



FOR LEASE

THE FAIR-HAIRED DUMBBELL

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

+/-1,607-4,464 RSF OFFICE

PLEASE CALL FOR RATES

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

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

HIGHLIGHTS

- Seismically resilient – meets most stringent international building code
- Neighborhood parking available
- Public transit accessible – 4 bus lines and the street car
- Secure bicycle parking and tenant shower facilities
- Suites have 3 to 4 sides of glass with city and river views
- Shared outdoor spaces

Seismically Resilient

Meets most stringent international building code

Neighborhood Parking Available

Shared Outdoor Spaces



Walk Score
81



Transit Score
86

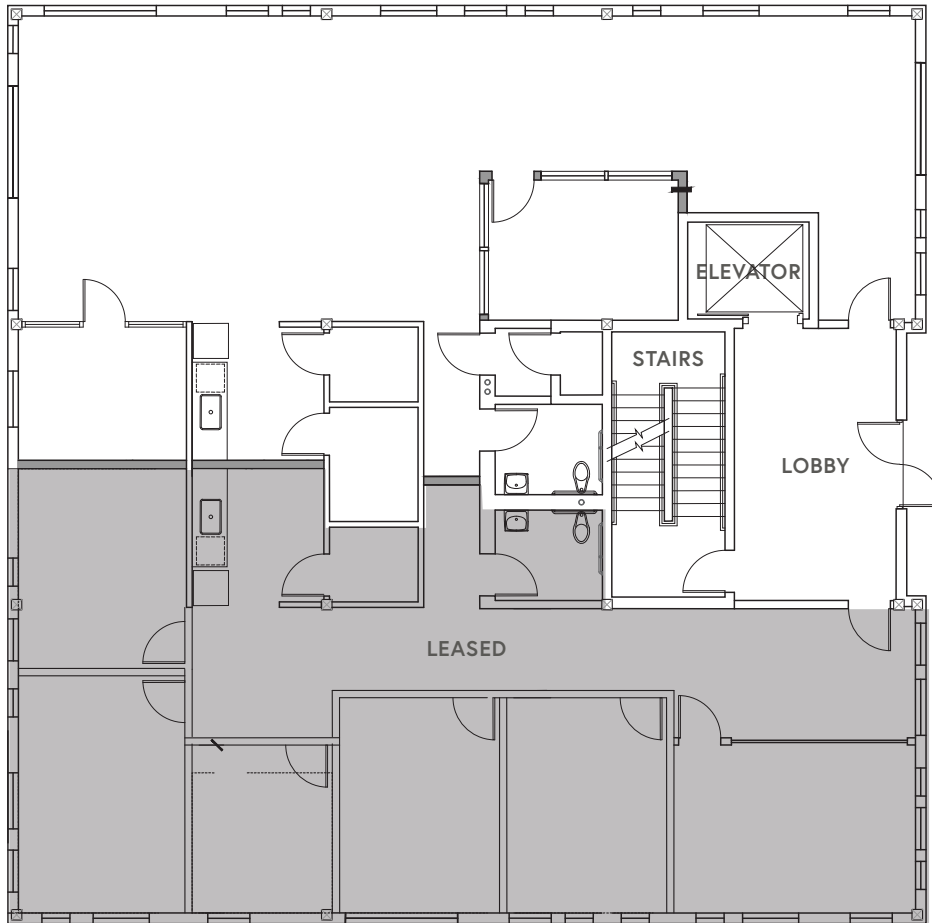


Bike Score
98



SUITE 201 +/-2,029 RSF

- Conference / flex room and private office
- Kitchenette
- Private restroom
- City and river views

