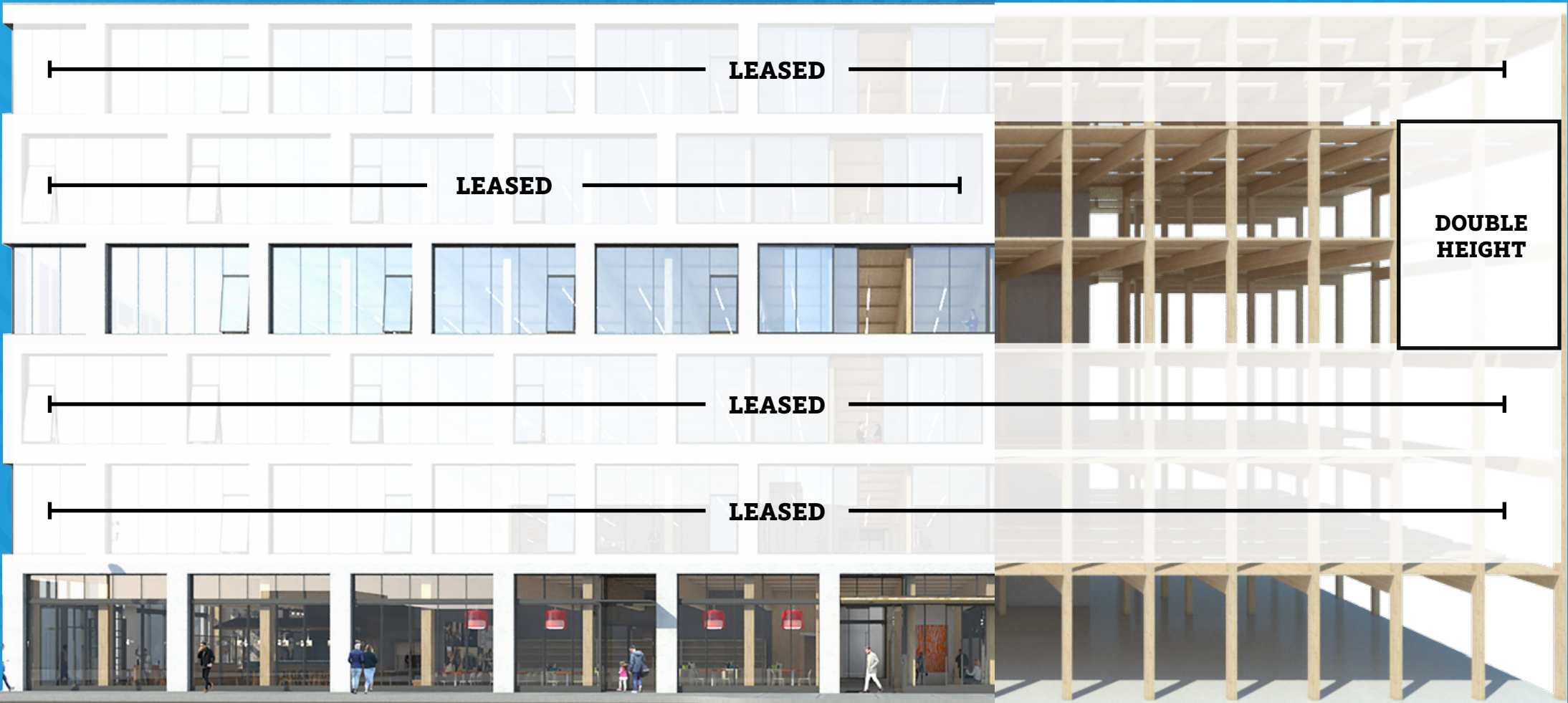
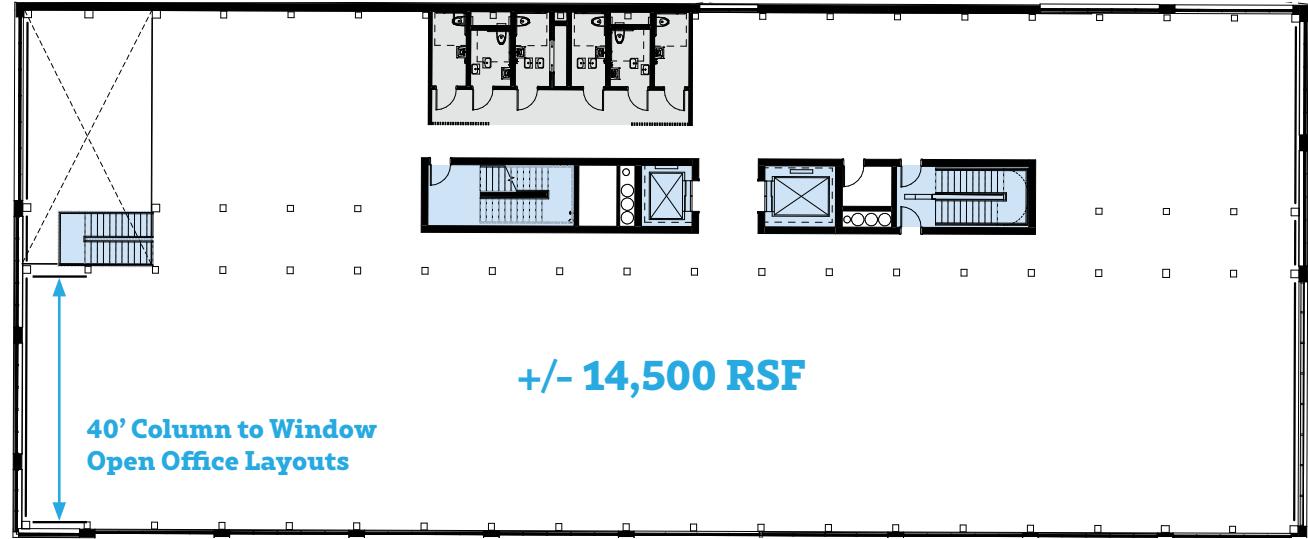
Spanning History

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.

