



FOR LEASE



3330 NW YEON BUILDING

Available Office Space

± 1,232 - 5,322 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

Principal | Licensed in OR

503-542-4346

jeff@capacitycommercial.com

GABRIEL BEHRMANN

Senior Associate Broker | Licensed in OR

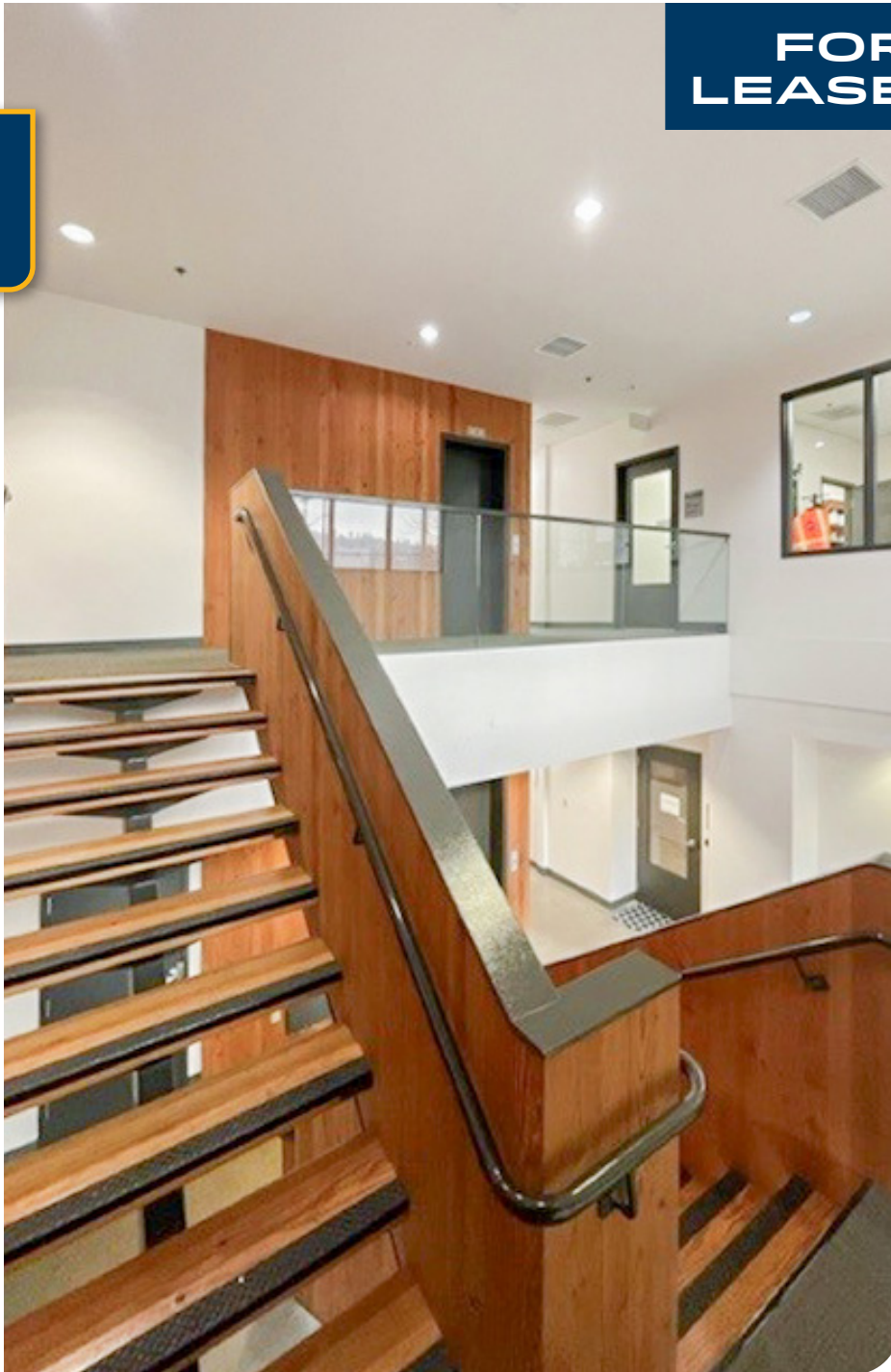
971-237-2458

gabriel@capacitycommercial.com



PROPERTY SUMMARY

**FOR
LEASE**



PROPERTY DETAILS

Address	3330 NW Yeon Avenue Portland, OR 97210
Term	Negotiable
Use Type	Office
Parking	3.5:1,000 SF free parking ratio
Availability	Now