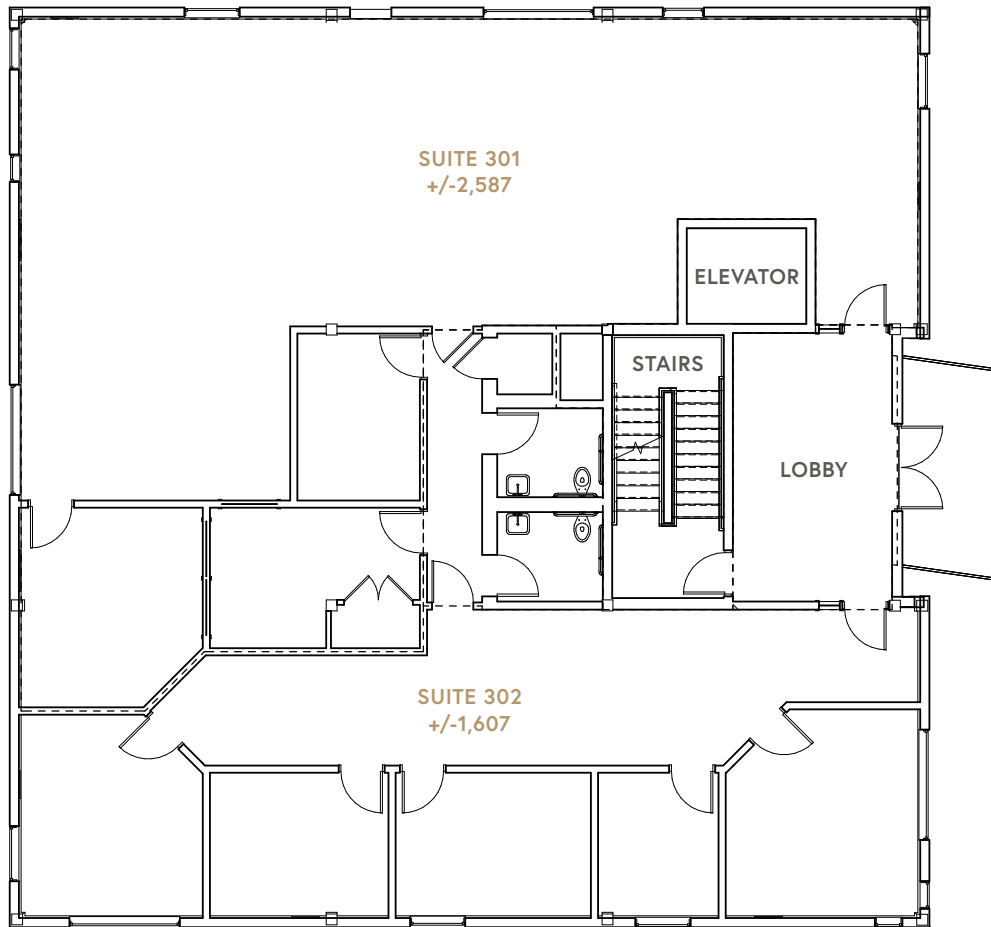


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PHOTOS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



SUITE 301 / 302 +/-4,194 RSF

- Eight private / flex offices
- Kitchenette
- Private restrooms
- Three sides of glass

