

King's Crossing

6,552 RSF

\$18.00 NNN

3500 NE Martin Luther King Jr. Blvd
Suite 200, Portland, OR 97212
www.cbre.com/portland-or



Property Information

Position your business in one of Northeast Portland's most visible and accessible locations at King's Crossing, a modern, LEED® Silver-certified office building ideally suited for professional users, engineering or architectural firms, wellness providers, or counseling practices.

This thoughtfully designed former counseling office suite offers a functional layout conducive to private sessions, collaborative work, or administrative use. Tenants will benefit from a well-maintained, professional environment with strong co-tenancy, including Timber Dental on the main floor.

Located prominently on the NE corner of Fremont and MLK Jr. Blvd, the property sits adjacent to the charming, historic Irvington neighborhood, known for its tree-lined streets, classic architecture, and vibrant residential character. Merely a block from Irving Park, the proximity provides a desirable setting for clients and employees, appealing particularly to those who incorporate a workout into their lunch break.

The building delivers exceptional exposure with traffic counts exceeding 37,000 vehicles per day, along with opportunities for building signage to elevate your brand presence.



Key Features

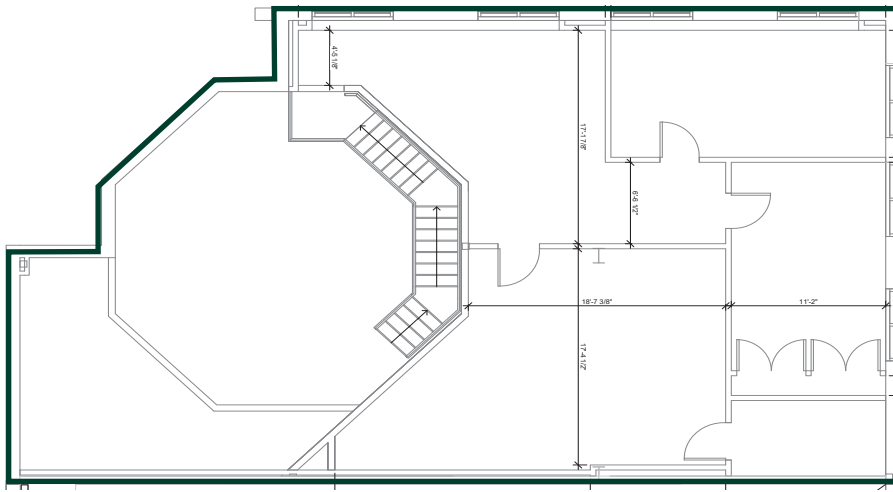
- + Prime Northeast Portland location at MLK & Fremont
- + Available September 2027*
- + Adjacent to the desirable Historic Irvington Neighborhood
- + LEED® Silver certified building (built in 2007)
- + Former counseling office layout with efficient, flexible use potential
- + Strong visibility with high daily traffic counts (37,000+ ADT)
- + Building signage opportunity available
- + Elevator served, providing ADA accessibility
- + 10 open, non-reserved stalls at no additional charge
- + Additional access to nearby surface lot and abundant street parking
- + Walk Score of 91 – excellent walkability to nearby amenities
- + Less than 7 miles to Portland International Airport (PDX)
- + Established co-tenant: Timber Dental (main floor)

This location offers a compelling combination of accessibility, visibility, and neighborhood charm—ideal for tenants seeking a professional presence in one of Portland’s most vibrant and character-rich districts.

