



bside6  
524-542 E Burnside

FOR LEASE OR FOR SALE

Colliers



# bSIDE6

Colliers is pleased to present the opportunity to purchase or lease bSIDE6, an architectural award-winning 27,500 SF boutique, mixed-use building located in one of Portland's most dynamic neighborhoods. The seven-story building with concrete, steel, and glass construction includes multiple city rooms/bump-outs extending over the sidewalk providing natural lighting, dramatic views, and distinctive workspaces. Walkable amenities, excellent transit access, and uncompromising quality and design make bSIDE6 an extremely rare opportunity of buyers and tenants in this size range.



# Investment Upside

- > Available space ranging from 1,345 SF to 3,782 SF
- > Turnkey office spaces
- > Potential building signage/branding opportunity
- > Flexible floor plates with ability to demise
- > Explore commercial condo or other re-use opportunities
- > Currently 38.8% leased; recent expansion and lease extension for ground floor tenant



# Property Summary

Street Address	524 E Burnside St
Gross Building Area	27,500 SF
Net Rentable Area	24,126 RSF
Number of Stories:	7
Year Built	1990
Land Area	0.09 AC; 3,920 SF
Zoning	EX (Central Employment)
FAR	3:1
Maximum Height	65 ft
Pricing	Call for Rates

# Best in class, architecturally significant mixed-use building

Post-tension concrete construction

10' +/- ceiling heights

Polished concrete floors

Floor to ceiling glass

Unique outdoor balconies on each  
floor

Dramatic City Views

Meets current seismic codes

Operable windows

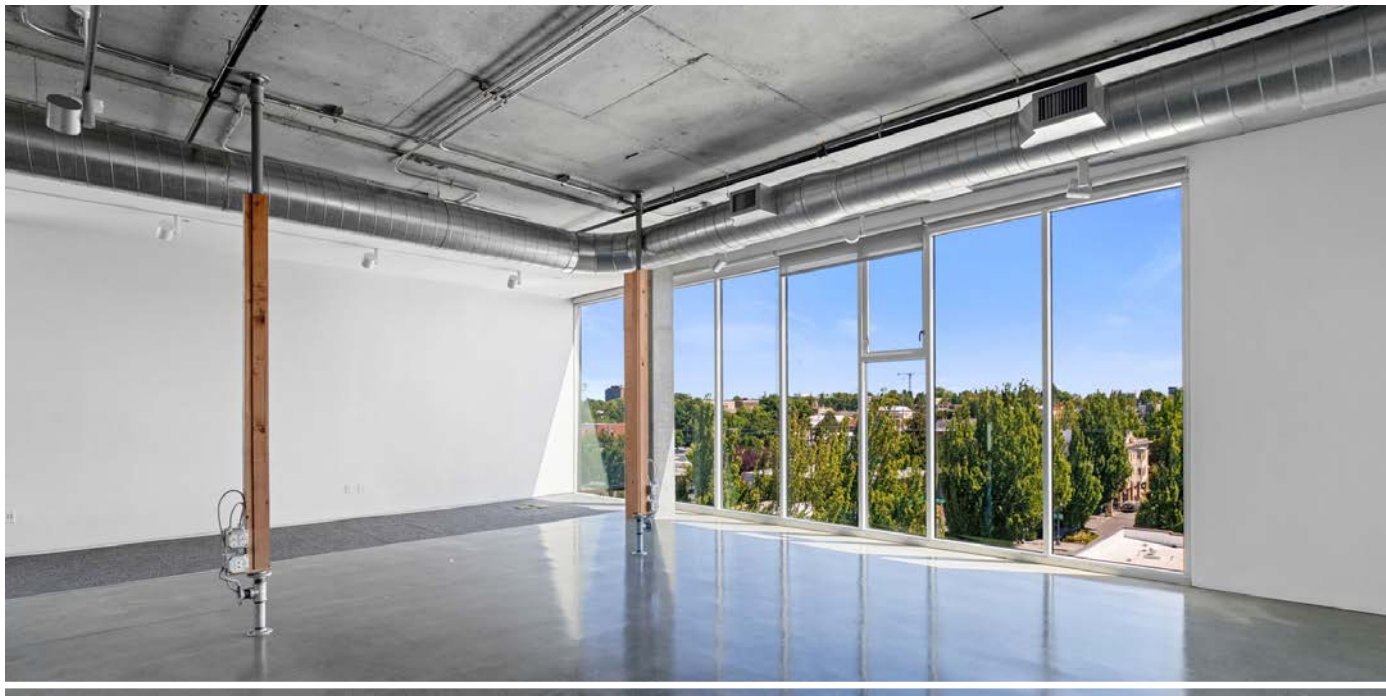
Elevator served / two stairwells

Abundant natural light

Secure card access

Lobby bike storage

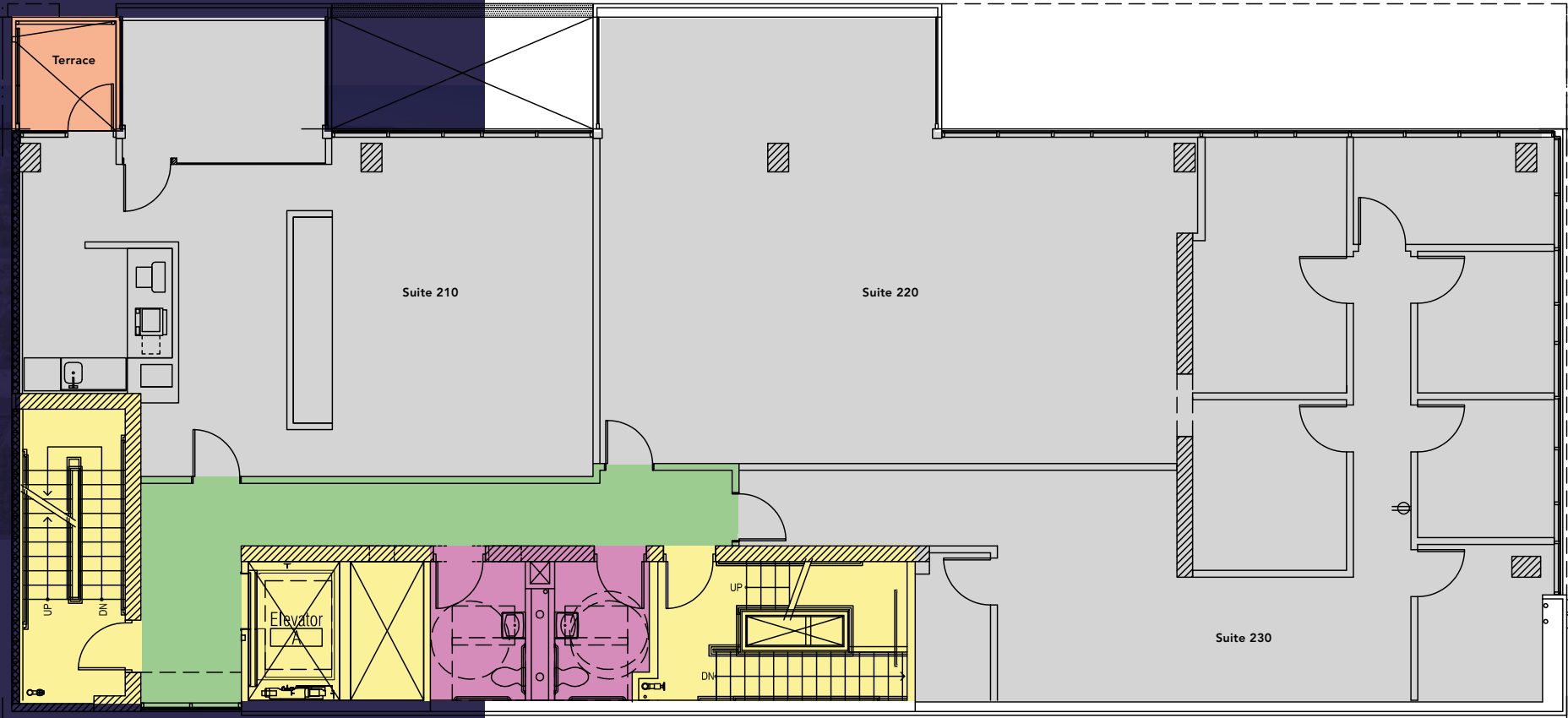
Multiple restrooms and  
kitchenettes per floor