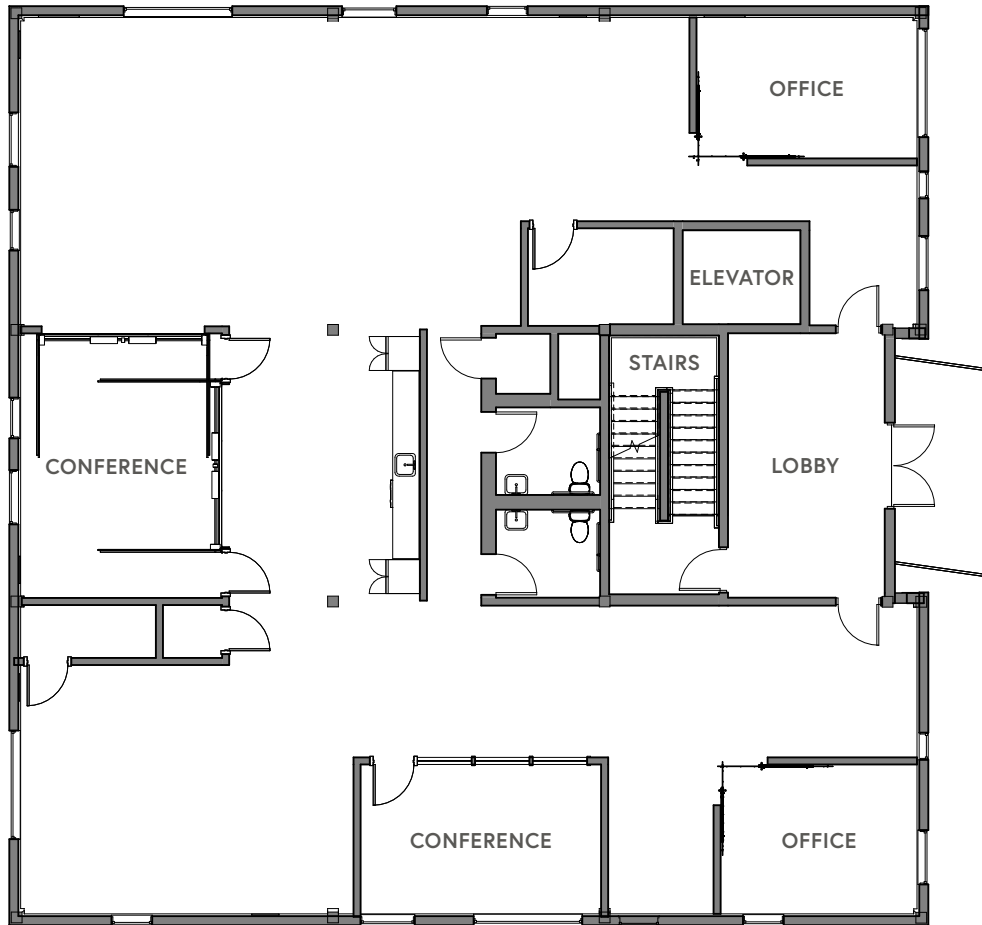


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SUITE 401 +/-4,332 RSF

- Two private offices + two conference rooms
- Kitchenette
- High-end finishes
- Private restrooms
- Four sides of glass with river and city views



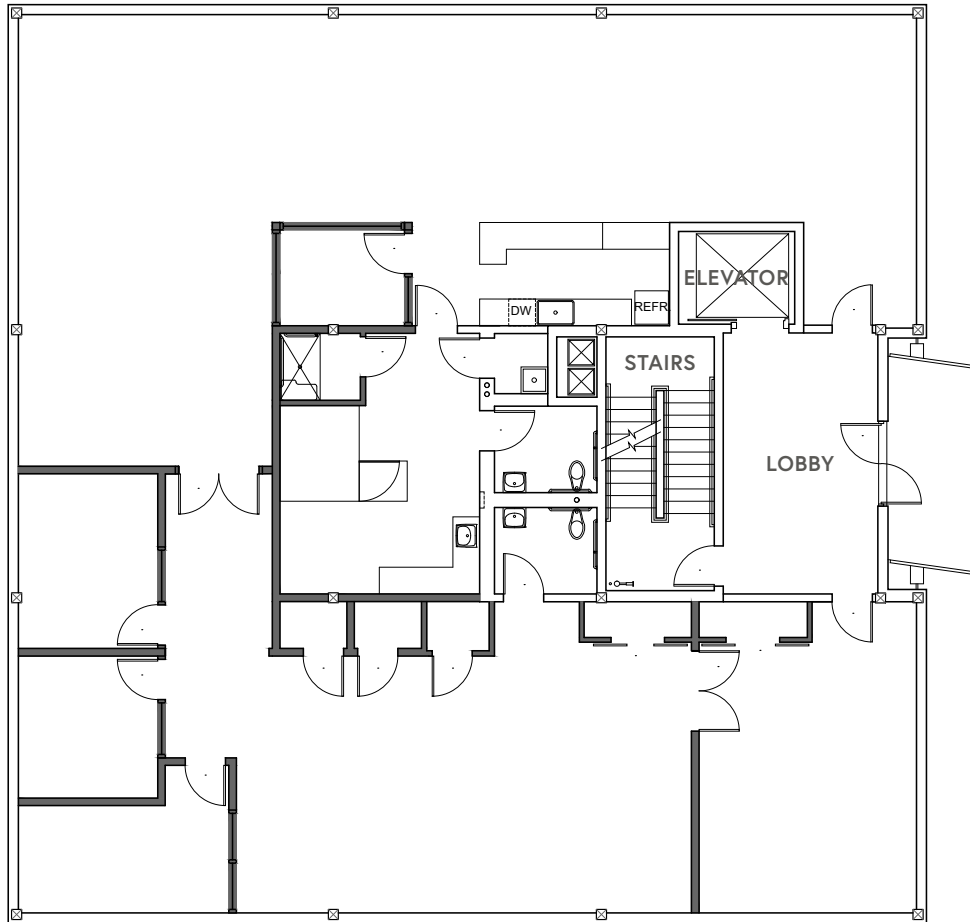
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SUITE PHOTOS COMING SOON



