

bSIDE
6

SALE
PRICE
\$3,495,000

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PORTLAND, OR 97214



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FOR LEASE /SALE

bSIDE6 is a multi-award-winning architectural gem, designed with a dynamic, accordion-like form that emphasizes spatial exploration. Its design maximizes natural light and offers breathtaking, unobstructed views, creating vibrant and inspiring spaces.

Built in 2009, this seven-story building features 27,500 square feet of innovative creative space designed to inspire collaboration and productivity. Unique bump-out rooms extend over walkways, offering stunning work environments.

Located in Portland's vibrant Burnside Bridgehead area, bSIDE6 offers unparalleled convenience and connectivity. With excellent amenities within walking distance, immediate access to TriMet transit, and proximity to I-5, I-84, and major thoroughfares, it ensures seamless accessibility.

bSIDE6 is a rare opportunity to lease or own a landmark property that seamlessly blends innovative design, exceptional functionality, and unbeatable location.

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FOR LEASE / SALE



Building size ± 27,500 Gross SF / ± 24,126 Rentable SF



Land size ± 3,800 SF / ± 0.09 AC



Signage & branding opportunity with excellent visibility



Central Employment (EXd) zoning



Located in an Opportunity zones & Central Eastside TIF District



Ample street parking available

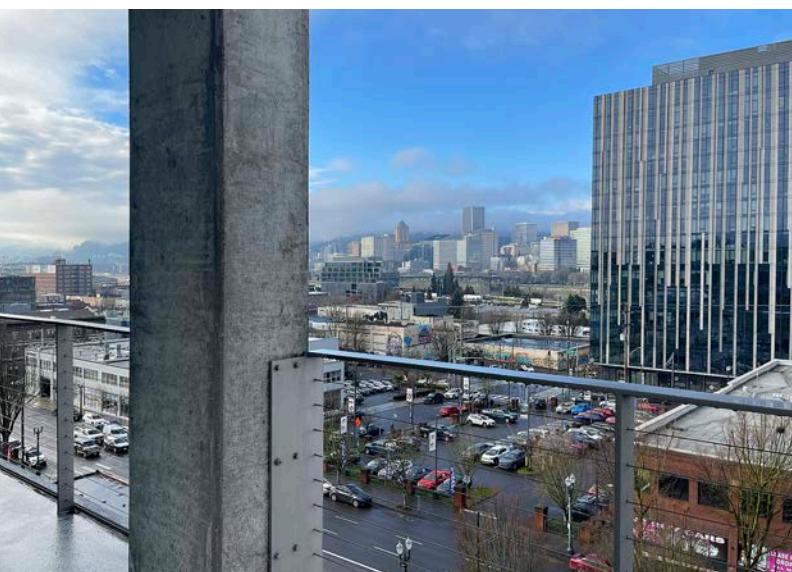
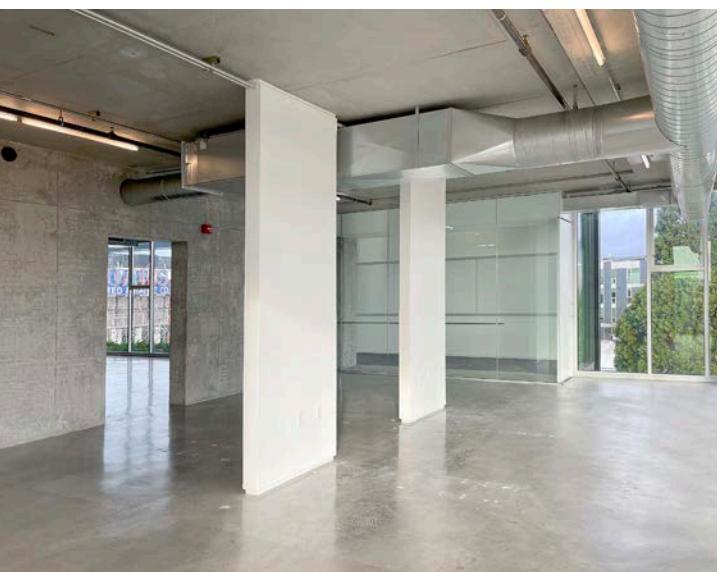
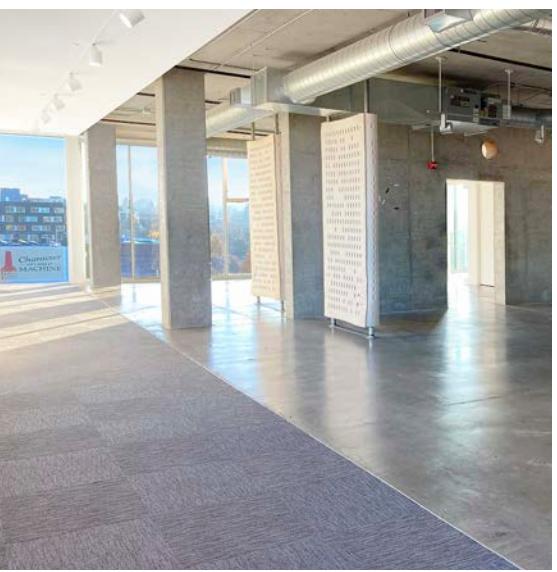