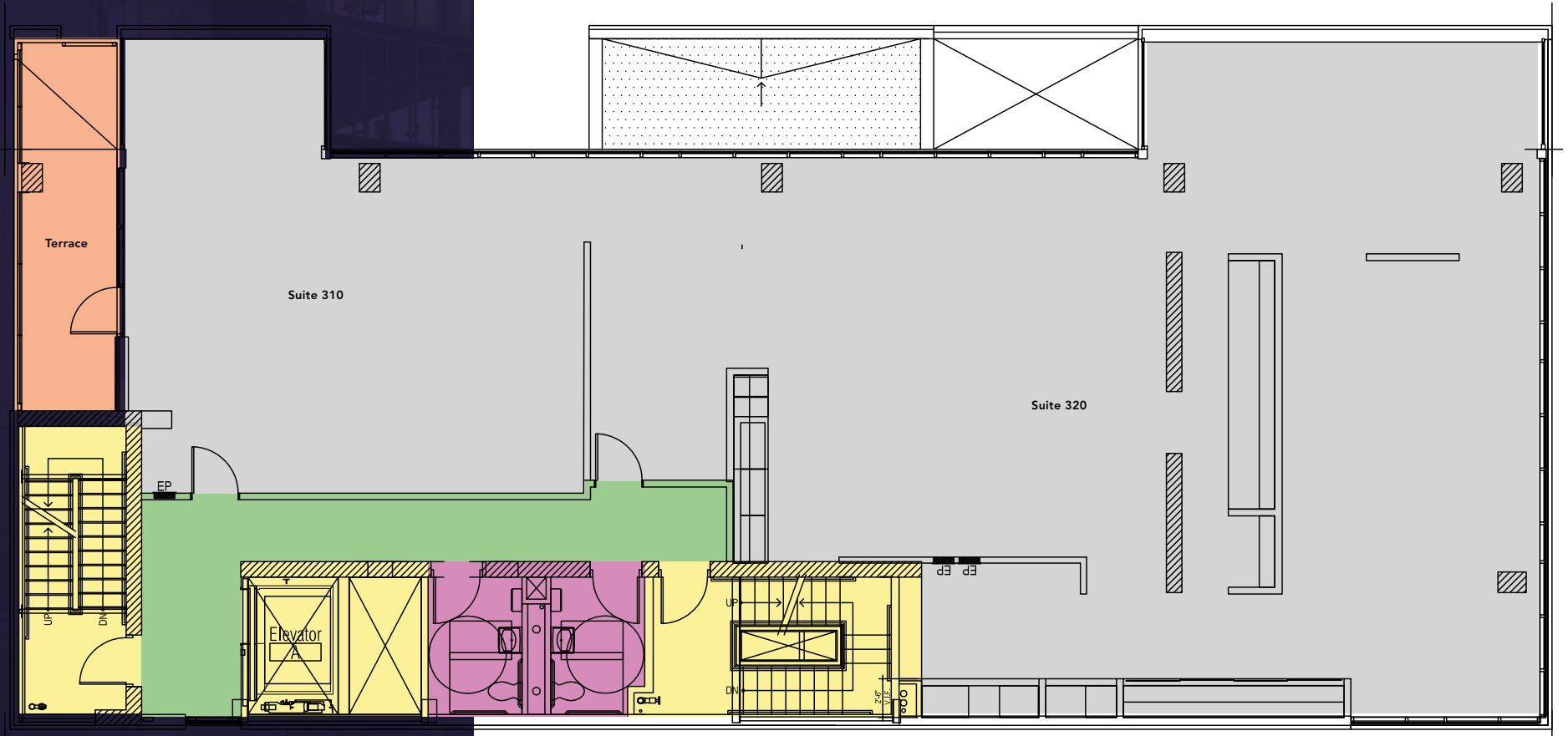
# Second Floor

3,513 SF



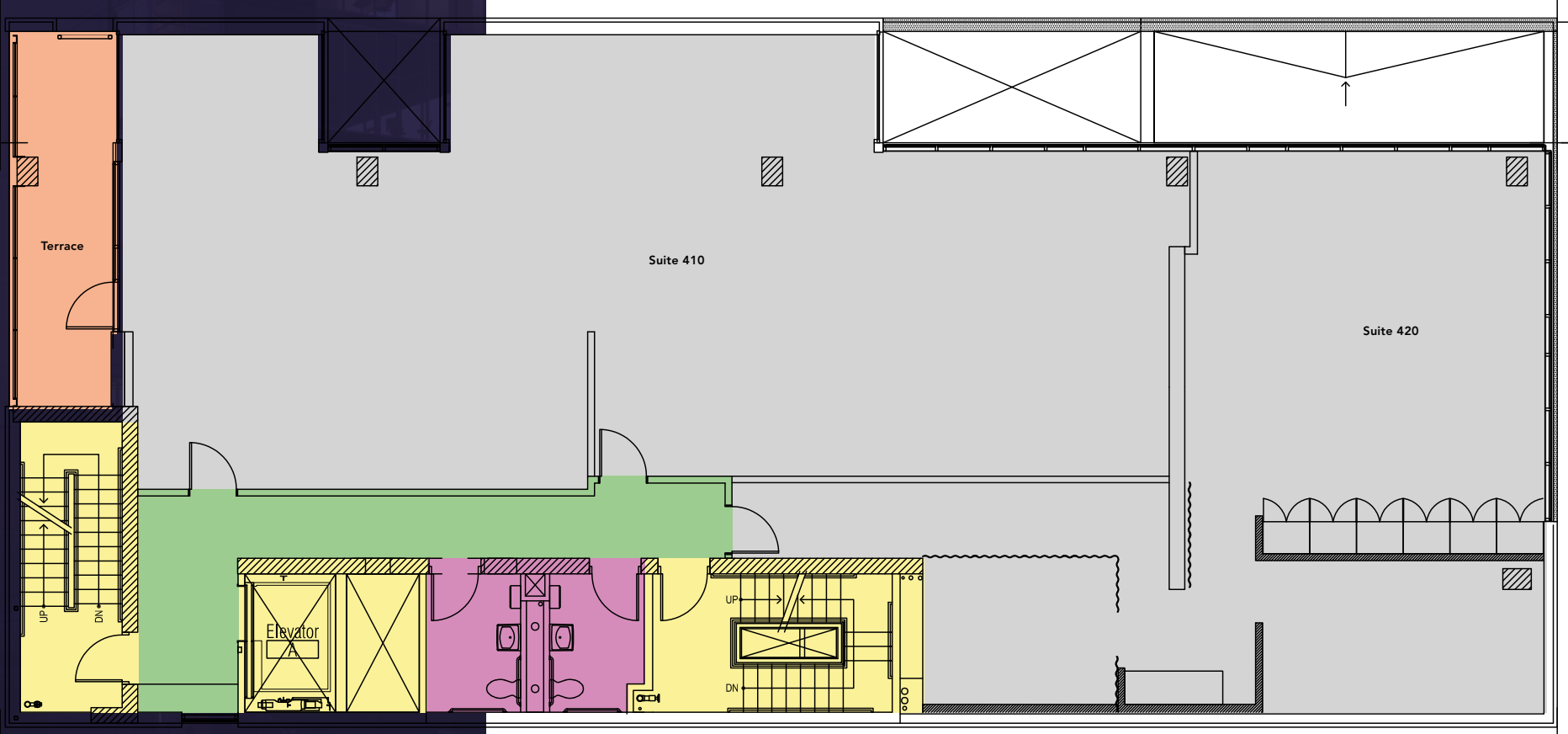
# Third Floor

3,567 SF



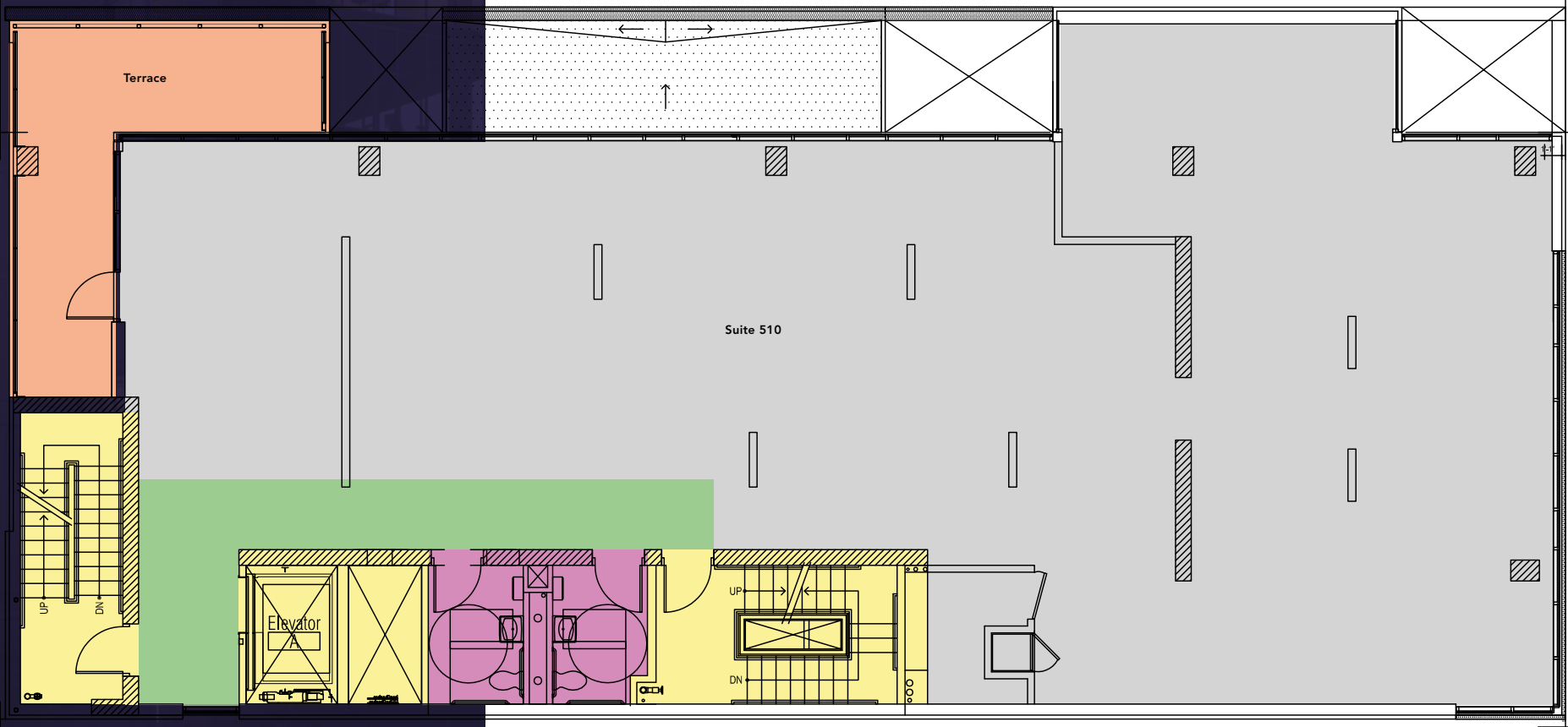
# Fourth Floor

3,557 SF



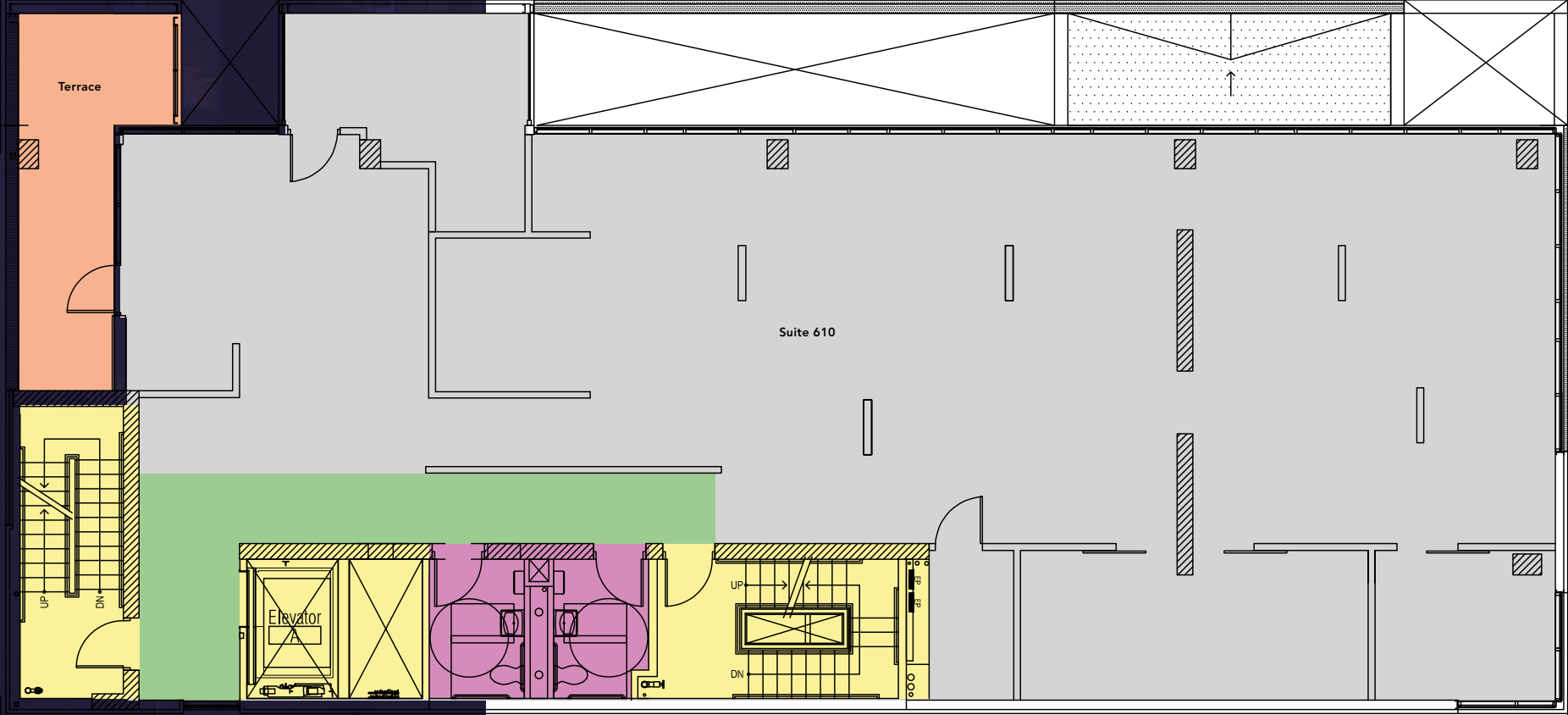
