

CENTRAL EASTSIDE COMMERCIAL KITCHEN IN CLOSE-IN SE PDX

Pitman II Building — 1430 SE Water Avenue, Portland, OR 97214

FOR LEASE



Located in the Heart of the Central Eastside District, at the entrance to the Hawthorne Bridge,

The Pitman II Building's fully-equipped commercial production kitchens can be used for catering and food production as well as limited retail sales and grab-and-go. The kitchens are plug-and-play ready and County-Health-Department approved, with each suite inclusive of mezzanine space for storage/office. Common area amenities include a common service hall with shared restrooms, conference room, on-site guest parking, truck loading, bike storage, and garbage/recycling area. Optional private office spaces are available for lease on the 2nd floor.



**Virtual Tour
of a Sample
Kitchen**

Tricia Anderson

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northrimpdx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925

Matthew Schweitzer | matt@northrimpdx.com | 503.381.3134

Bike Score



"Biker's Paradise"

Walk Score



"Very Walkable"

Transit Score



"Excellent Transit"



SAMPLE KITCHEN

Property & Location Details

- Newly-redeveloped in 2015
- Second-floor mezzanine flex spaces for office or storage use
- On-site guest parking and secure bike storage
- Common service hall with shared 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: 1,122
- Employee count: 17,000

Demographics (within 1 mile)

- Population (2022): 24,517
- Projected Population (2027): 24,517
- Average Household Income (2022): \$99,195

Daily Traffic Count

(SE Water & Madison) TOTAL: 7,185



Virtual Tour of
a Sample Kitchen

tinyurl.com/SampleKitchenAlyeskaA



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IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY

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SAMPLE KITCHEN

Standard Kitchen Features*

- 8' x 12' Walk-in cooler w/48" racks
- American Range 6-burner range w/oven
- Blodgett convection oven
- 12' Class 1 CaptiveAire hood
- Low-temp upright dishwasher
- 3-Compartment bakery sink
- Prep sink and hand sink
- 2 Stainless steel work tables
- Kitchen floor drain, floor sink, mop-sink access, and grease trap

Outfitted by

PITMAN
RESTAURANT
EQUIPMENT

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



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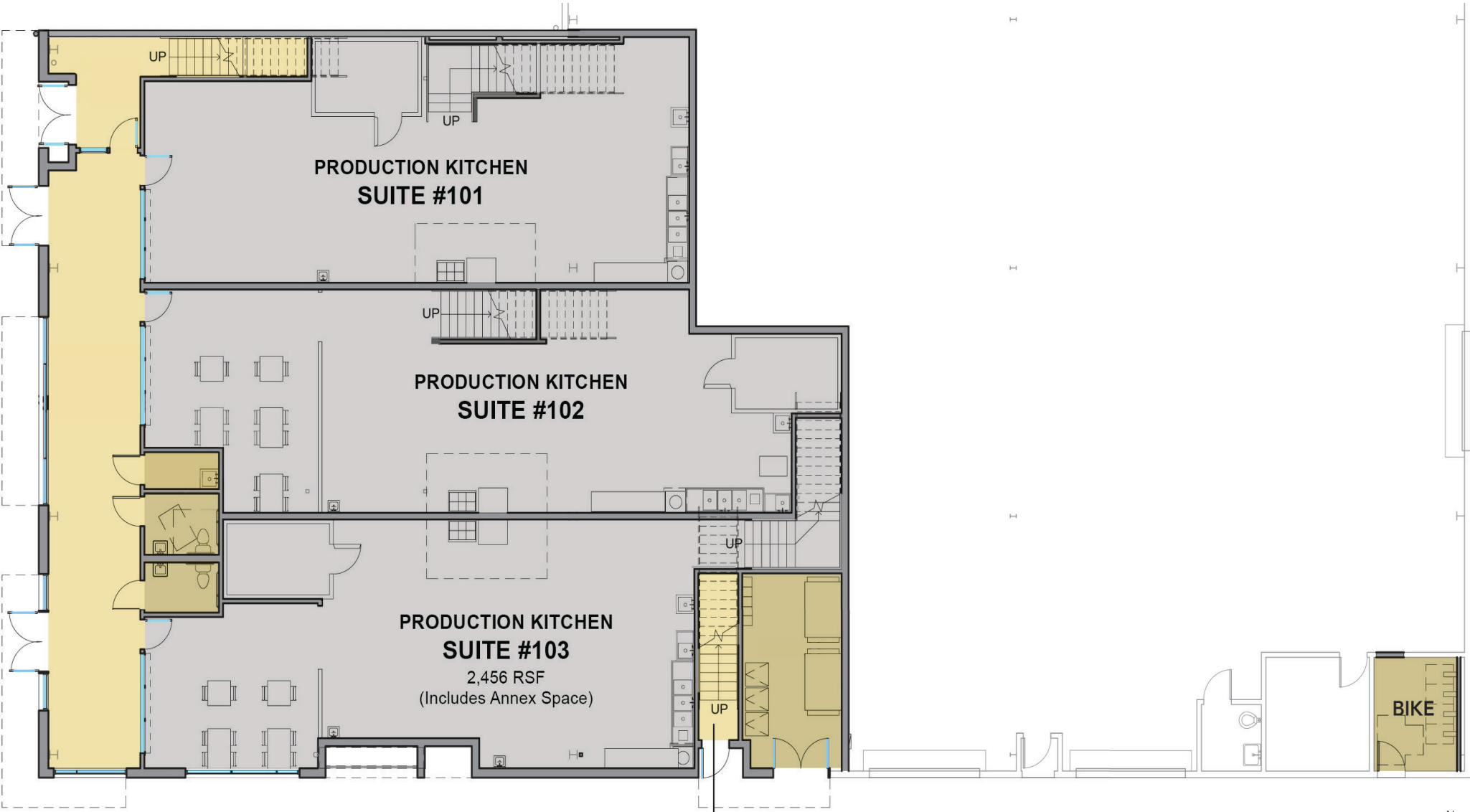
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Floor Plan - First Floor



FLOOR PLAN Second Floor



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Parking Within Walking Distance

Contact parking companies directly for current rates and availabilities



City Center Parking
citycenterparking.com
503.221.1666

- 1 Lot #339: 1027 SE 2nd & Yamhill**
Entrance off SE 2nd Avenue
7-minute walk / Daily & Monthly Parking
- 2 Lot #352: 685 SE Madison & SE 7th**
6-minute walk / Monthly parking only
- 3 Lot #32: SE Water Avenue**
Entrance off Main & Madison Street
2-minute walk / Daily & monthly parking

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