



# NOW AVAILABLE

FOR SALE OR LEASE

1234 MLK BUILDING

11,400 SF

1234 SE Martin Luther  
King Jr Blvd.  
Portland, OR

**Rare Central Eastside Industrial District flex  
building with great access**

- Competitive lease rates and terms for qualified tenants
- Two-story building with notable visibility
- Abundant selection of neighborhood amenities
- Seller financing available to qualified buyers
- Tenant improvement allowance available
- Call for lease rates and sales price



**Mike Malone**

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503 972 8609

[jll.com](http://jll.com)

Jones Lang LaSalle Americas, Inc. License #: CO508577000

# 1234 MLK BUILDING

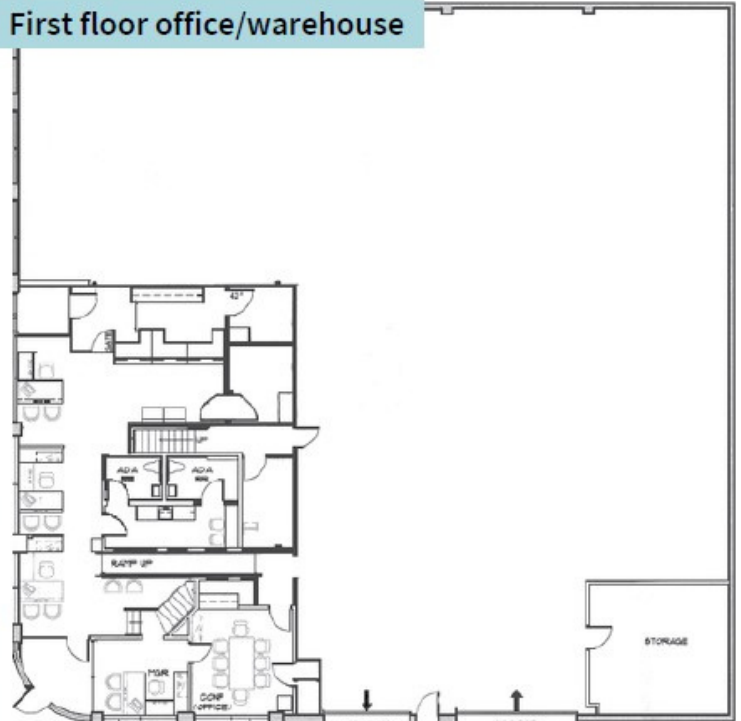
11,400 SF

## Building Details

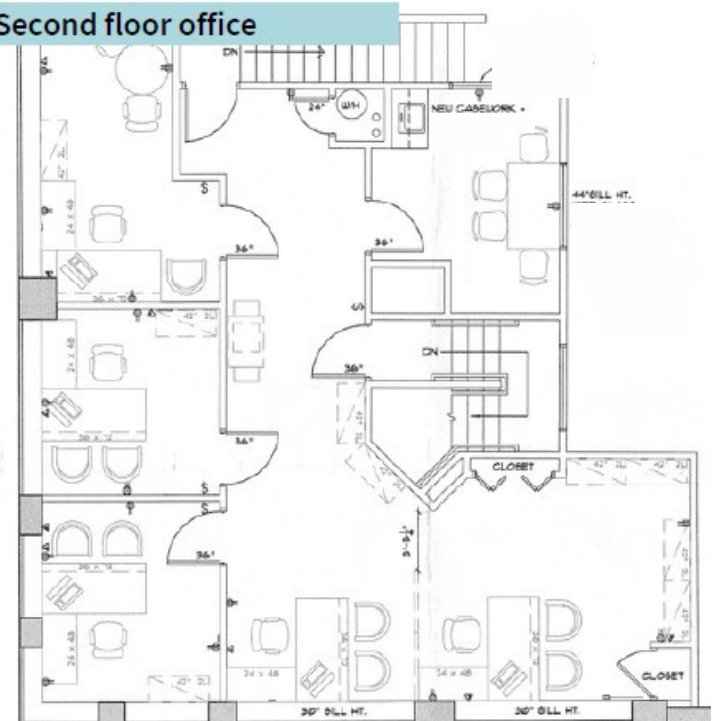
- 3,600 SF two story office space
- 7,800 SF warehouse
  - 17' clear height
  - Two large drive-in doors on SE Main
  - Heavy power
  - Sprinklered
  - Zoned Central Employment (EX)
  - Warehouse striped for 14 parked vehicles



