



FOR LEASE



3330 NW YEON BUILDING

Available Office Space: 902 - 5,219 RSF

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.

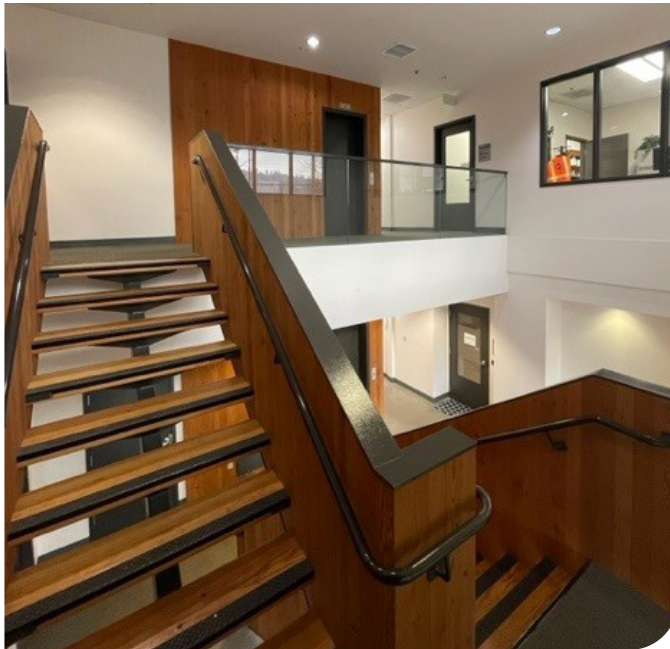
JEFF FALCONER, SIOR

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PROPERTY DETAILS & AVAILABILITIES



PROPERTY DETAILS & AMENITIES

Total SF	20,612 SF
Term	Negotiable
Parking	3.5:1,000 SF free parking ratio
Rent	\$24.00 Modified Gross

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

AVAILABILITIES

Suite 120	902 RSF	\$24.00 MG Fully Furnished
Suite 130	1,286 RSF	\$24.00 MG
Suite 210	1,409 RSF	\$24.00 MG
Suite 230*	1,438 RSF	\$24.00 MG
Suite 240*	2,549 RSF	\$24.00 MG
Suite 250*	1,232 RSF	\$24.00 MG

ALL SUITES AVAILABLE IMMEDIATELY
Tenant is responsible for HVAC in all suites
(2024 estimated \$0.15/SF)

* Contiguous suites up to 5,219 RSF

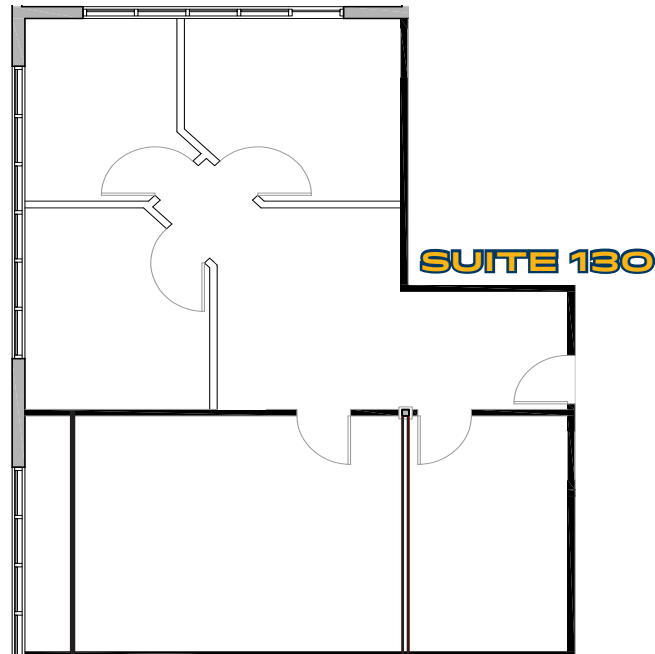
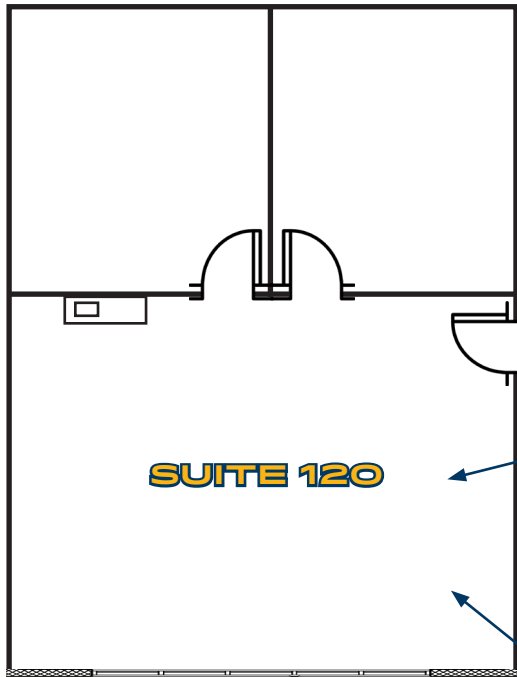
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FLOOR PLANS



