



FOR LEASE



## 3330 NW YEON BUILDING

### Available Office Space

± 1,232 - 5,322 RSF | \$16.50 NNN

### 3330 NW Yeon Avenue, Portland, OR 97210

Conveniently situated in the Yeon Business Center on Highway 30, 3330 NW Yeon is the best choice for small office space with immediate access to freeways, Northwest Portland, Sauvie Island and beyond. This renovated and well managed property features a Starbucks on site and ample free parking for tenants and visitors.

### JEFF FALCONER, SIOR

Principal | Licensed in OR

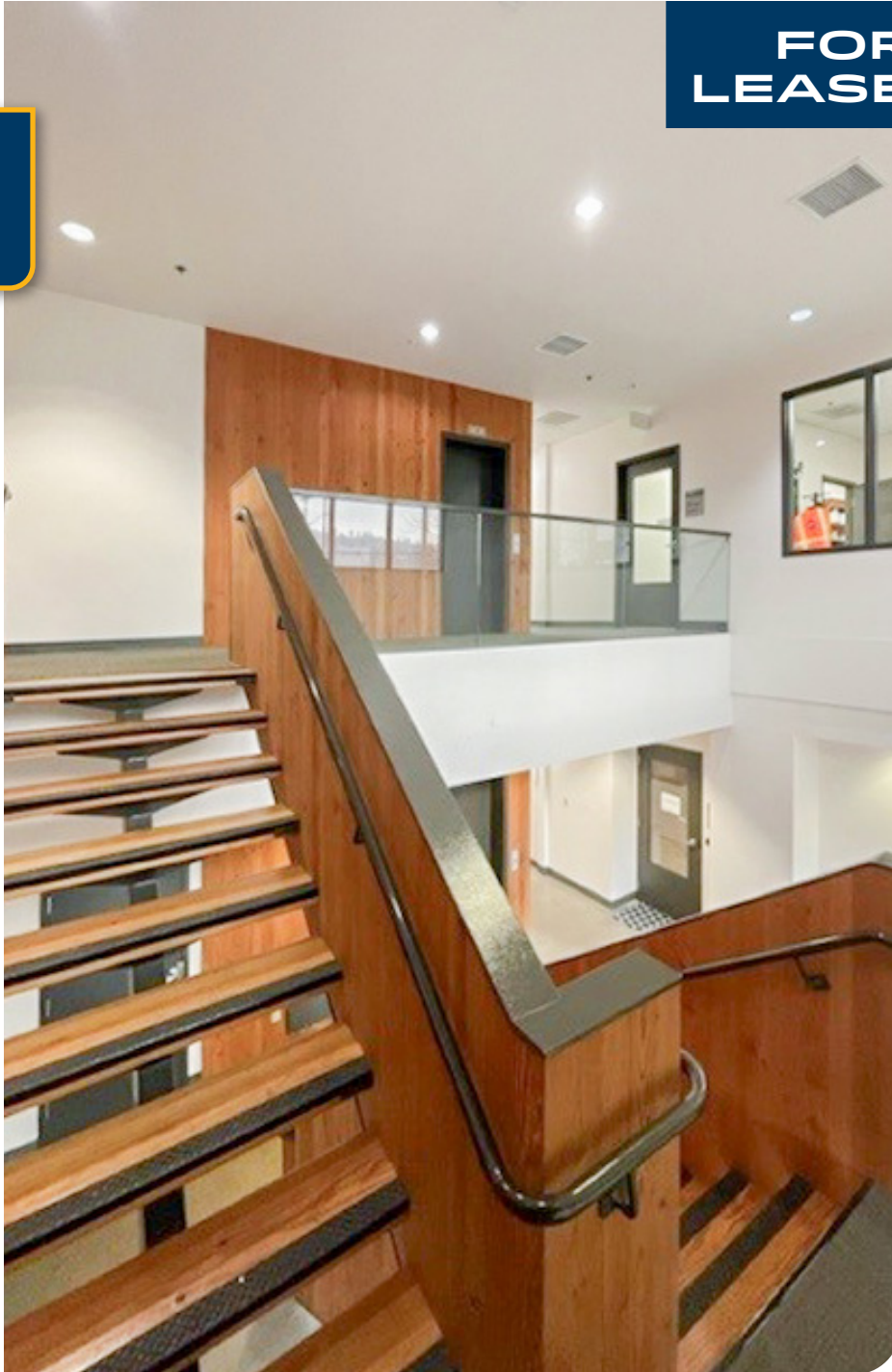
503-542-4346

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# PROPERTY SUMMARY

## FOR LEASE



### PROPERTY DETAILS

<b>Address</b>	3330 NW Yeon Avenue Portland, OR 97210
<b>Term</b>	Negotiable
<b>Use Type</b>	Office
<b>Parking</b>	3.5:1,000 SF free parking ratio
<b>Lease Rate</b>	\$16.50 NNN
<b>Availability</b>	Now