SPACE	SIZE	RATE	AVAILABLE
Suite 100	5,322 RSF	\$16.50 NNN	June 2026
Suite 130	1,286 RSF	\$12.50 NNN	Now
Suite 210	1,409 RSF	\$12.50 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





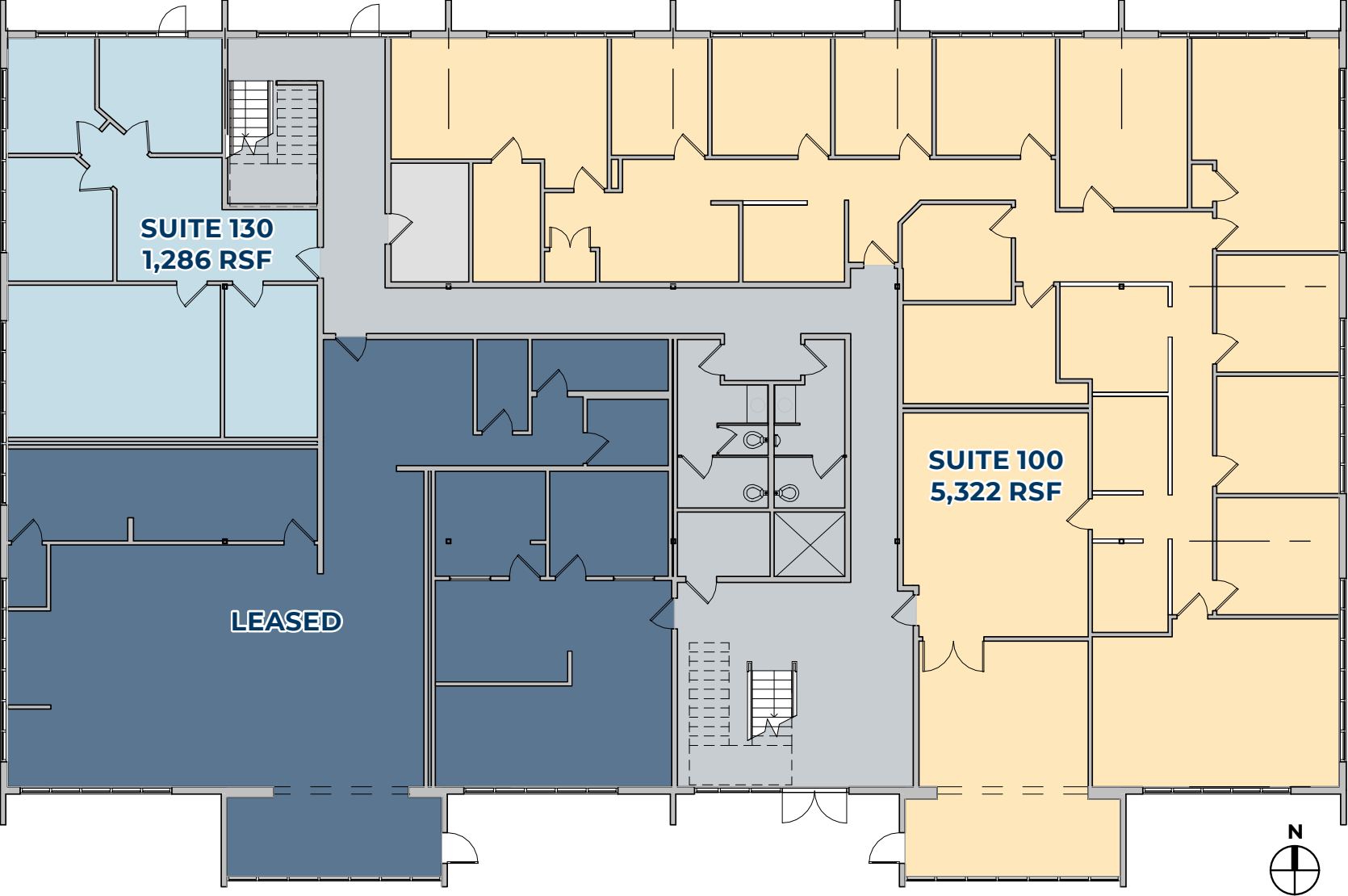
SUITE 100 PHOTOS



FLOOR PLAN - FIRST FLOOR



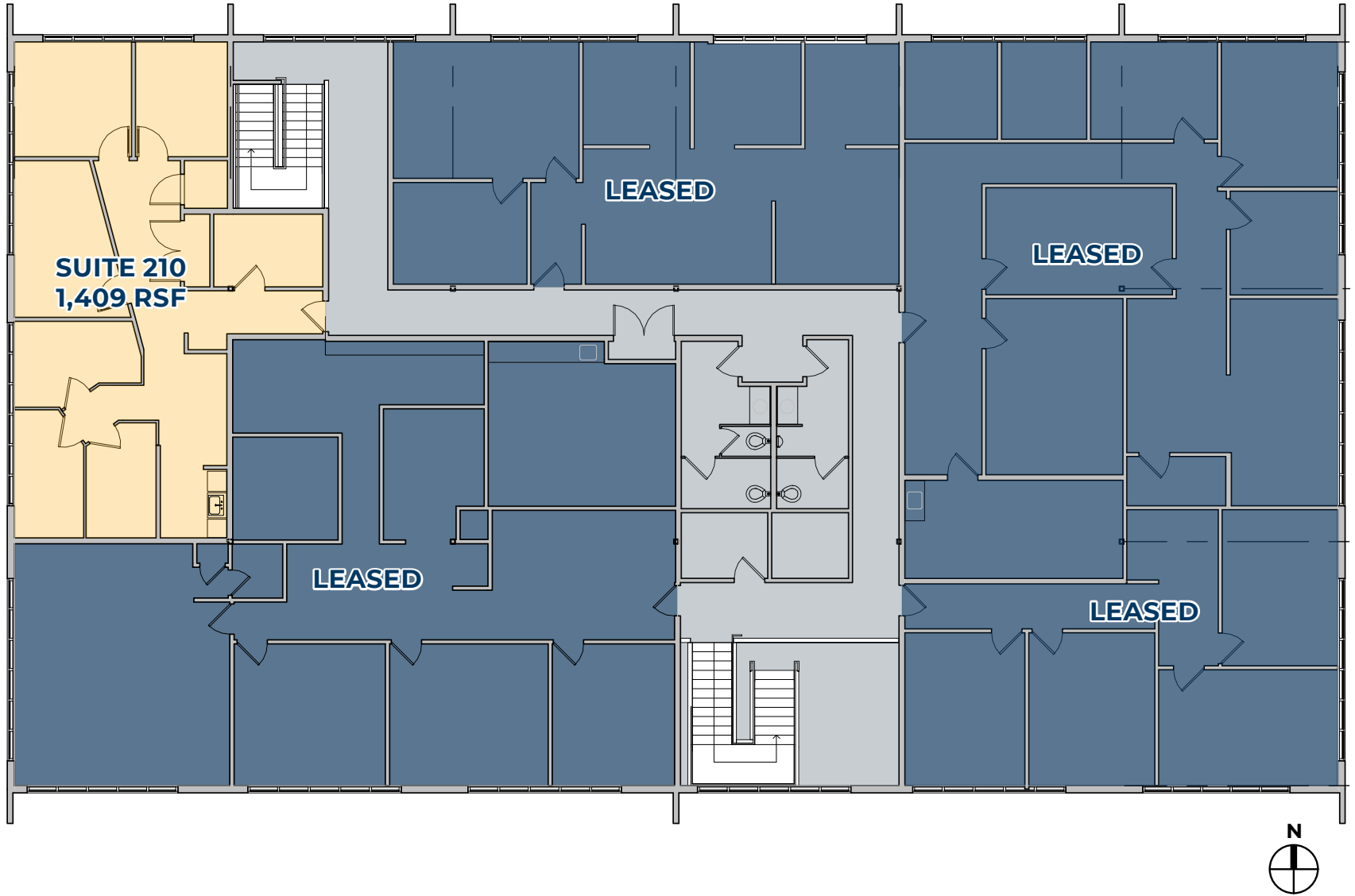
FLOOR PLAN



FLOOR PLAN - SECOND FLOOR



FLOOR PLAN





LOCAL AERIAL MAP



DRIVE TIMES		
Location	Distance from Property	
Slabtown	1.7 miles	≈ 6 min
Northwest District	1.9 miles	≈ 8 min
Pearl District	2.5 miles	≈ 8 min
CBD	2.9 miles	≈ 9 min
Lloyd District	3.7 miles	≈ 10 min

*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



capacity
POWER OF PLACE

JEFF FALCONER, SIOR
Principal | Licensed in OR
503-542-4346
jeff@capacitycommercial.com

GABRIEL BEHRMANN
Senior Associate Broker | Licensed in OR
971-237-2458
gabriel@capacitycommercial.com