

# CENTRAL EASTSIDE COMMERCIAL PRODUCTION KITCHENS

THE PITMAN BUILDING – 1610-1670 SE 3rd Avenue, Portland, Oregon 97214

## FOR LEASE



Located in the Heart of the Central Eastside District, 1 block off Hawthorne. The Pitman Building fully-equipped Production Kitchens can be used for Catering & Food Production as well as grab-and-go food-products distribution. All suites are built to be plug-and-play ready, County-Health-Department-approved, with each suite inclusive of mezzanines for storage/office, as well as a private restroom. Common area amenities include garbage/recycling, bike storage, truck loading/parking, and reserved parking for the kitchen tenants.



[northrimpx.com](http://northrimpx.com)

**Matt Schweitzer**  
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819 SE Morrison Street, Suite 110  
Portland, Oregon 97214  
ph: 503.525.1925

#### Bike Score



"Biker's Paradise"

#### Walk Score



"Very Walkable"

#### Transit Score



"Excellent Transit"



## Property & Location Details

- Second-floor mezzanine flex spaces for office or storage use
- Restrooms
- Central Eastside Industrial district near restaurants, brew pubs, and bakeries
- Near bus lines and street car access
- Close to I-5 and Hawthorne Bridge
- Biking/Walking distance to waterfront and downtown PDX

## Central Eastside Industrial District

- Business Count: 5,496
- Employee Count: 71,881

## Demographics (within 1 mile 2020)

- Population : 20,293
- Projected Population (2025): 24,069
- Avg Household Income: \$87,872
- Projected Avg Household Income (2025): \$98,478
- Median Age: 34.1

## Daily Traffic Count

(SE Clay between SE 3rd and SE MLK)

TOTAL: 2,235

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02/26/21



Tour a similar kitchen  
**3D**  
Virtual Tour  
[tinyurl.com/MontBlanc104](http://tinyurl.com/MontBlanc104)



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## Standard Kitchen Features\*

- 12 ft. Class-1 Hood
- 8' x 12' Walk-In Cooler with Racking
- 6-Burner Range
- Convection Oven
- Dishwasher with Clean and Dirty Dish Tables
- 3-Compartment Bakery Sink
- Prep Sink
- Hand sink
- 2 Stainless Steel Work Tables
- 2 48" Racks (in Walk-In Cooler)
- Mop Sink and 2 Floor Sinks

Outfitted by

**PITMAN**  
RESTAURANT  
EQUIPMENT

*\*Kitchen equipment is subject to change;  
all photos are for illustrative purposes only*

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# Floor Plan - Kitchen + Mezzanine



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← DOWNTOWN PORTLAND



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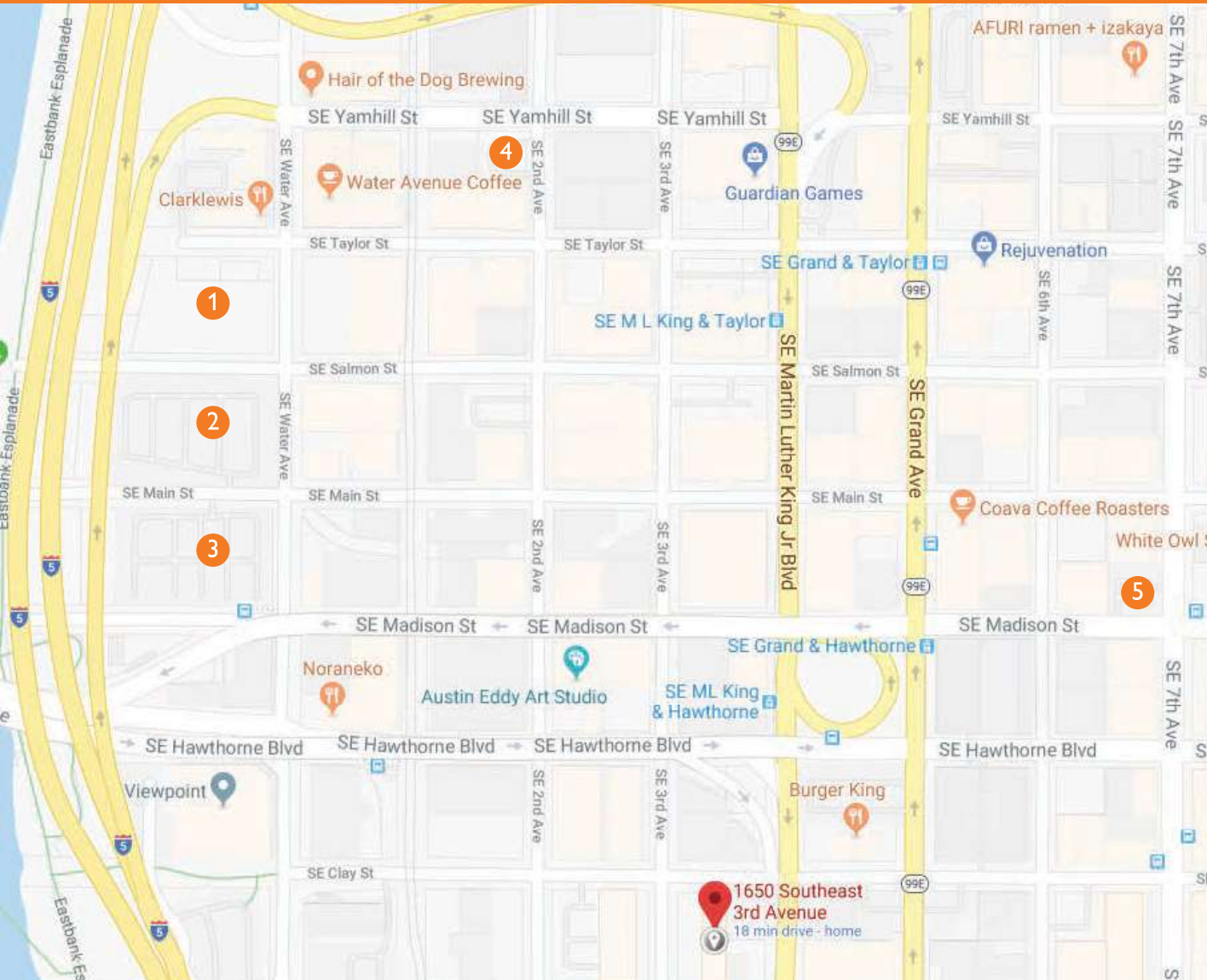
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# Parking Within Walking Distance

Contact parking companies directly for current rates and availabilities



**City Center Parking**  
www.citycenterparking.com  
503.221.1666

- 1** Lot #18: SE Water Avenue  
Entrance off SE Taylor & Salmon Street  
8-minute walk / Daily & monthly parking
- 2** Lot #27: SE Water Avenue  
Entrance off SE Salmon & Main Street  
7-minute walk / Daily & Monthly Parking
- 3** Lot #32: SE Water Avenue  
Entrance off SE Main Street  
7-minute walk / Monthly parking only
- 4** Lot #339: SE 2nd & Yamhill  
Entrance at SE 2nd  
8-minute walk / Daily & monthly parking
- 5** Lot #352: SE 7th & Madison  
Entrance off SE Madison & 7th Avenue  
8-minute walk / Daily & monthly parking

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