SPACE	SIZE	RATE	AVAILABLE
Suite 100	5,322 RSF	\$16.50 NNN	June 2026
Suite 130	1,286 RSF	\$16.50 NNN	Now
Suite 210	1,409 RSF	\$16.50 NNN	Now
Suite 250	1,232 RSF	\$16.50 NNN	Now

Tenant is responsible for HVAC in all suites (2025 estimated \$0.15/SF)

### Location Features

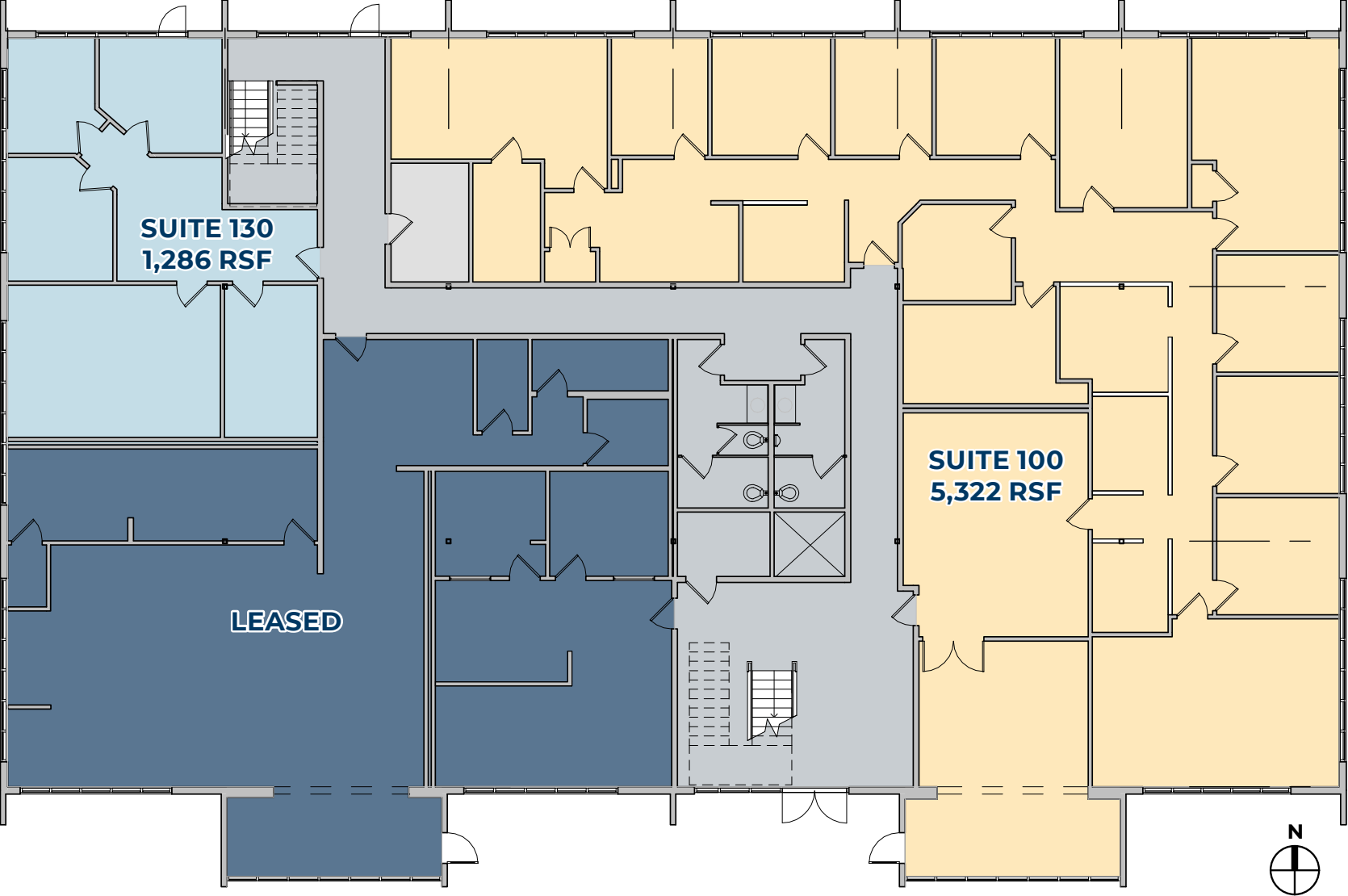
- Fully renovated in 2015, including energy-efficient LED lighting
- Minutes from CBD, the Pearl District, freeways, and restaurants/services



