



FOR LEASE OFFICE SPACE

**\$26-28 sq ft
LEED Certified**



**3934 NE MLK BLVD
PORTLAND, OR 97212**

THE HERITAGE BUILDING

Property Highlights

- LEED Gold sustainable bldg with geo-thermal heating & cooling
- Multi-step air filtration & heat recovery
- Harvested rainwater & all stormwater managed on-site



Property Amenities

- Bldg is elevator-served and ADA compliant
 - Covered bike parking
 - 18-space parking lot
 - Shower/changing rooms



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SUITE 180

Suite Highlights

- Retail space, currently set up with 4 exam rooms, 3 offices, a therapy room and a kitchen
 - Spacious reception storefront with large windows overlooking MLK Blvd
 - 2,453 sq feet



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SUITE 202

Suite Highlights

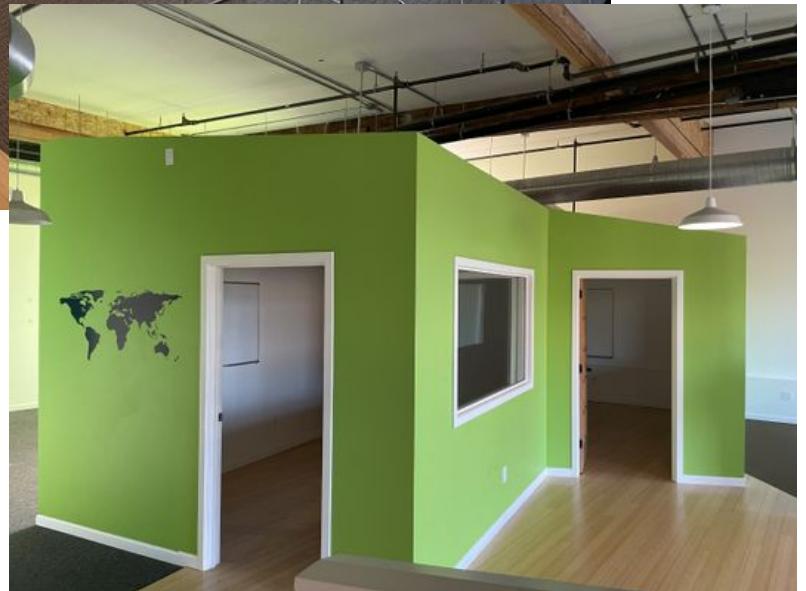
- Second-floor suite
 - 1,900 square ft.
 - Tall ceilings
- Build out allowance available



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SUITE 204

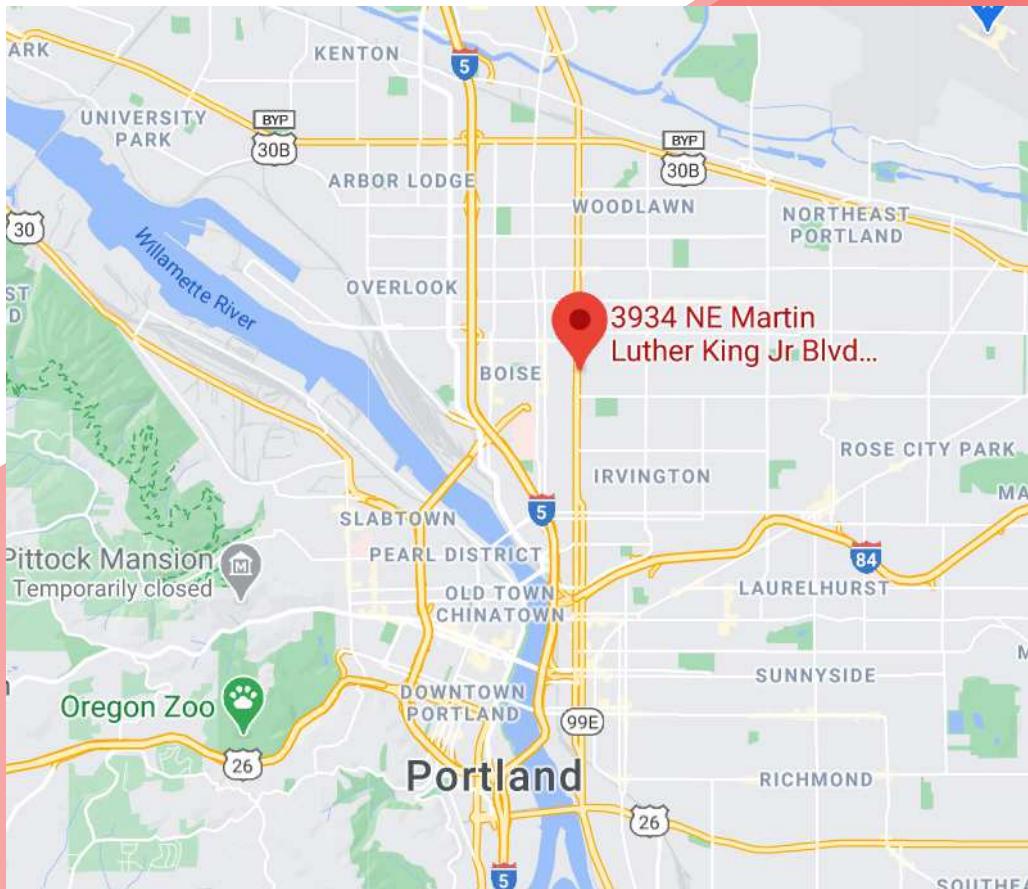


Suite Amenities

- 2,324 sq ft
- Conference room
 - Kitchenette
- 2 private offices
- Open bullpen

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ABOUT MLK NEIGHBORHOOD

MLK is well re-known for its tribute to multi-cultural communities, progress, and inclusive nature. This building sees high traffic count due to the proximity of the Moda Center, Nike Outlet, and many popular urban restaurants. With easy freeway access and public transit, it's perfect for both commuters and downtown dwellers.