## First floor office/warehouse



## Second floor office



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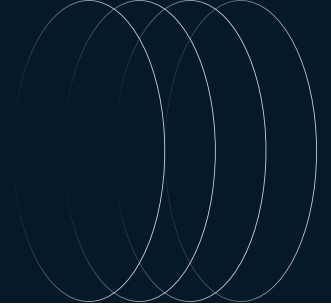
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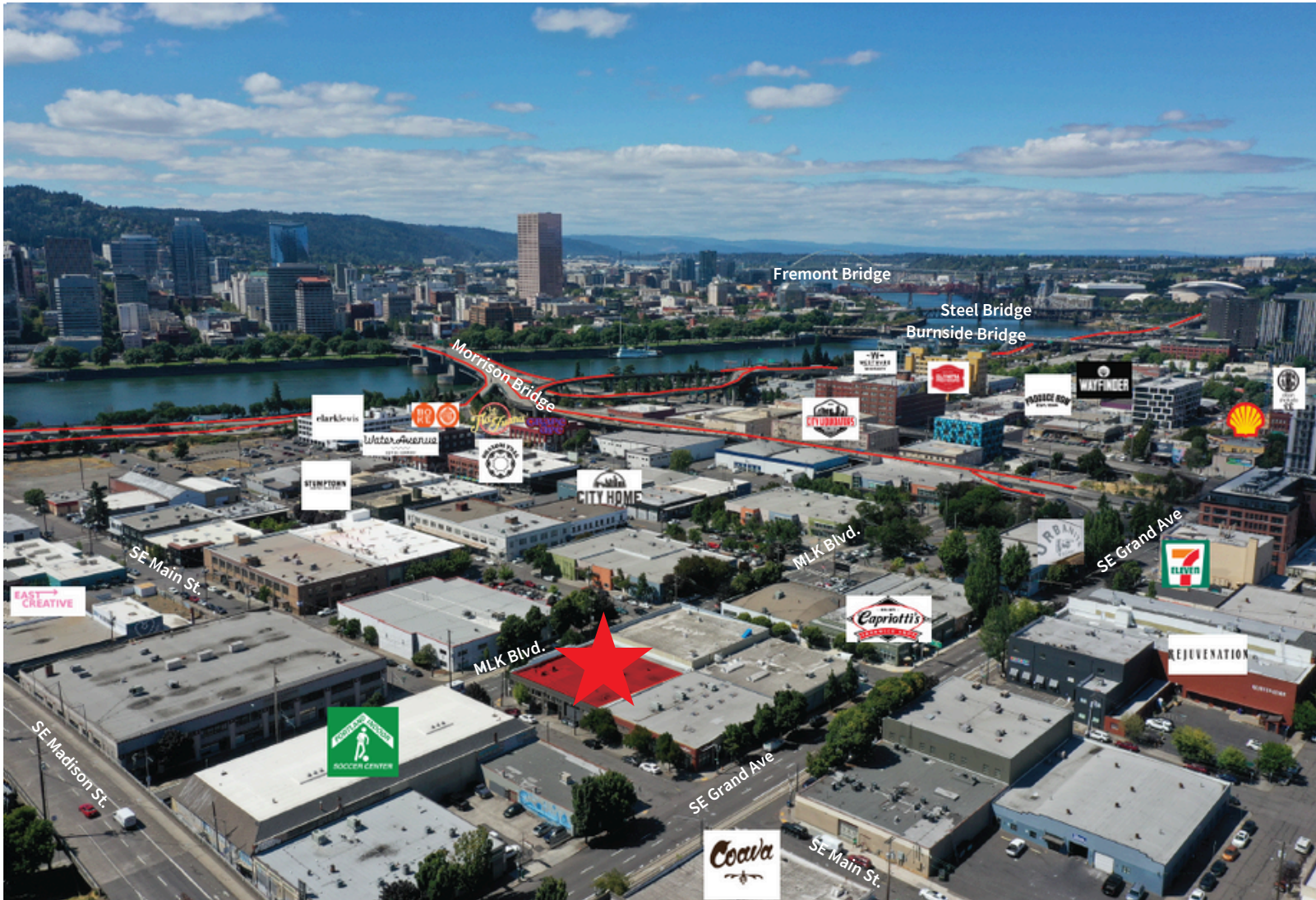
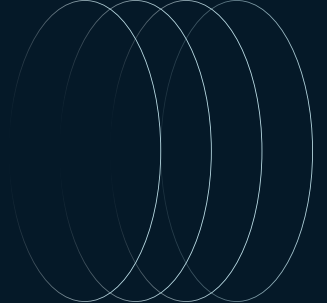
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## Neighborhood Amenities



10.5 miles to PDX Airport



1.5 miles to CBD



9.1 miles to  
Vancouver

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