Pitman II Building

1430 SE Water Ave. Portland, OR 97214

FOR LEASE

Located in the Heart of the Central Eastside District, the Pitman II Building's ground level has three restaurant / fully equipped commercial production kitchen suites can be used for catering and food production as well as 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 retail, office, or storage use. The building's second floor features office suites with decks and views. Common area amenities include a service hall with private restrooms, conference room, on-site guest parking, truck loading, bike storage, and garbage/recycling area.

Matt Schweitzer
matt@northrimpdx.com | 503-525-1927

NORTH RIM
northrimpdx.com
819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties

FOR LEASE

Pitman II Building

1430 SE Water Ave. Portland, OR 97214

Property Details

- Ground level restaurant / production kitchens with mezzanines
- Second floor professional office suites with views
- On-site guest parking and secure bike storage
- Private ADA restrooms
- Shared conference room with wifi
- Locally owned and professionally managed

Location Details

- Located in the heart of the Central Eastside Industrial District near restaurants, brew pubs, and bakeries
- Direct access to Hawthorne Bridge
- Highly walkable and bikeable

Matt Schweitzer
matt@northrimpdx.com | 503-525-1927

NORTH RIM

northrimpdx.com
819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties

Demographics & Traffic Count

- Population 24,517
- Average Household Income $99,195
- Median Age 34.1
- Daily Traffic Count (SE Water & Madison) 7,185