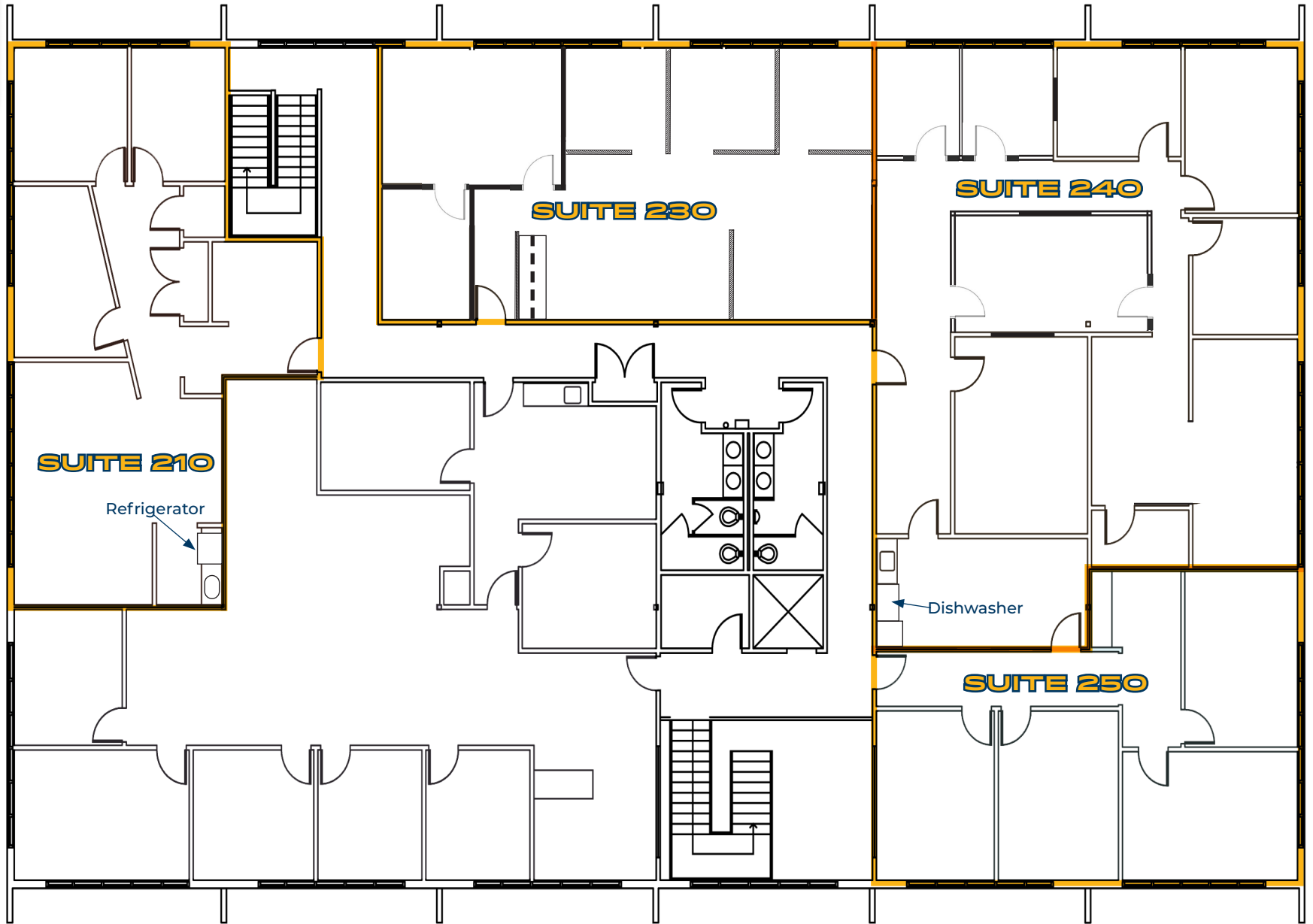
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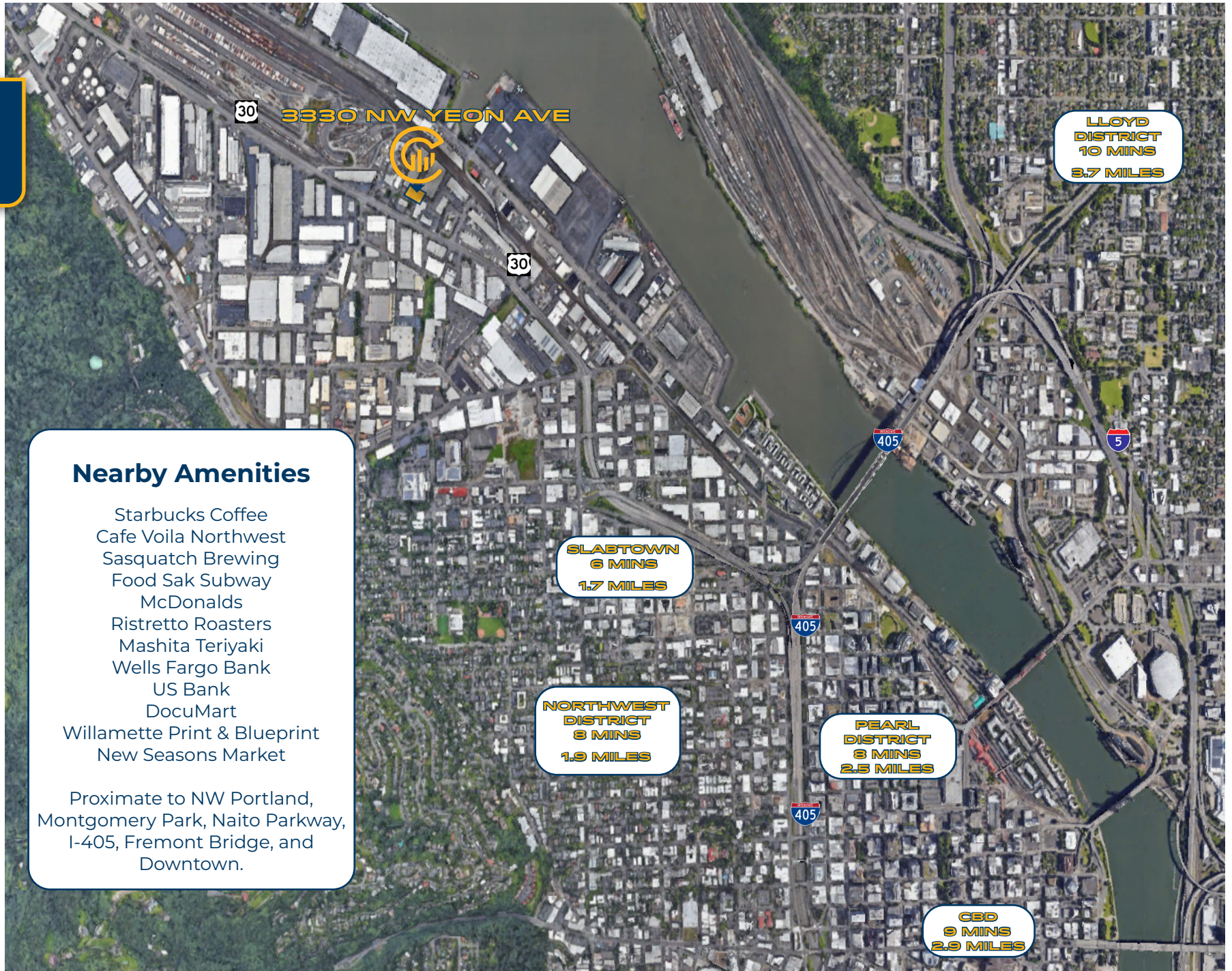


FLOOR PLANS





AERIAL MAP



Nearby Amenities

- Starbucks Coffee
- Cafe Voila Northwest
- Sasquatch Brewing
- Food Sak Subway
- McDonalds
- Ristretto Roasters
- Mashita Teriyaki
- Wells Fargo Bank
- US Bank
- DocuMart
- Willamette Print & Blueprint
- New Seasons Market

Proximate to NW Portland, Montgomery Park, Naito Parkway, I-405, Fremont Bridge, and Downtown.