Competitive lease terms & concessions, contact broker for rates

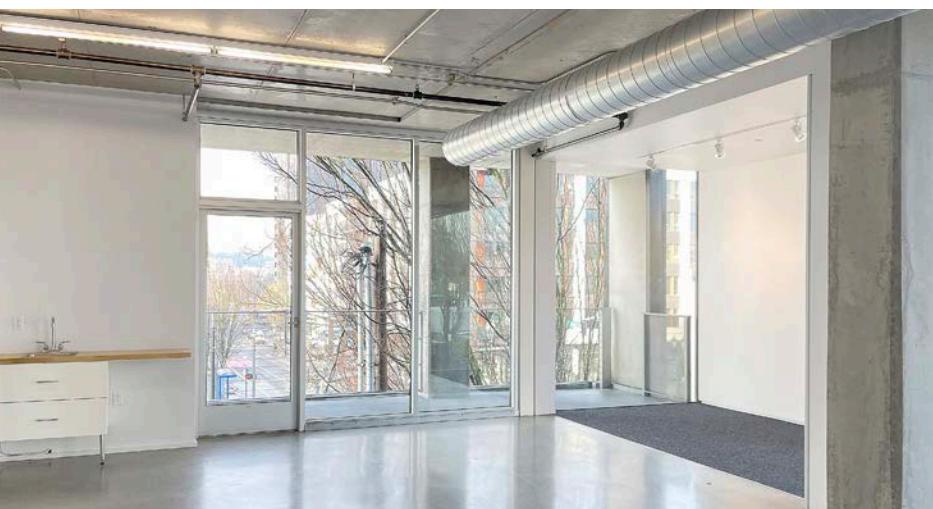


Asking price \$3,495,000

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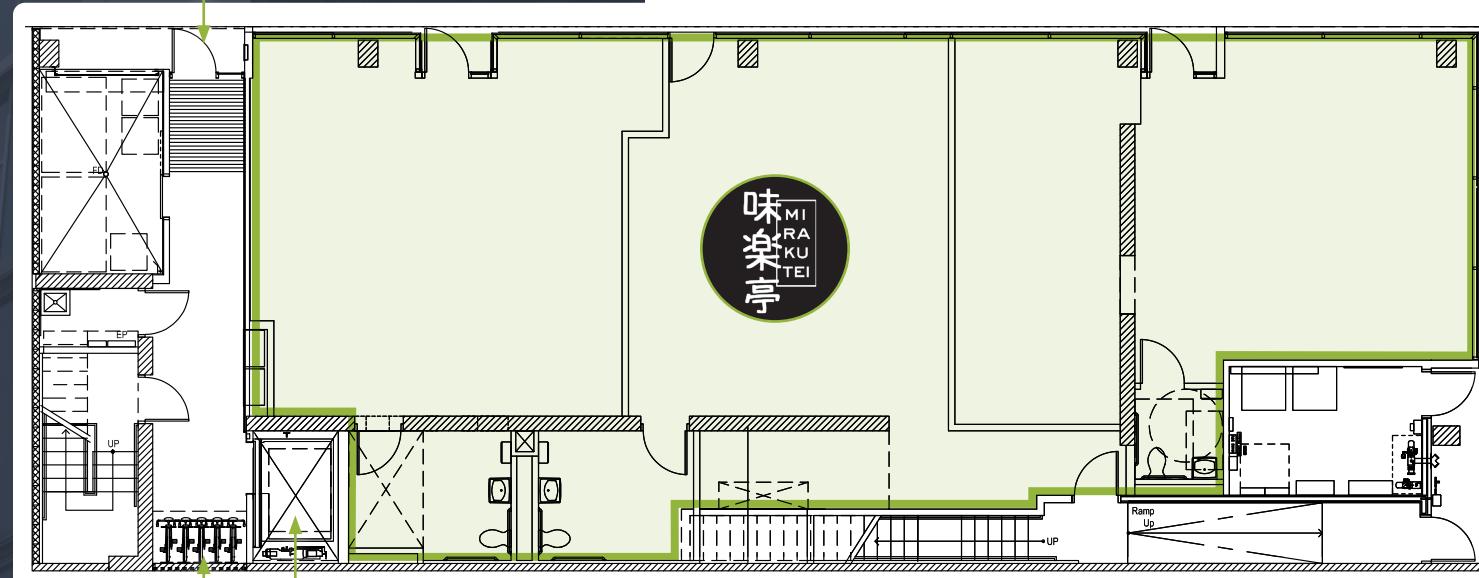
HIGHLIGHTS



-  Move-in ready spaces ranging from \pm 1,000 - 3,800 RSF
-  Open, collaborative work areas with unique bump-out rooms on each floor
-  Expansive \pm 10' ceiling heights with exposed concrete
-  Floor-to-ceiling glass with operable windows, allowing abundant natural light and striking city views
-  Outdoor terrace on every floor
-  Clean and modern design with open work areas, concrete walls and polished concrete floors
-  24/7 secure keycard access
-  Secured bike storage



