

FOR LEASE

THE FAIR-HAIRED DUMBBELL

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

+/-2,000-4,100 RSF CREATIVE OFFICE

SUITE 2 NORTH: \$28.50/RSF NNN

SUITE 6 NORTH: \$29.50/RSF NNN

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LICENSED IN THE STATE OF OREGON

The Fair-Haired Dumbbell offers efficient and attractive modern creative office space in a highly-recognizable, newly constructed building. Three 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 nearby food, drink, and entertainment options, multiple modes of public transportation, freeway access, nearby parking, downtown proximity, and an ultra-collaborative environment.



Walk Score
81



Transit Score
86



Bike Score
98

HIGHLIGHTS

- Highly efficient building – low 4% load factor
- Seismically resilient – meets most stringent international building code
- Parking available
- Public transit accessible – 4 bus lines and the street car
- NNNs capped at \$6/RSF for years 1-3 of 5-year leases
- Secure bicycle parking and tenant shower facilities
- Tenant improvement allowance
- Suites have 3 sides of glass with city and river views

Highly Efficient

Low 4% load factor

Seismically Resilient

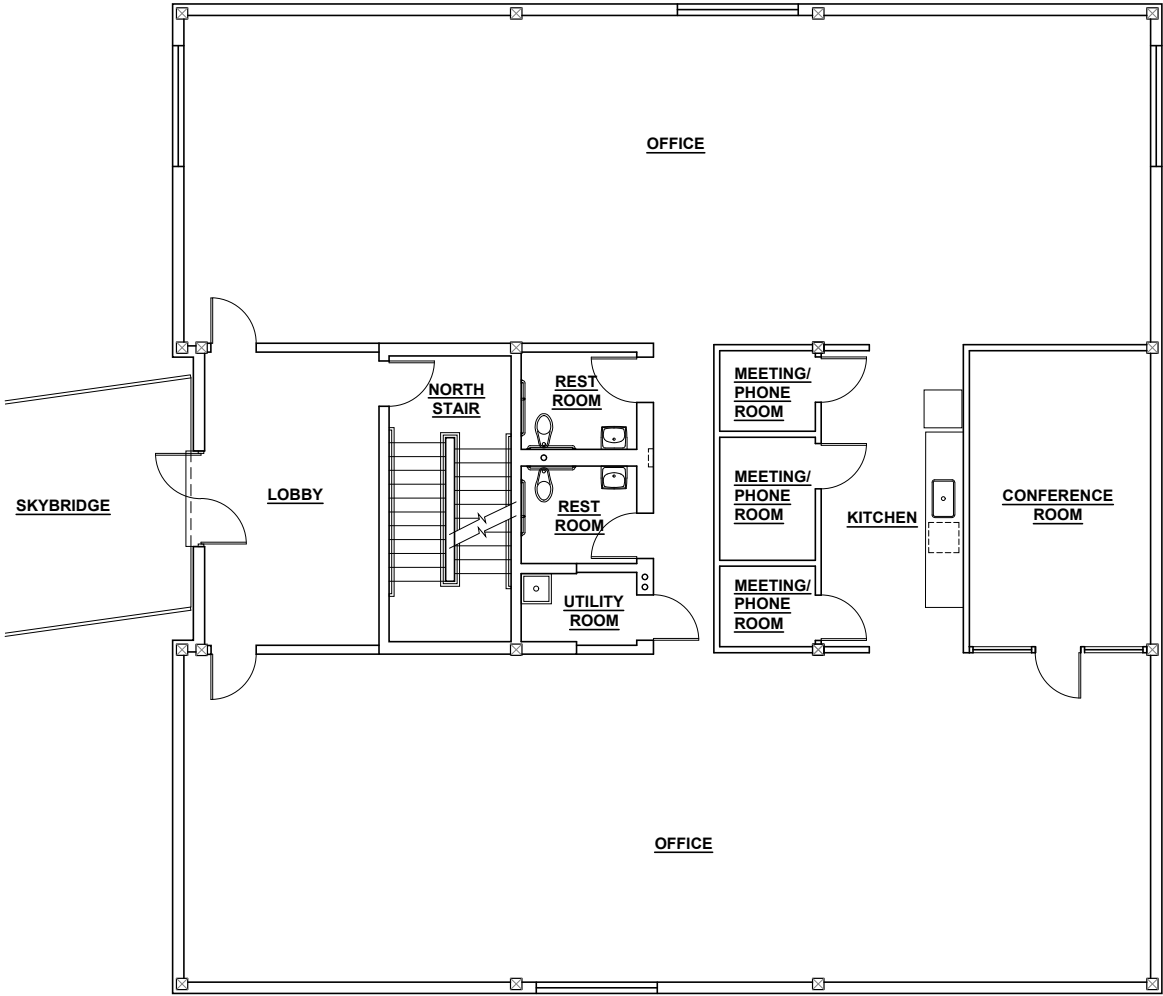
Meets most stringent international building code