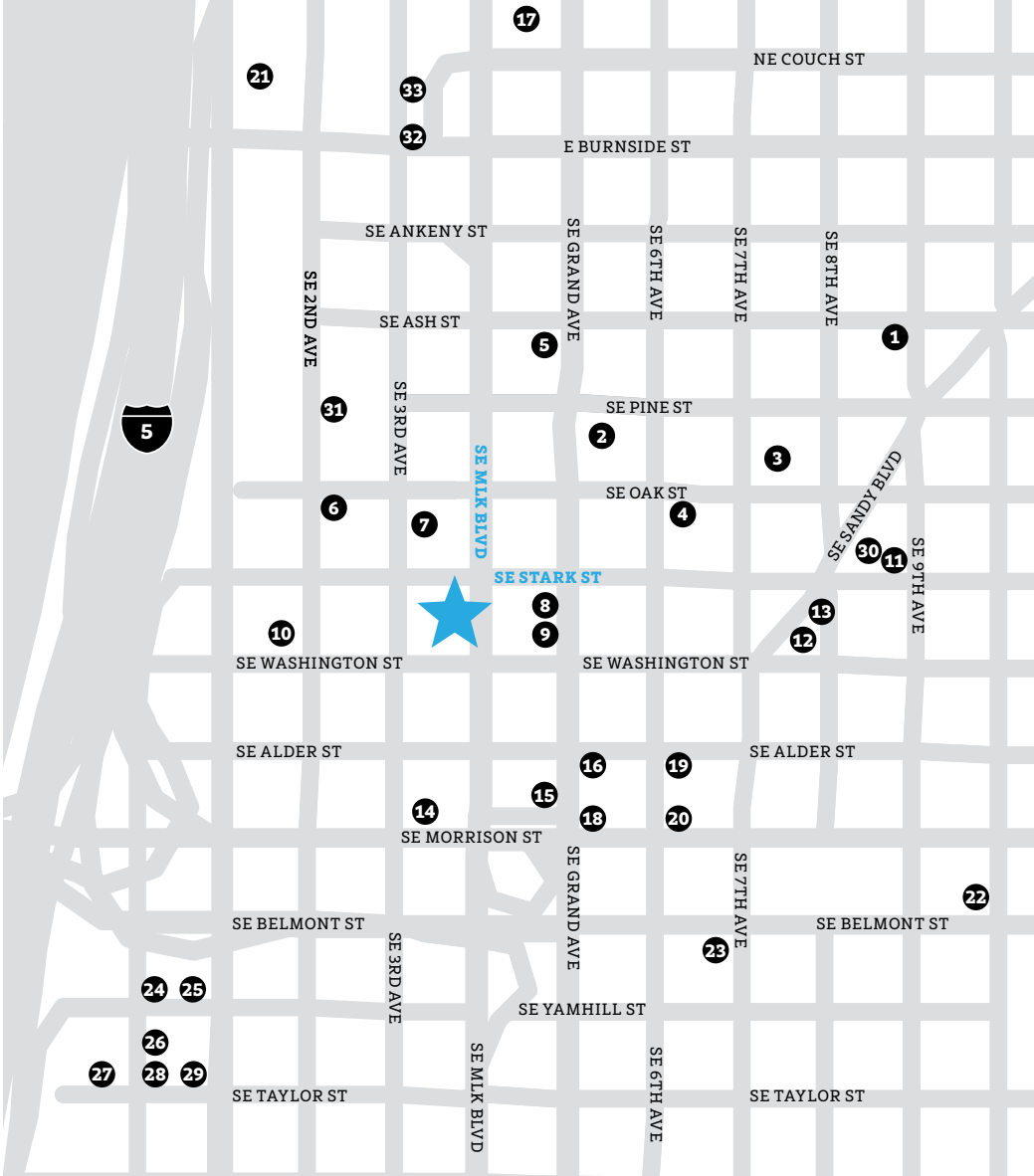
Commute to Key Neighborhoods

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 Rum Club             | 25 Kure Juice        |
| 2 Nicholas’           | 14 Montage Ala Carte    | 26 Boke Bowl         |
| 3 Portland Roasting   | 15 Bit House            | 27 Clarklewis        |
| 4 Cooper’s Hall       | 16 Kachka               | 28 Bunk Bar          |
| 5 Elvis Room          | 17 Ranger Chocolate Co. | 29 Water Ave. Coffee |
| 6 Produce Row Cafe    | 18 Dig A Pony           | 30 Danwei            |
| 7 Sheridan            | 19 Loyal Legion         | 31 Wayfinder         |
| 8 My Father’s Place   | 20 Robo Taco            | 32 Cosube            |
| 9 Slow Bar            | 21 Knot Springs         | 33 Wa Kitchen Wuu    |
| 10 Olympia Provisions | 22 Cascade Brewing      |                      |
| 11 Push x Pull        | 23 Modern Times Beer    |                      |
| 12 Taqueria Nueve     | 24 Hair of the Dog      |                      |



## District Office

**FOR LEASING  
INFORMATION  
CONTACT**

**JAKE LANCASTER**  
Licensed in OR  
**+1 503 972 8612**  
jake.lancaster@am.jll.com

**[districtofficepdx.com](http://districtofficepdx.com)**

Jones Lang LaSalle Brokerage, Inc.

1120 NW Couch St., Suite 500, Portland, OR 97209

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