

CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE



Our Waterman Building is home to 4 floors of modern, professional office space and select custom office community amenities. Step into the building and find a furnished lobby and a new ramen restaurant, as well as common workspaces and a shared conference room. Portland's Central Eastside neighborhood has a nouveau-industrial chic personality and these office spaces perfectly mirror that creative and artistic vibe. Located just minutes from the Esplanade and Tilikum Crossing. With its secure bike storage, commuter showers, and unisex restrooms, bike commuting to and from the Waterman Building is made easy.

Tricia Anderson

tricia@northrimpdx.com | [503.525.1927](tel:503.525.1927)



northrimpdx.com

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

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

FOR LEASE

CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

Bike Score



"Biker's Paradise"

Walk Score



"Very Walkable"

Transit Score



"Excellent Transit"

Commuter Amenities

- Secure bike storage
- Bicycle service and repair area
- Private storage lockers
- 2 shower facilities

Property Details

- Common conference room
- ADA Accessible restrooms
- Furnished lobby with modern furniture, fireplace, and fountain
- 3rd and 4th floor recessed decks with views
- 13' Ceilings on the 1st floor
- Wi-Fi and 24/7 alarm system
- High speed fiber internet

Location Details

- Central Eastside industrial district near restaurants, brew pubs, and bakeries
- Close to bus lines and street car access
- Close to I-5 and Hawthorne Bridge
- Walking distance to downtown Portland

Daily Traffic Count

(SE Water & Madison)

TOTAL: 7,185

Tricia Anderson

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



northrimpx.com

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

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



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)



northrimpx.com

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

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



Virtual Tour
Suite 330

tinyurl.com/WatermanSuite330



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)



northrimpx.com
819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)
Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

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. ©2024 North Rim Commercial Properties



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)
Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

FLOOR PLAN

Basement



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)

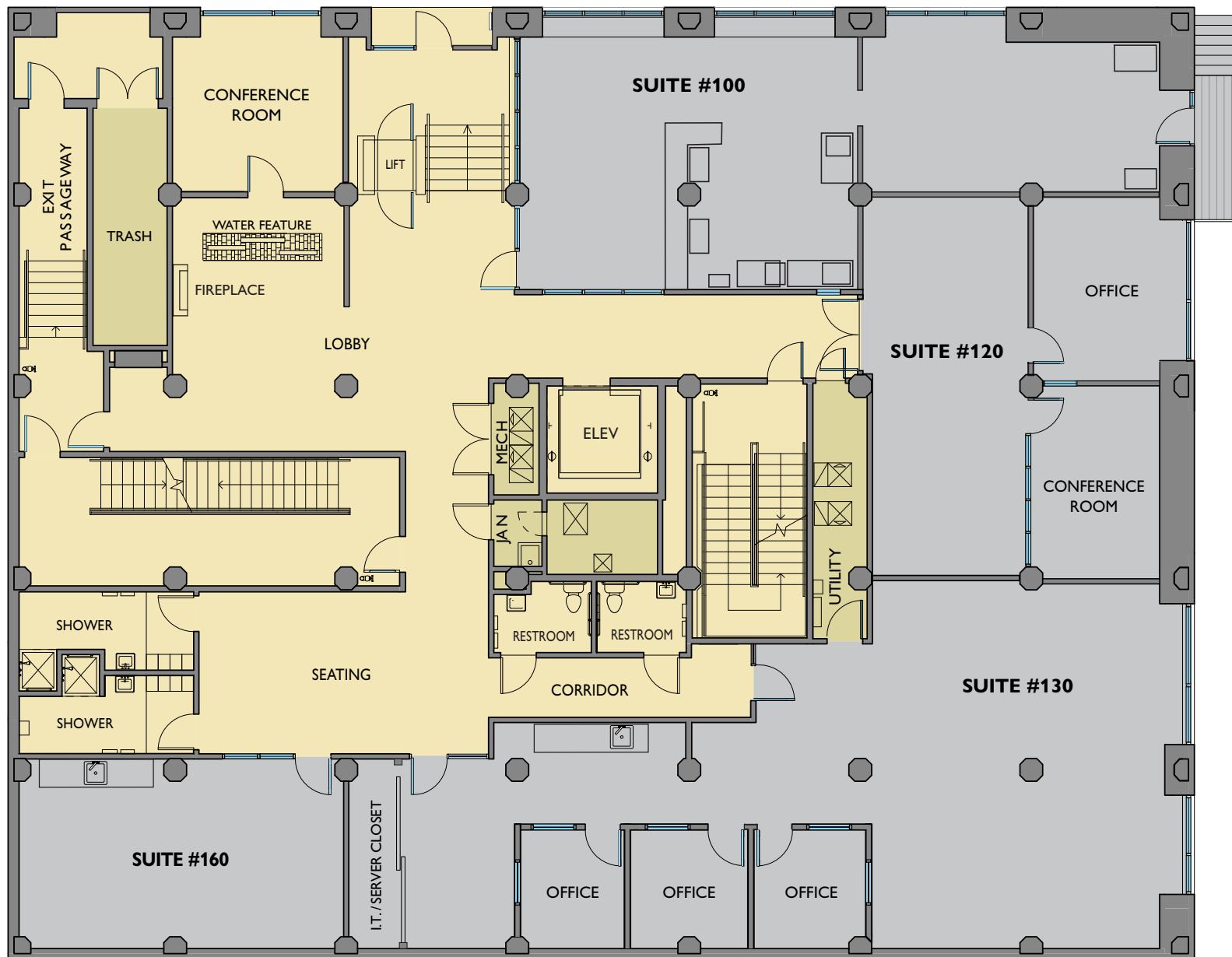


northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)
 Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