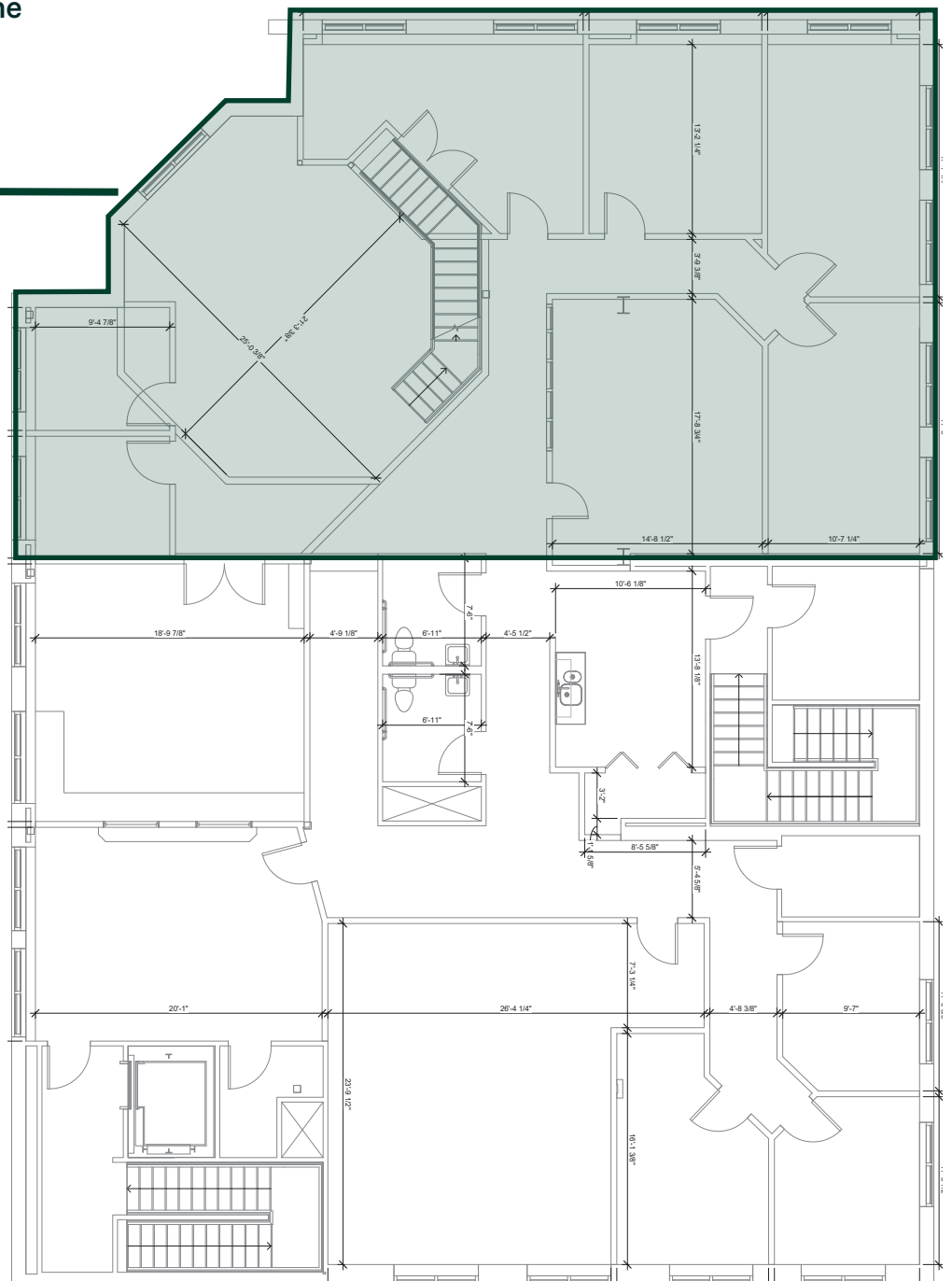
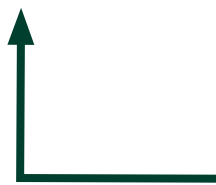
* Possibility of being available sooner depending on existing Tenant timing

Demographics

	1 Mile	3 Mile	5 Mile
Population	30,640	220,258	390,170
Average HH Income	\$152,027	\$134,803	\$137,273
Median HH Income	\$110,143	\$94,761	\$98,955
Per Capita Income	\$69,760	\$67,692	\$64,655
Bachelor’s Degree	9,743 41.1%	71,847 41.2%	119,716 39.6%
Businesses	4,642	28,677	43,607
Employees	26,120	229,429	408,298



Mezzanine



Aerial Map



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