FIRST FLOOR: ± 2,969 RSF

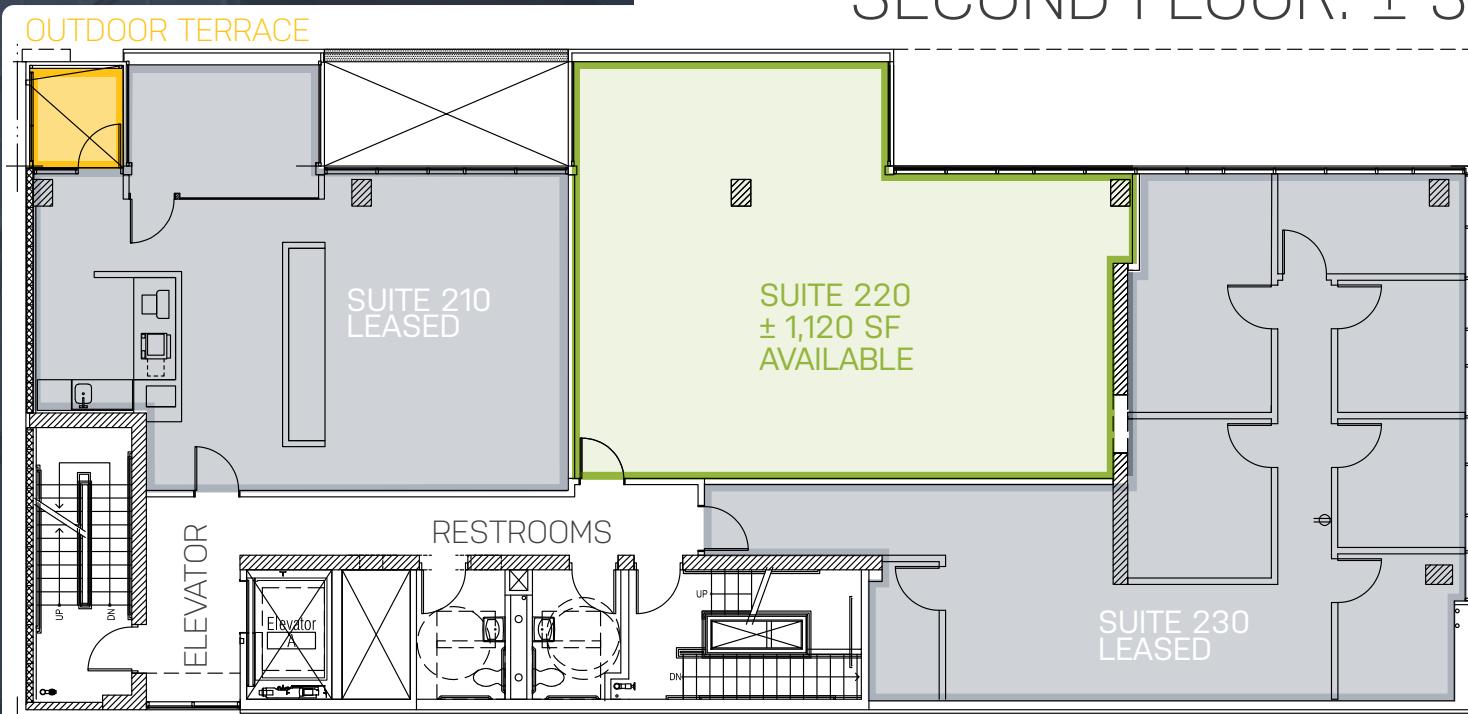


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bSIDE6 retail is 100% leased to Mirakutei Sushi & Ramen, a staple in Portland's culinary scene since its establishment. The restaurant is celebrated for its authentic Japanese cuisine, consistently earning acclaim for its exceptional sushi, ramen, and commitment to quality dining experiences.

Mirakutei, meaning "a place to eat and enjoy" in Japanese, has been living up to its name at bSIDE6 since 2010, establishing a strong culinary reputation at this location.

