



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**



**State of the Art  
Mass Timber  
Construction**



**High-Efficiency  
Mechanical  
Systems and  
Fixtures**



**Secure Bike  
Storage with  
Showers and  
Lockers**



**Highly Coveted  
Creative  
Neighborhood**



## 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.



**Opportunity  
for Double-  
Height Indoor/  
Outdoor Spaces**



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



**Easy Access  
to Streetcar  
and Bus Lines**

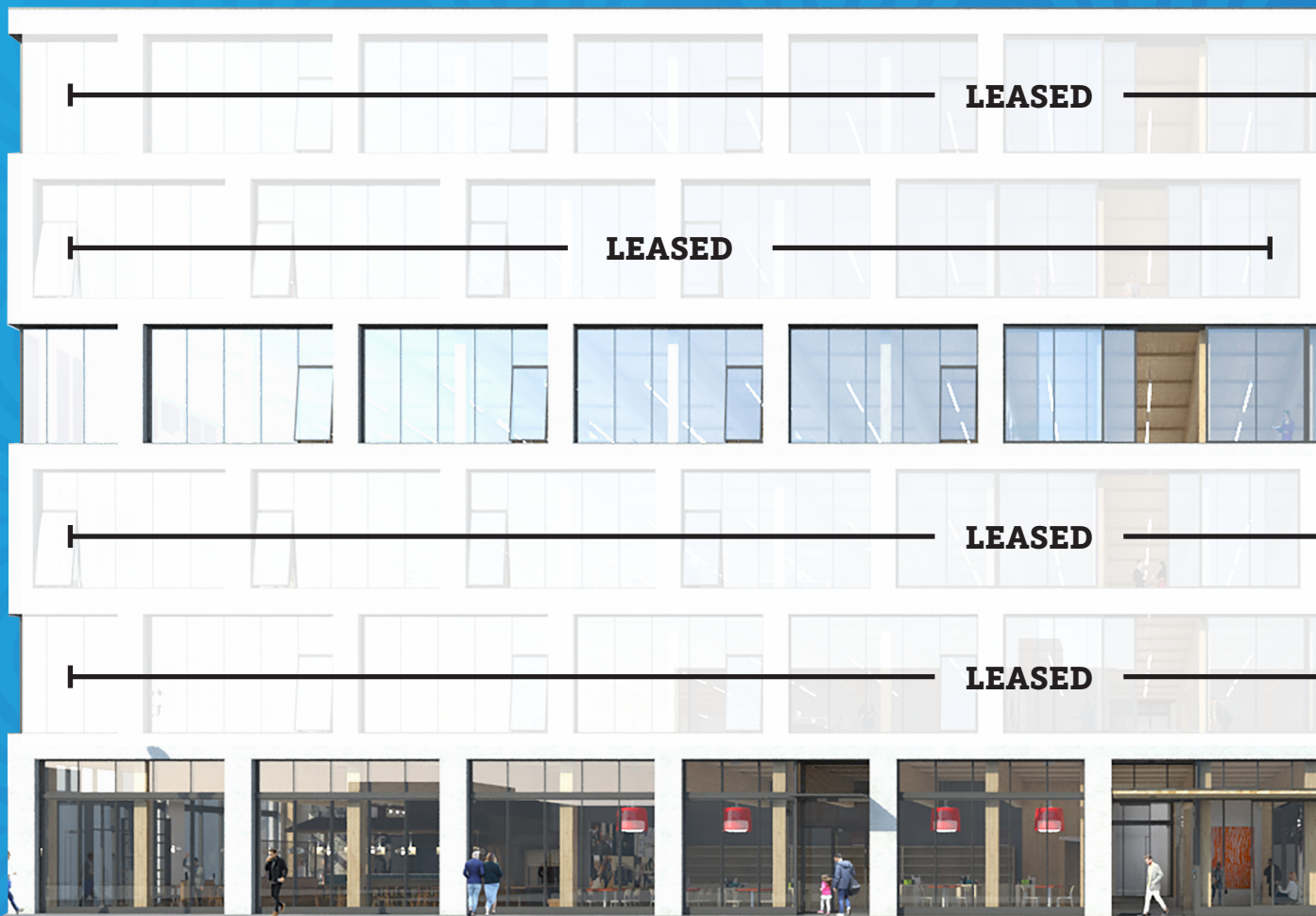


**Below-Grade  
Structured  
Parking**

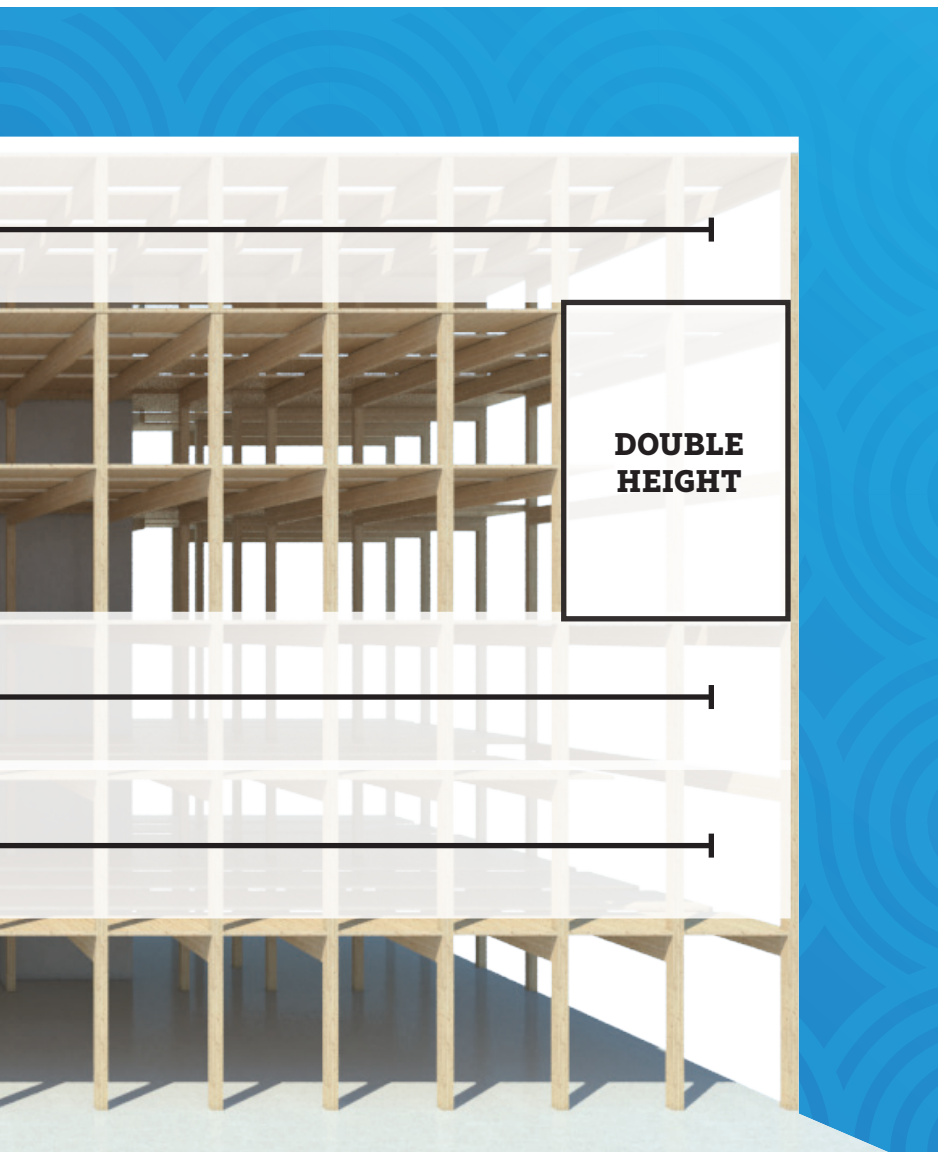
