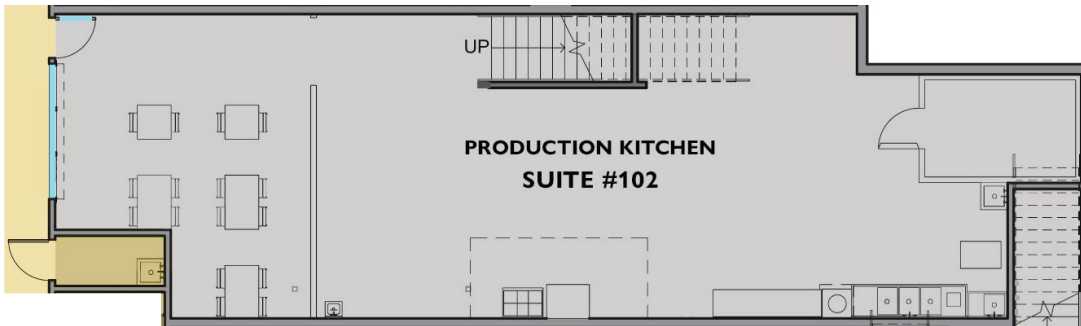


PITMAN II BUILDING

1430 SE WATER AVENUE, PORTLAND OR 97214

KITCHEN SUITE 102



Rental Information

Rentable Square Feet 2,351
Annual Rate \$30

Monthly Base Rent \$5,878
Est. Monthly Nets \$2,005

Total Monthly Rent \$7,883
(Nets include trash and common area janitorial;
tenant pays for water, electricity, gas, and internet)

Features and Amenities

- Fully-equipped commercial kitchen
- Dine-in seating
- Retail grab and go
- Mezzanine-level storage or office space
- Shared conference room
- 24/7 secure building access
- On-site guest parking
- Locally owned and managed

Standard Commercial Equipment*

- 8'x12' Walk-in cooler
- 6-Burner range with oven
- 12' Exhaust hood
- Convection oven
- Deep fryer
- 2 & 3 Compartment sinks
- Upright dishwasher
- Hand sink
- Dish table
- Mop sink
- Kitchen floor drain
- Grease trap

*Kitchen equipment is subject to change

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