SECOND FLOOR: ± 3,513 RSF

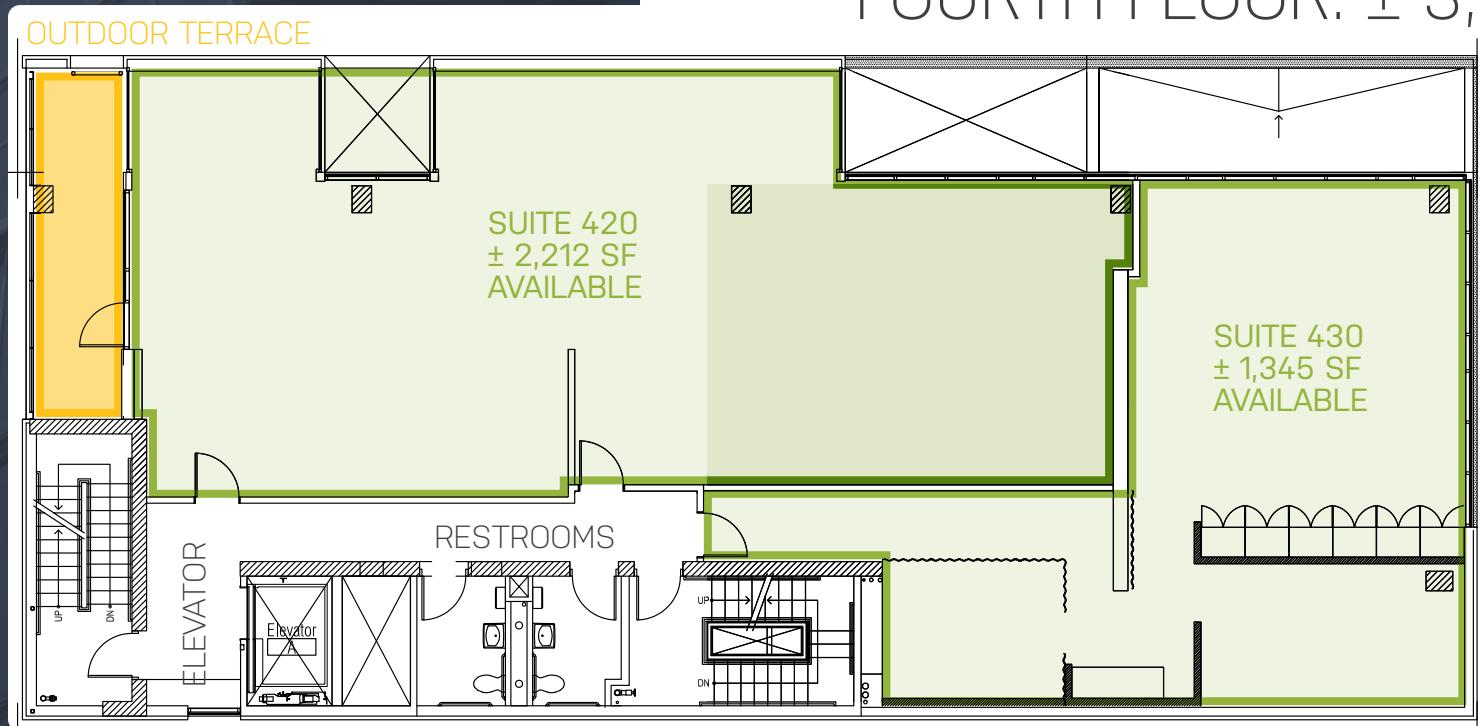


THIRD FLOOR: ± 3,567 RSF