SUITE 501 +/-4,464 RSF

- Three private offices
- Conference room and kitchenette
- High-end finishes
- Private restrooms
- Four sides of glass

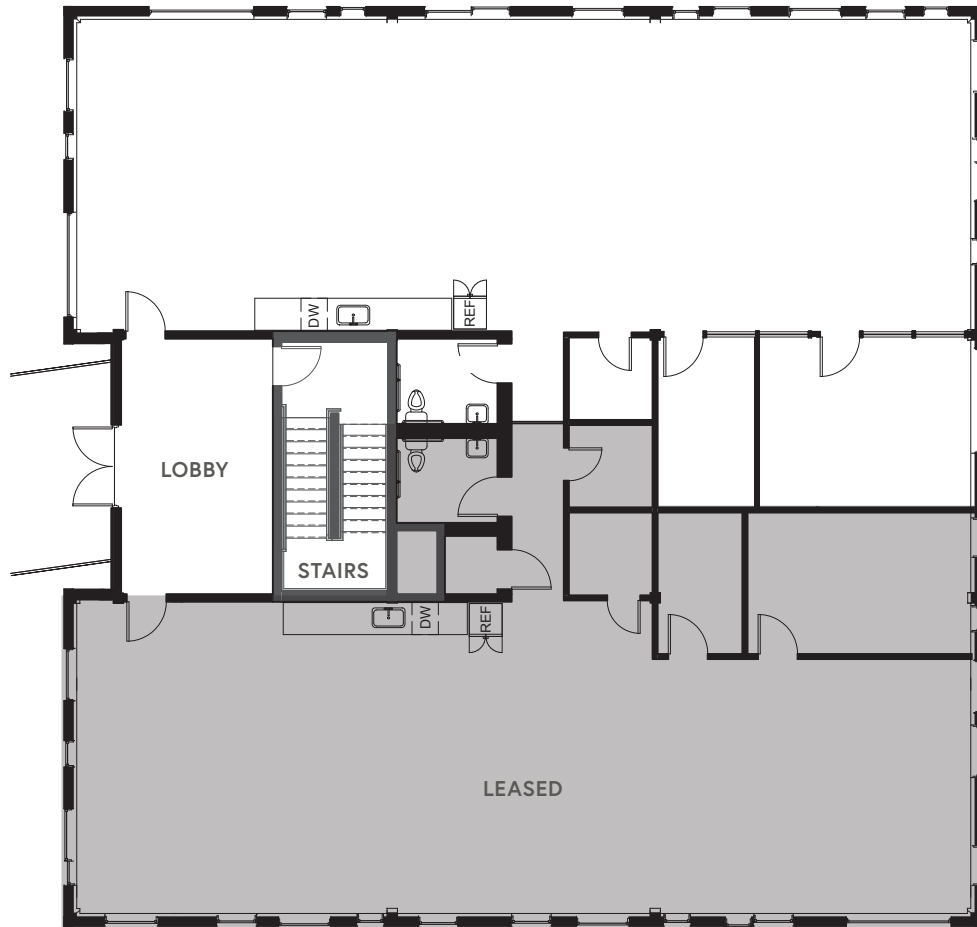


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SUITE 603 +/-2,345 RSF

- Top floor with river and downtown views
- High-end finishes
- Private restroom
- Flex office, conference room, and small office / call room



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OREGON CONVENTION CENTER

MODA CENTER

PARKING

LLOYD CENTER

FAIR-HAIRED DUMBBELL

DOWNTOWN PORTLAND

BURNSIDE BRIDGE

RANGER

PARKING

EASTSIDE EXCHANGE
Kitchen Kuu

WAYFINDER Beer

kann

SIZZLE PIE

DIRTY PRETTY

WURST

BOSSANOVA BALLROOM

DIMOS APizza

C'EST SI BON

MEI YA KUI YU

Half Pint Cafe

KINBOSHI AS RAMEN

HEY LOVE

BAC BAC