Parking Available

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for years 1-3
of 5-year leases



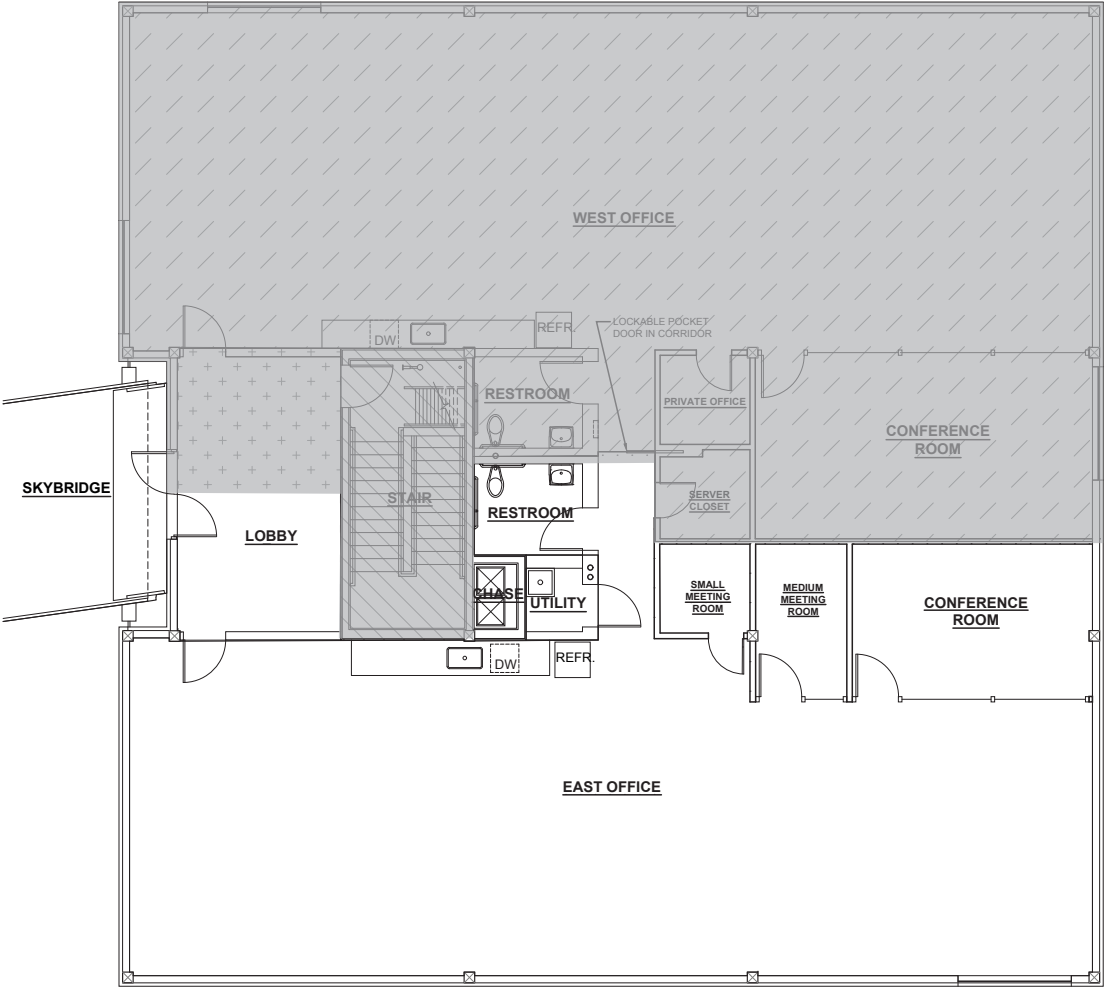
SUITE 2 NORTH | +/-4,028 RSF (FLOORS CAN BE DEMISED TO 2,000+ RSF)



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



SUITE 6 NORTH (EAST OFFICE) | +/-2,132 RSF



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OREGON CONVENTION CENTER

MODA CENTER

PARKING OPTIONS

LLOYD CENTER

FAIR-HAIRED DUMBBELL

DOWNTOWN PORTLAND

BURNSIDE BRIDGE

EASTSIDE EXCHANGE

KUDU Kitchen

TILT

COSUBE

Ristretto Roasters

CIDER RIOT!

C'EST SI BONI

BOSSANOVA BALLROOM

SIZZLE PIE

WURST

Doug Fir

TEA CHAI TE

Half Pint Cafe

Nicholas RESTAURANT

WAYFINDER Beer

INTERSTATE 5

INTERSTATE 84