# Fifth Floor

3,547 SF



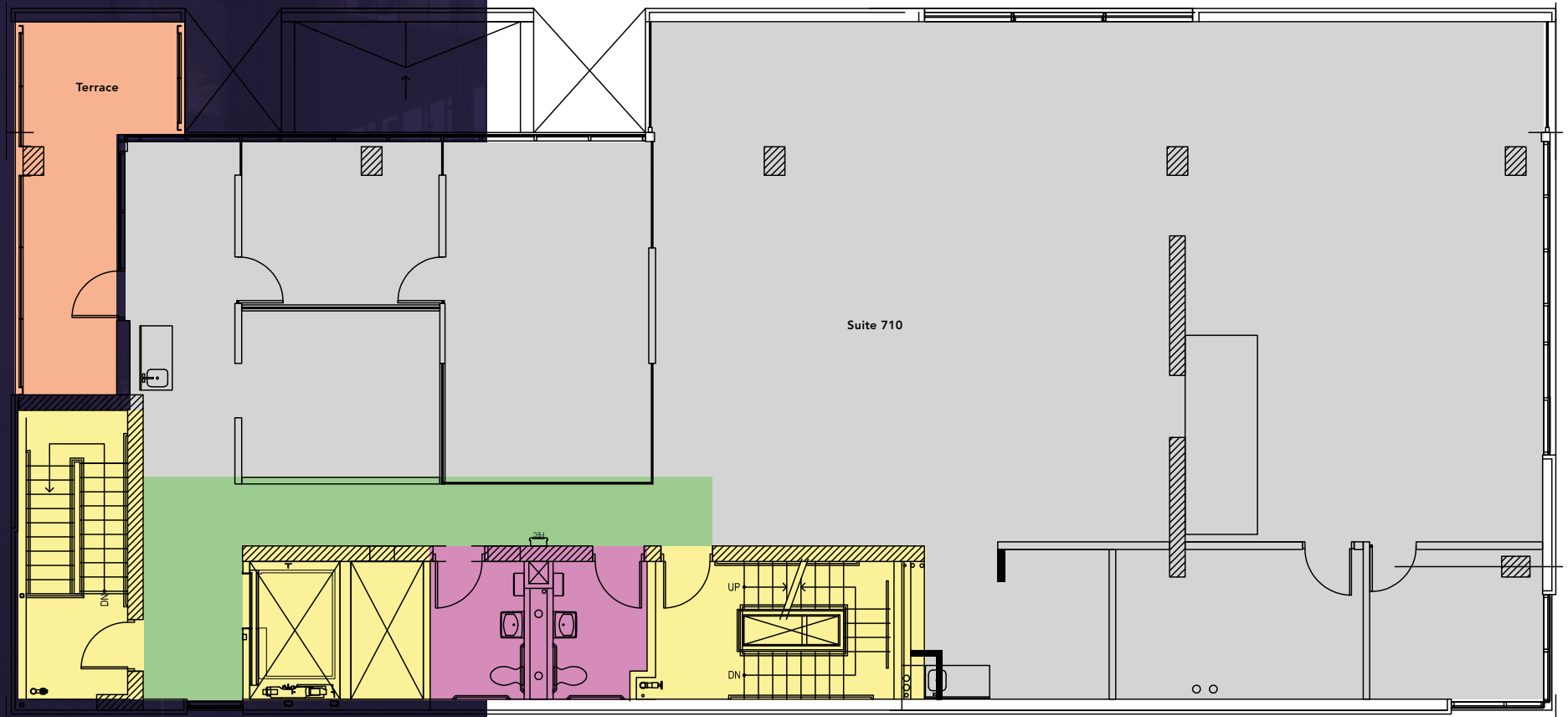
# Sixth Floor

3,420 SF



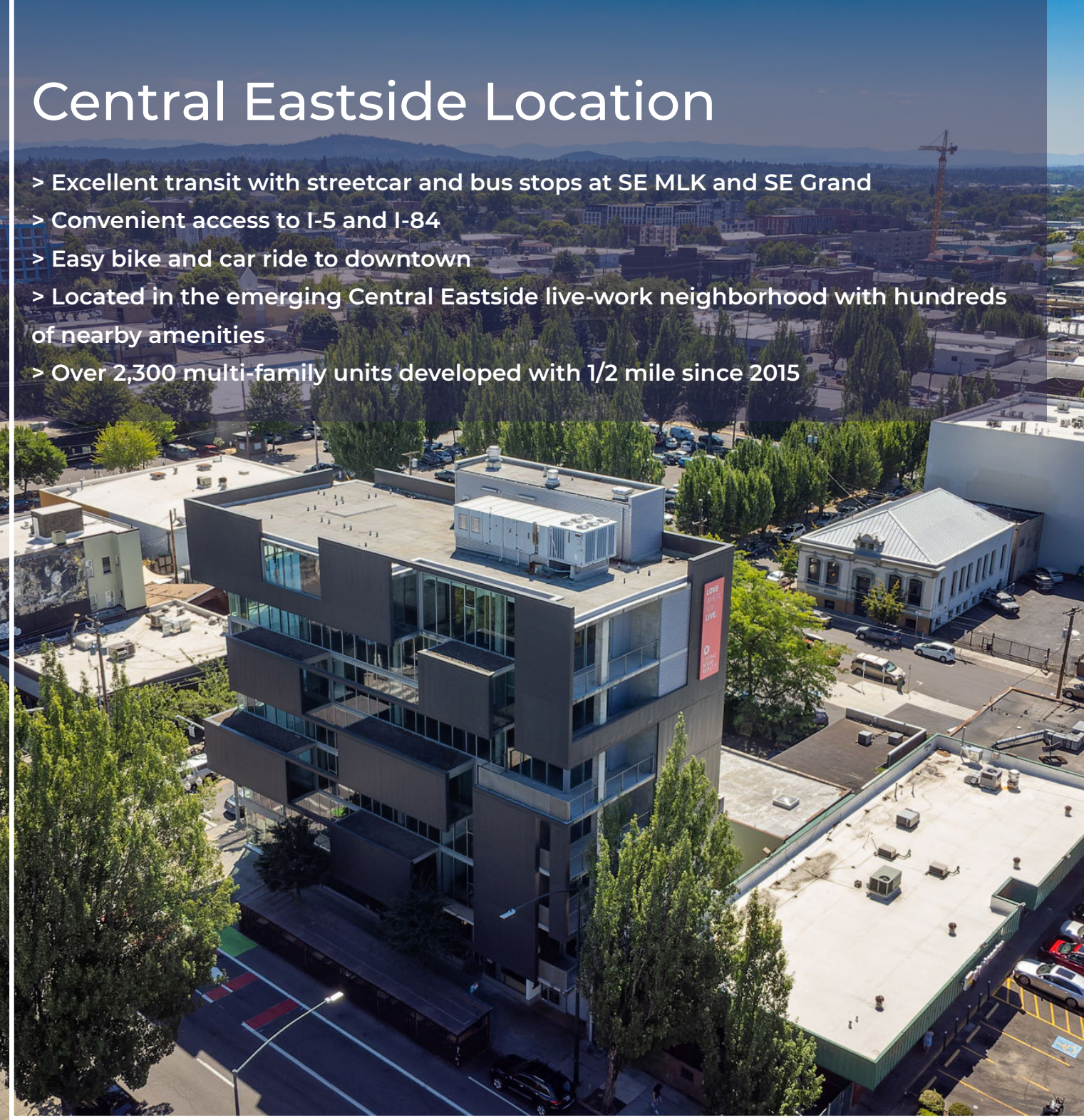
# Seventh Floor

3,782 SF



# Central Eastside Location

- > Excellent transit with streetcar and bus stops at SE MLK and SE Grand
- > Convenient access to I-5 and I-84
- > Easy bike and car ride to downtown
- > Located in the emerging Central Eastside live-work neighborhood with hundreds of nearby amenities
- > Over 2,300 multi-family units developed with 1/2 mile since 2015



# Experience the City at Your Fingertips

## Amenities within a 5-minute Walk

### Food & Beverage

- Bao Bao
- Bar Protein
- Birdie Time Pub
- Boke Bowl
- Brewery 26
- Cafe Yumm
- Cascade Brewing
- Clark Lewis
- Danwei Canting
- Greenleaf Juice
- Hey Love
- Kachka
- Lucky Labrador
- Pips & Bounce
- Portland Coffee
- Produce Row
- Rum Club
- Shalom Y'all
- Sizzle Pie
- Sweetpea Baking
- Taqueria Portland
- The Fried Onion
- Wayfinder Beer
- Wild Roots Spirits