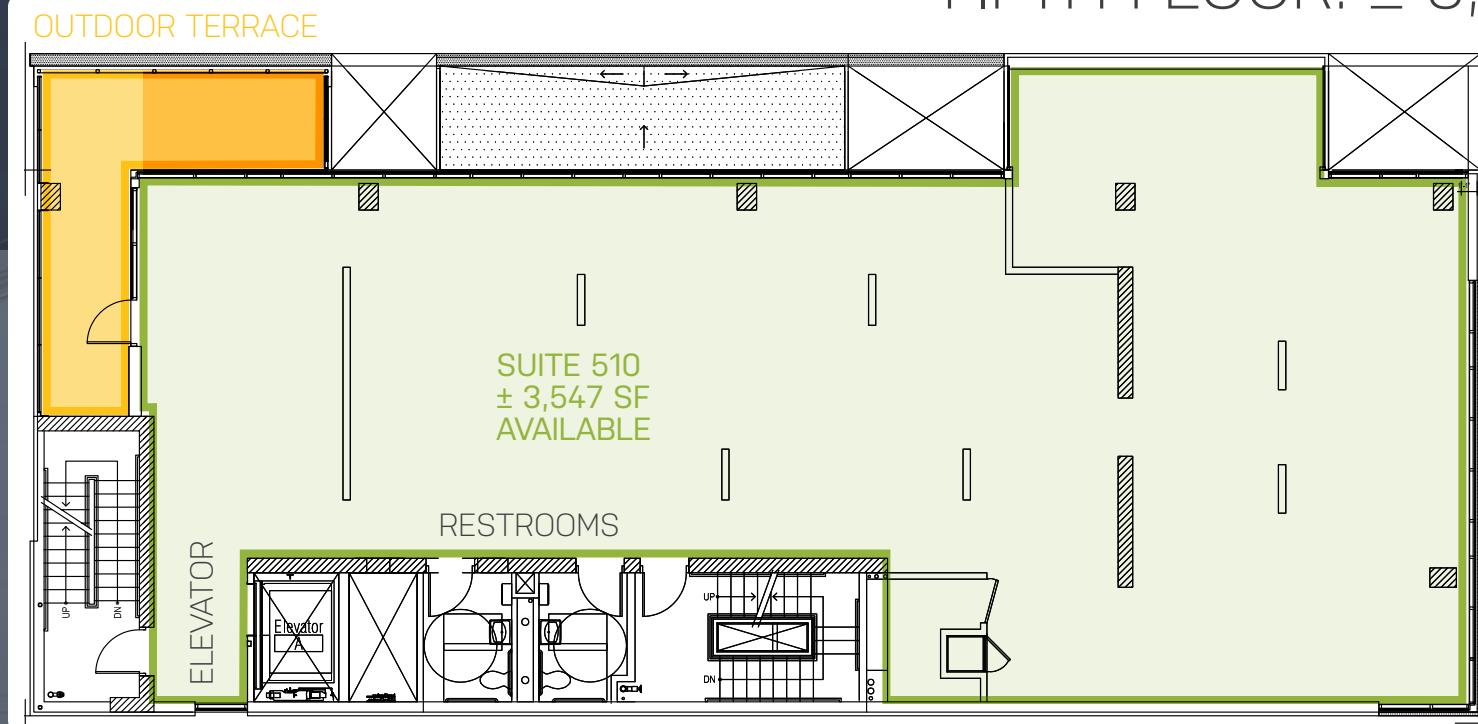
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FOURTH FLOOR: \pm 3,557 RSF

