

# FOR LEASE



## 111 NE MLK BLVD

Office/Retail 1,986 RSF

2nd Generation Cafe Space

Please call for price or to schedule a tour

DO NOT DISTURB THE TENANT



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# THE BUILDING



Located on the corner of NE Couch and NE Martin Luther King Boulevard, this corner space is filled with natural light, and street frontage on 2 sides. Just at the end of the Burnside Bridge facing one of the busiest commuting corners on the Inner Eastside. This location is surrounded by street parking as well as private lots, steps from the Street Car line and access to the Convention Center, MODA Center as well as Max lines to access all quadrants of the city.

## DESIRED USES

Coffee shop, gallery, soft goods retail, service retail, furniture showroom, creative office





# THE SPACE

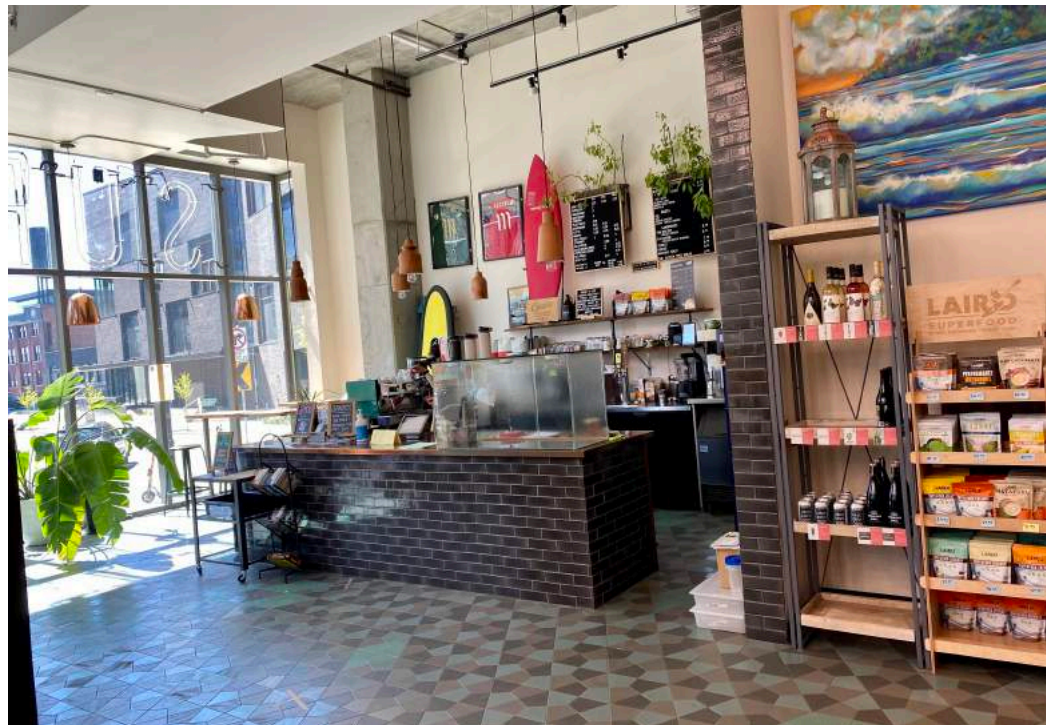
## NOW AVAILABLE

**1,986 RSF**

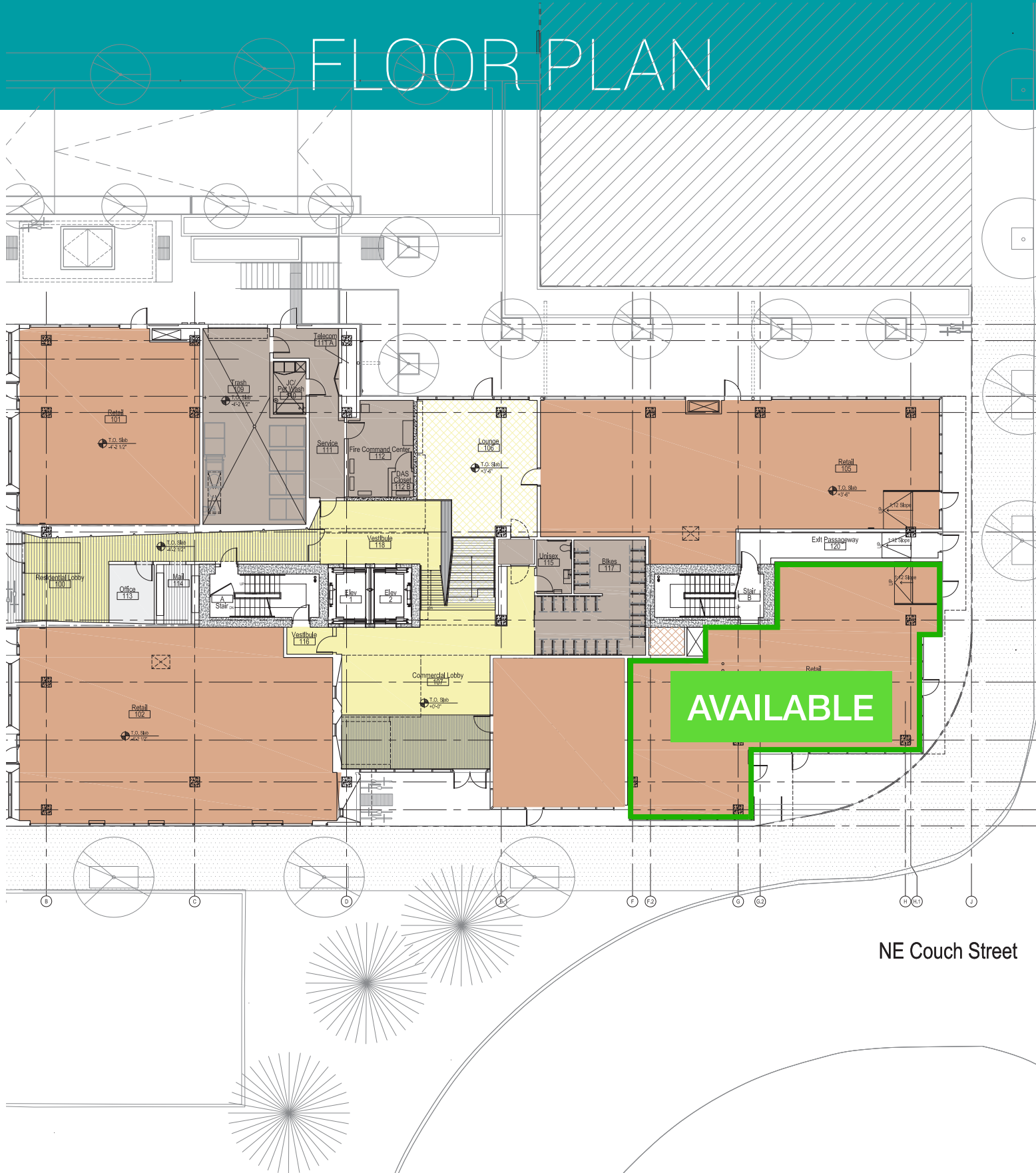
2nd generation cafe/coffee shop on a busy corner with floor to ceiling windows facing NE MLK and Couch street. Great opportunity for a retail or creative team looking to offer a few different services to the public.

## ADDITIONAL FEATURES

- Corner unit
- Floor to ceiling windows
- Tall ceilings
- Polished concrete and custom tile
- Outdoor seating areas to the East and South
- ADA Restroom
- Plumbed coffee island
- Back kitchen area w/grease trap
- Office and storage in the space