FLOOR PLAN

1st Floor



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)

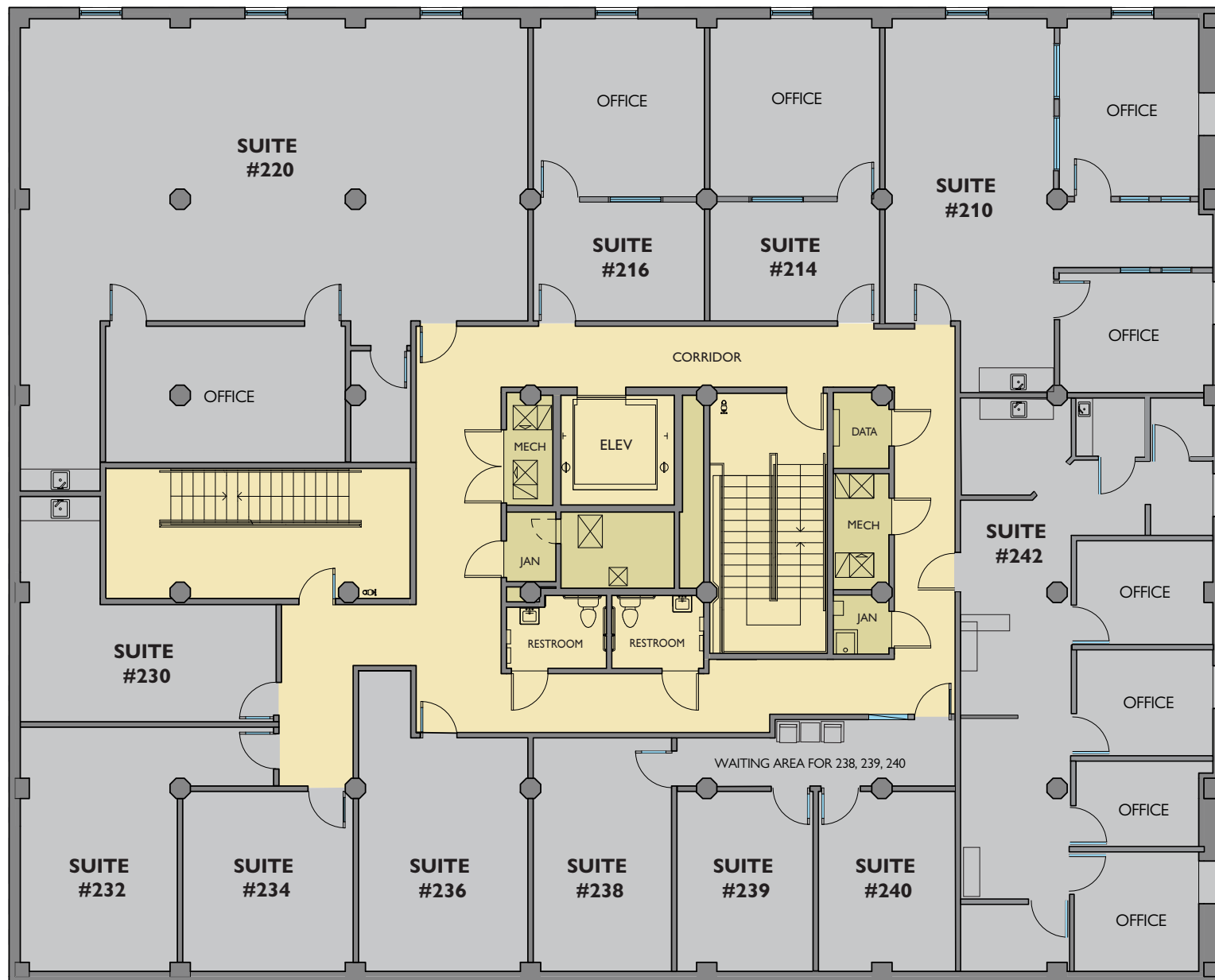


northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)
Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

FLOOR PLAN

2nd Floor



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)
Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

FLOOR PLAN

3rd Floor



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)
 Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

FLOOR PLAN

4th Floor



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)



northrimpx.com

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

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



← DOWNTOWN PORTLAND



Tricia Anderson
tricia@northrimpx.com | [503.525.1927](tel:503.525.1927)



northrimpx.com
 819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)
 Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

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



CENTRAL EASTSIDE CUSTOM OFFICES WITH CITY VIEWS

Waterman Building 80 SE Madison Street, Portland OR 97214

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | 503.525.1927



northrimpx.com

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

Matthew Schweitzer | matt@northrimpx.com | 503.381.3134