### Health & Beauty

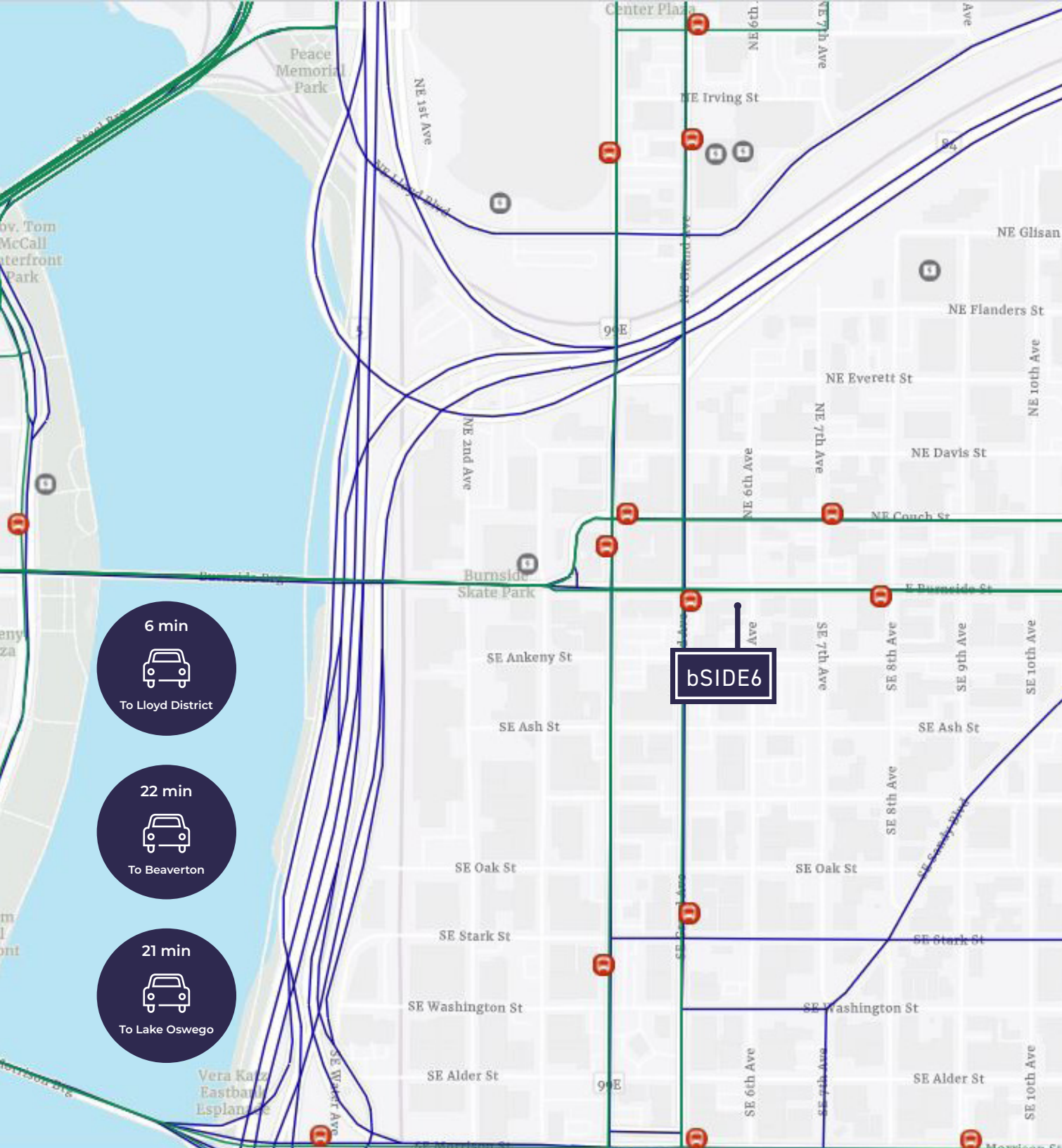
- Bridgetown Fitness
- CorePower
- Crossfit Primal
- Eastside Strength
- Ironsidew Training
- Knot Springs
- Momentum Studio
- Portland Rock Gym

### Attractions

- Doug Fir
- Helium Comedies
- Holocene
- JajaPDX
- OMSI
- OR Convention Center
- The Bossanova
- The Get Down

### Office Tenants

- Doug Fir
- Helium Comedies
- Holocene
- JajaPDX
- OMSI
- OR Convention Center
- The Bossanova
- The Get Down



6 min  
  
 To Lloyd District

22 min  
  
 To Beaverton

21 min  
  
 To Lake Oswego



**BIKE SCORE**  
**100**



**WALK SCORE**  
**87**



**TRANSIT SCORE**  
**77**

**Public Transit Options**

- Bus Stops
- TriMet Routes
- Major Freeways

An aerial photograph of a city street, likely in Seattle, showing a mix of modern and older buildings, trees, and a road with traffic. A white rectangular box is overlaid on the top left of the image, containing the text 'b side6' and '524-542 E Burnside'.

# b side6

524-542 E Burnside

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