

# CENTRAL EASTSIDE COMMERCIAL PRODUCTION KITCHENS

Matterhorn Building 940 SE Madison Street, Portland OR 97214

## FOR LEASE



**Located in the Heart of the Central Eastside District, 1 block off Hawthorne.** These 5 fully-equipped production kitchens can be used for catering and food production as well as limited restaurant/bar/bakery or 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. Common area amenities include garbage/recycling, restrooms, janitors closet, outside seating, on-site delivery, and truck loading/parking.

**Tricia Anderson**

[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | 503.525.1927



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

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)

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### Bike Score



### Walk Score



### Transit Score



### Property and Location Details

- Second-floor mezzanine flex spaces for office or storage use
- ADA 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 (2020): 21,755
- Projected Population (2028): 23,694
- Avg Household Income (2023): \$102,262
- Median Age (2023): 38

### Daily Traffic Count

(SE Hawthorne Blvd and SE 11th Ave)

TOTAL: 11,208

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**Kitchen Tour**  
[tinyurl.com/NorthRimKitchen](http://tinyurl.com/NorthRimKitchen)

## Standard Kitchen Features\*

- Outfitted by Pitman Restaurant Equipment
- 12' x 8' x 7'4" Walk-In Cooler
- American Range 36" 6-Burner Range w/Full-Sized Oven
- Blodgett Gas Convection Oven
- Pitco Gas Fryer
- 12' Captive Aire Hood
- Upright Low-Temp Dishwasher
- 1-Compartment Sink w/ Drainboard
- (2) 15" Wall-Mount Hand Sink w/ Splash Guards
- 3-Compartment Sink w/18" x 24" Tubs & Dirty Dish Table
- 48" Clean Dish Table
- Krowne Wall-Mount Pre-Rinse Unit
- (2) 30" x 72" Stainless Work Tables w/ Undershelf

**Outfitted by**

**PITMAN**  
RESTAURANT  
EQUIPMENT

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

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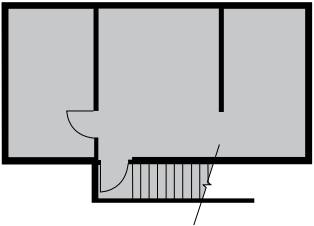
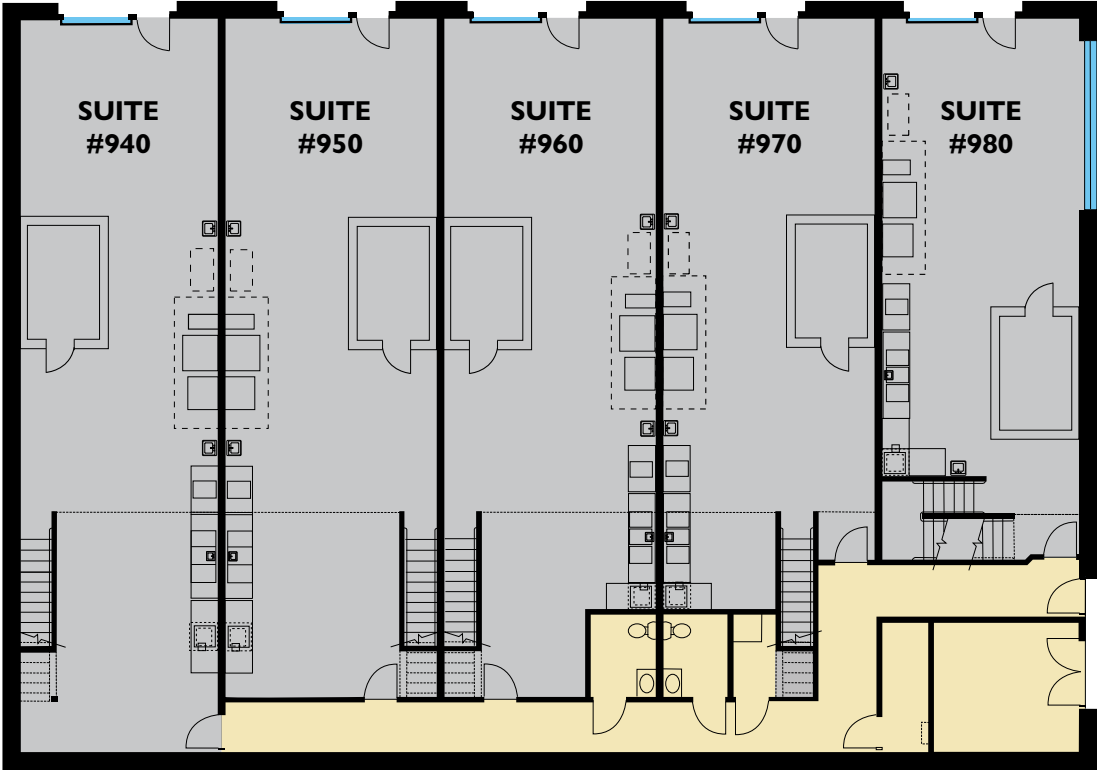


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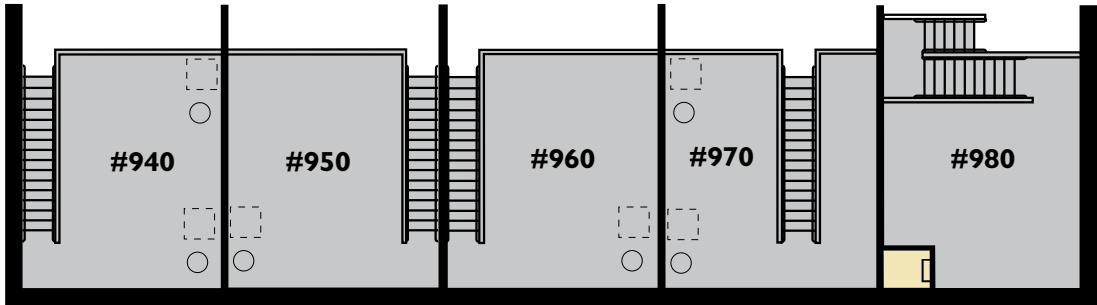
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FLOOR PLAN



MEZZANINE



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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-min walk / Daily and monthly parking
- 2 Lot #352: 685 SE Madison & SE 7th**  
6-min walk / Monthly parking only
- 3 Lot #32: SE Water Avenue**  
Entrance off Main and Madison Street  
2-min walk / Daily and monthly parking

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