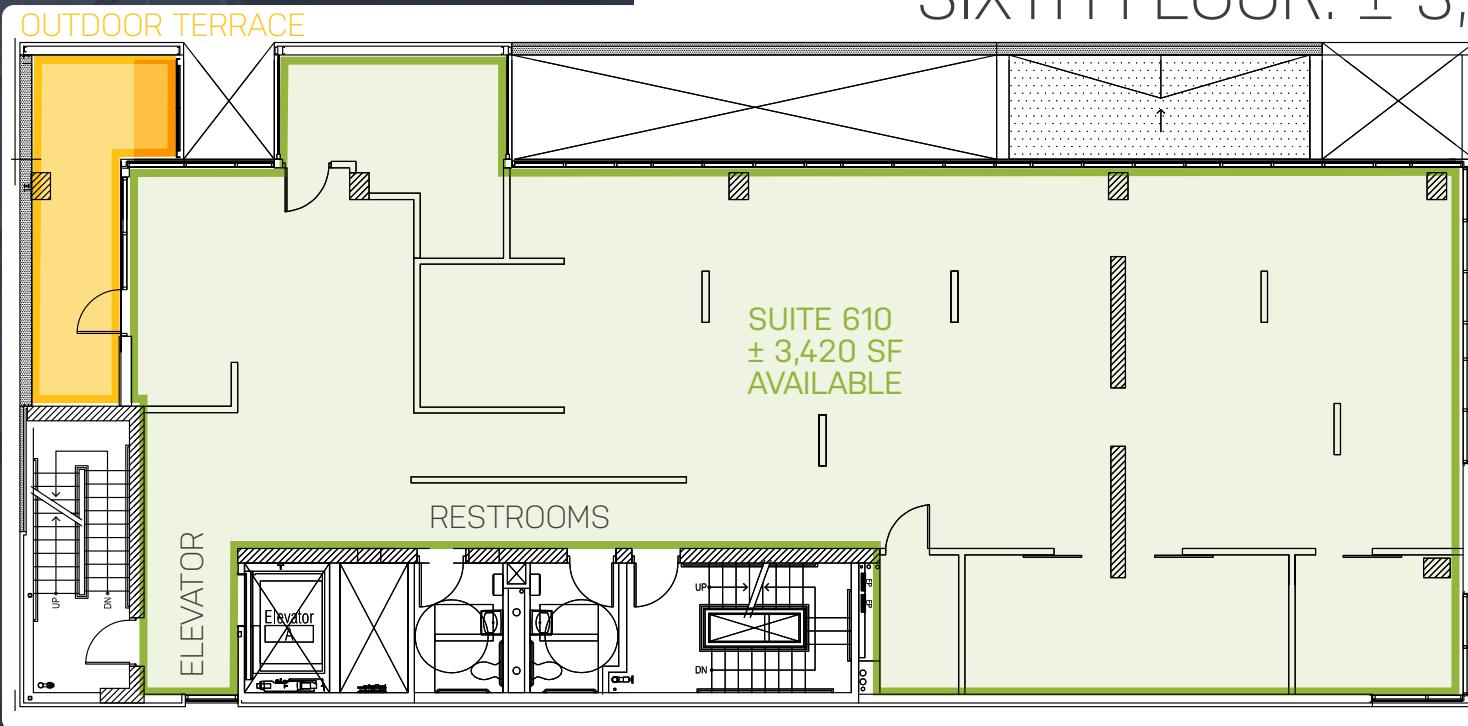


FIFTH FLOOR: \pm 3,547 RSF

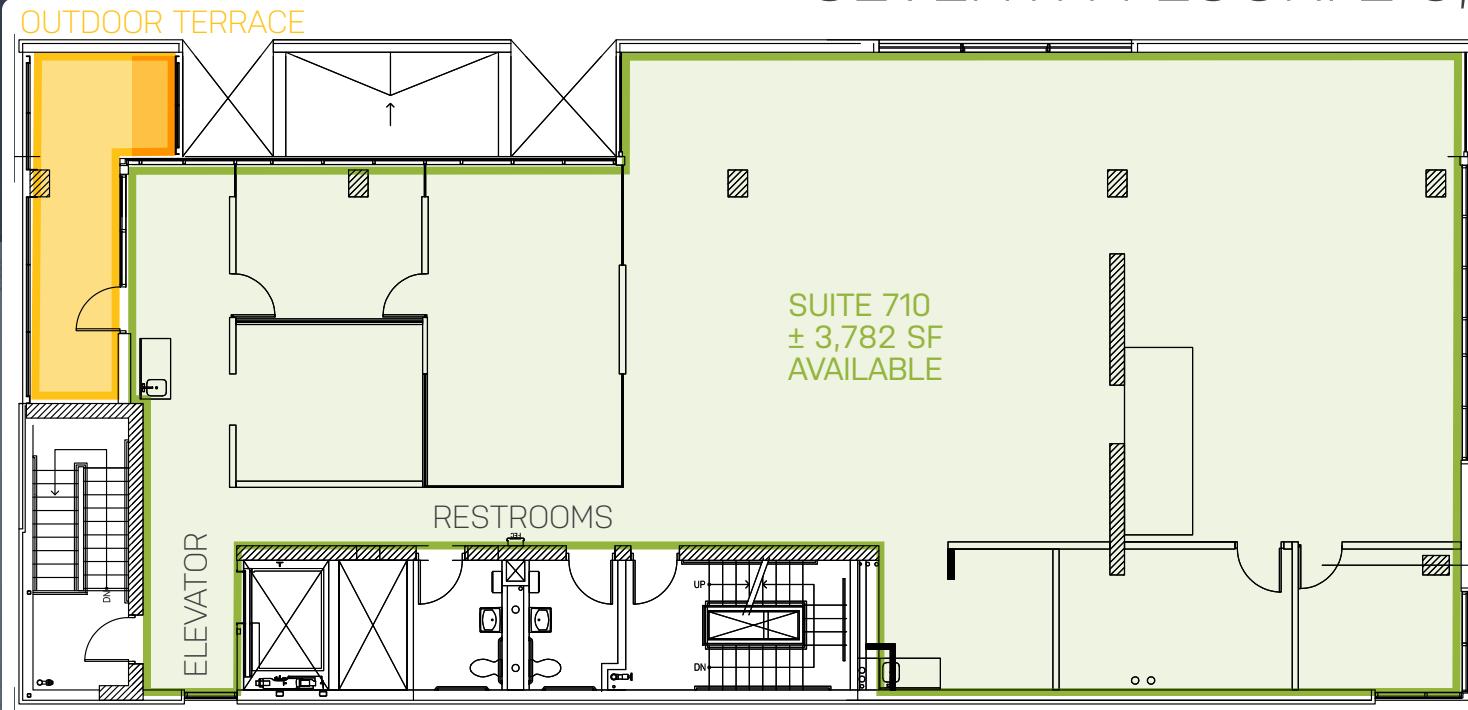


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SIXTH FLOOR: \pm 3,420 RSF



SEVENTH FLOOR: \pm 3,782 RSF



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ACCESS Portland is an environmentally conscious community, served by a comprehensive public transportation system. Portland has even been voted the Number 1 Top Greenest City in America by Travel + Leisure because of the City's "top-ranked mass transit and flair for sustainable eating."

TriMet, Portland's public transportation system, is renowned for its extensive and efficient network of buses, MAX light rail, and streetcars, making it one of the most accessible and eco-friendly transit systems in the United States. TriMet emphasizes sustainability and seamless connectivity, offering frequent service, bike-friendly options, and integration with regional trails for a truly multimodal experience.



AMENITIES *Portland Monthly's* list of the city's 50 top restaurants includes 10 exceptional dining spots located just a short walk from bSIDE6. This prime location places tenants and visitors within easy reach of Portland's vibrant culinary scene, making it an ideal hub for work and leisure.



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