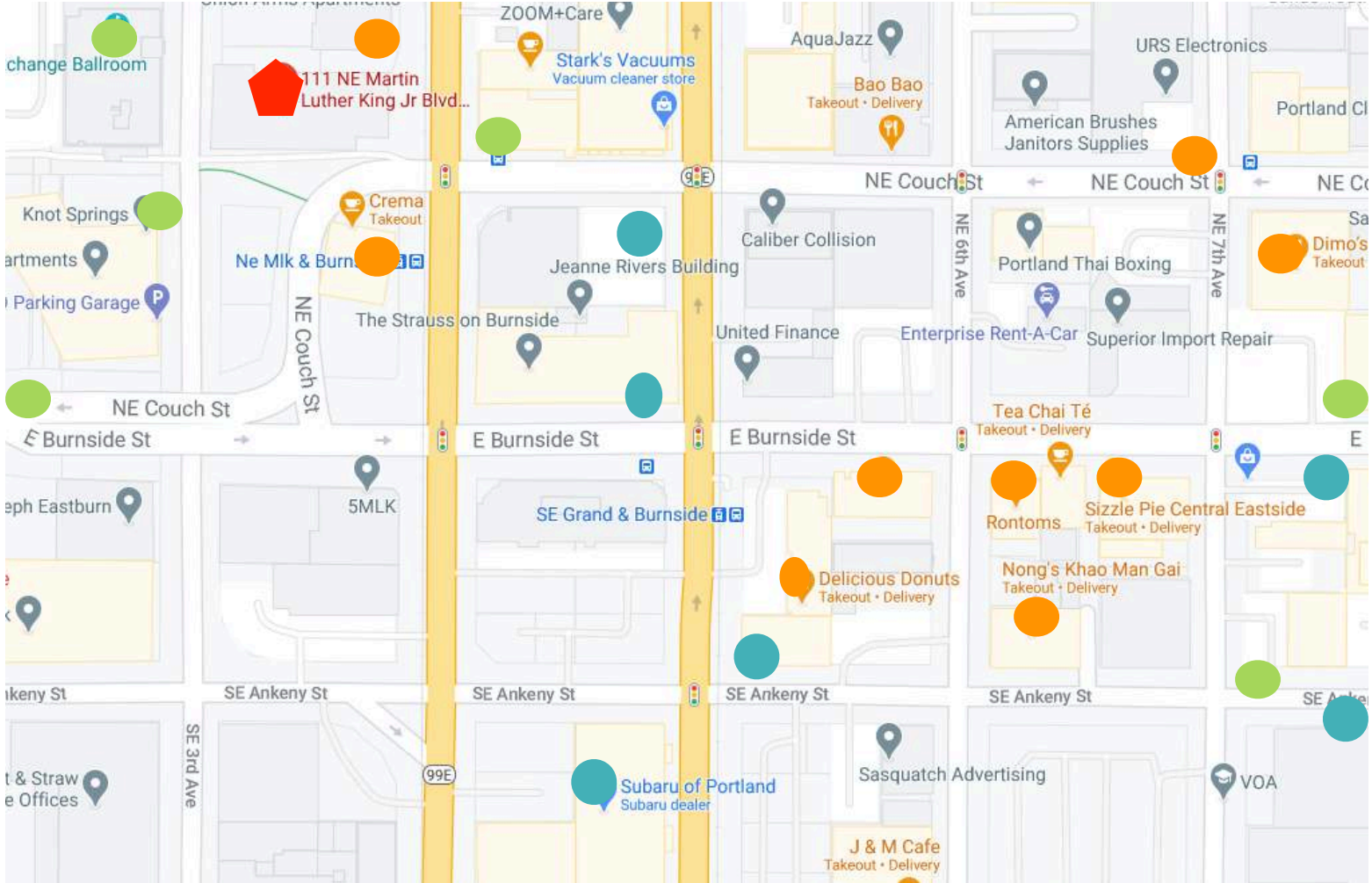
# FLOOR PLAN



2015



# THE NEIGHBORHOOD



## SHOP

Sheridan's Market  
Hippo Hardware  
Old Town Music  
Redux Boutique  
Coy & Co. Curatorial  
Floral  
O'Reilly Autoparts  
Subaru of Portland  
Wild Roots Spirits  
Tasting Room  
Rains Store Portland

## EAT

Crema Coffee  
Canard  
Sizzlie Pie  
Kuu  
Mirajutei Sushi &  
Ramen  
Rontoms  
Delicious Donuts  
Nong's Khao Man Gai  
Gai  
J & M Cafe  
f&b Cafe

## PLAY

Knot Springs Day Spa  
Exchange Ballroom  
Willamette River  
Eastbank Esplanade  
Duckworth Dock  
Portland Rock Gym  
Reconstructed Wellness  
Revolution Hall  
Moda Center



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