## Spanning History

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

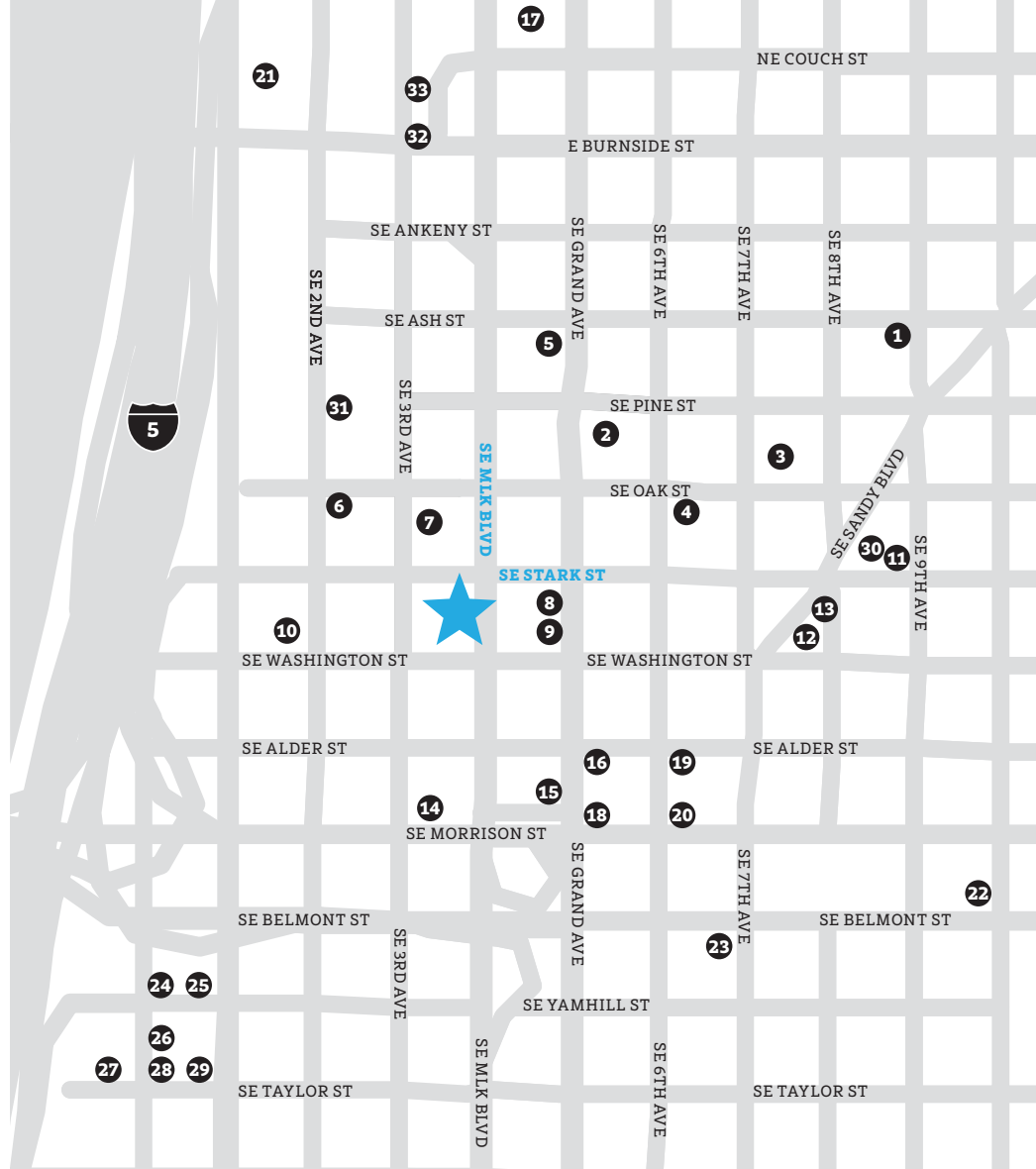
Flat as a pancake, with excellent bike lanes.



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      |                      |

**DO** *your thing.*

## District Office

**FOR LEASING  
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