**FLOOR PLAN - FIRST FLOOR**



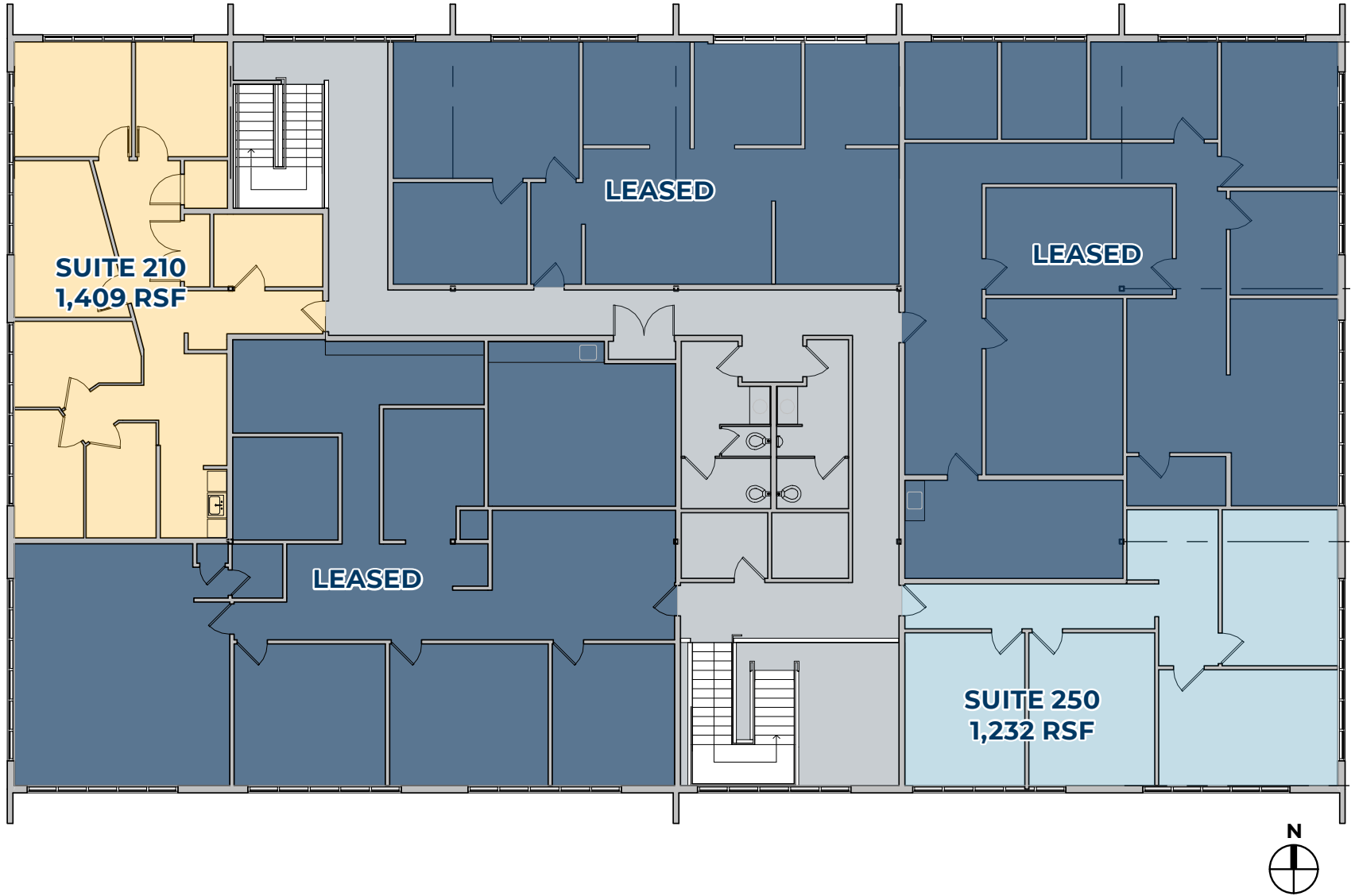
**FLOOR PLAN**



# FLOOR PLAN - SECOND FLOOR



## FLOOR PLAN





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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