Pitman II Building

Commercial Kitchen | Retail | Office

FOR LEASE

Matt Schweitzer

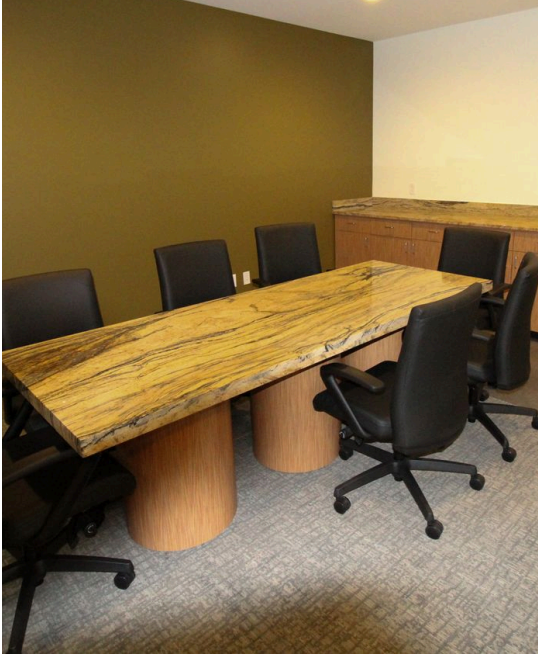
matt@northrimpdx.com | 503-525-1927

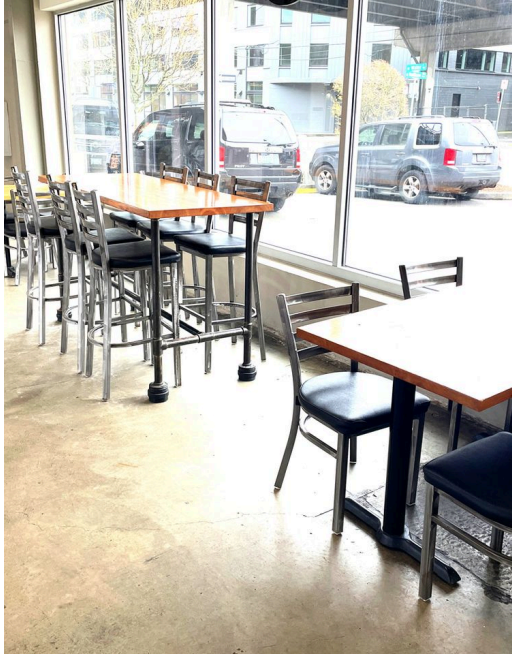
NORTH RIM

northrimpdx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties





Pitman II Building

Commercial Kitchen | Retail | Office

FOR LEASE

Matt Schweitzer

matt@northrimpdx.com | 503-525-1927

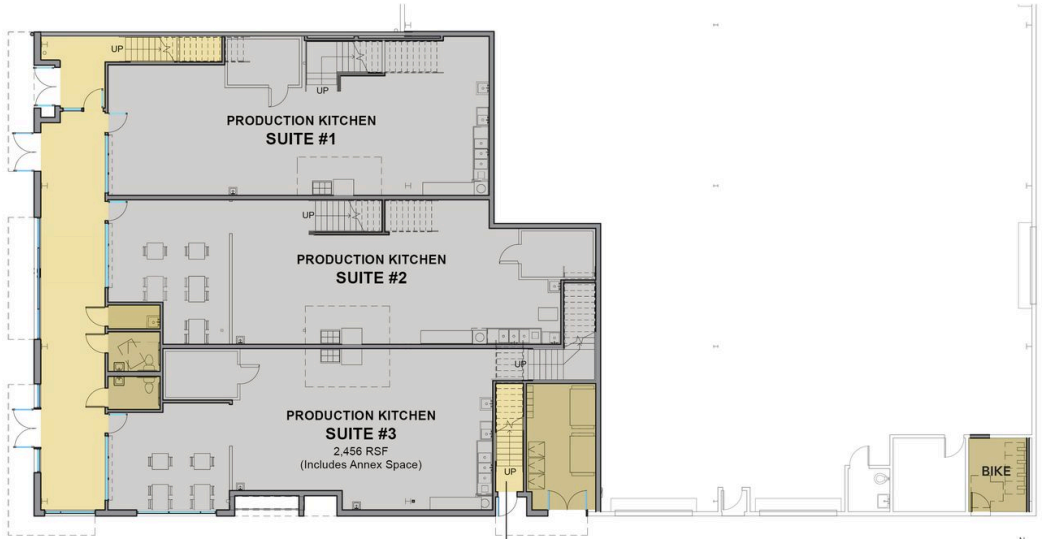
NORTH RIM

northrimpdx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties

GROUND FLOOR



Pitman II Building

Commercial Kitchen | Retail | Office

FOR LEASE

Matt Schweitzer

matt@northrimpdx.com | 503-525-1927

NORTH RIM

northrimpdx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties

SECOND FLOOR

Pitman II Building

Commercial Kitchen | Retail | Office

FOR LEASE

Matt Schweitzer

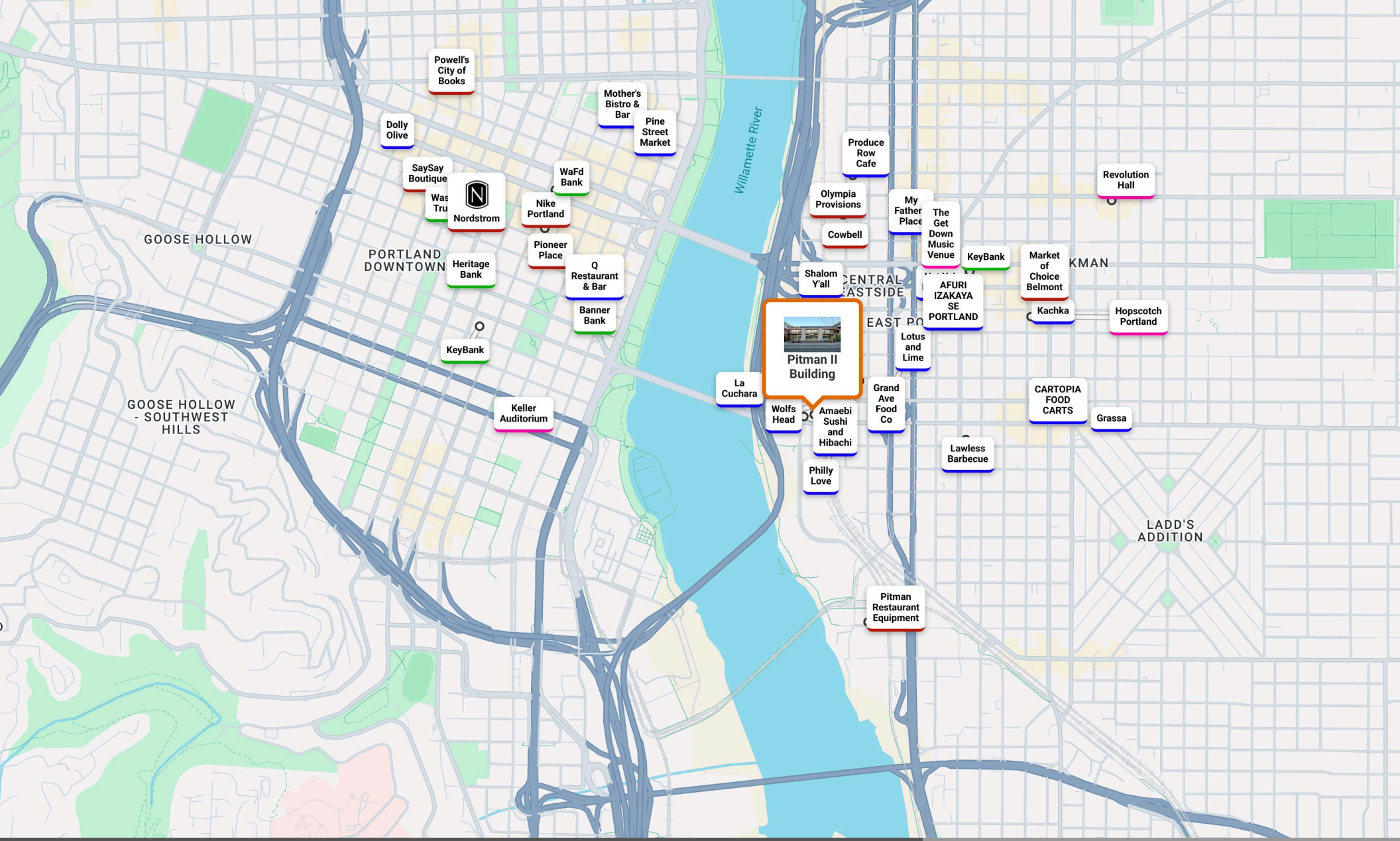
matt@northrimpdx.com | 503-525-1927

NORTH RIM

northrimpdx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties



Pitman II Building

1430 SE Water Avenue, Portland, OR 97214

FOR LEASE

Matt Schweitzer

matt@northrimpdx.com | 503-525-1927

NORTH RIM

northrimpdx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503-525-1925

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2026 North Rim Commercial Properties