

**FOR LEASE**

**3200** | NW YEON  
PORTLAND, OREGON

5,000 SF - 30,774 SF

Available | Variety of  
sizes and configurations

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**\$19.00 - \$22.00 PSF FS**



**SCHNITZER GROUP**  
3200 N.W. YEON AVE.







## Lease Rates

2nd Floor      5,000 - 10,225 SF      \$19.00 - \$22.00/SF FS

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1st Floor      5,000 - 10,282 SF      \$19.00 - \$22.00/SF FS

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Daylight  
Lower Level      5,000 - 10,267 SF      \$12.00/SF FS

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**TOTAL SF AVAILABLE 5,000 - 30,774 SF**

## Property Highlights

- ▶ Flexible lease rates based on tenant improvements.
- ▶ Variety of sizes and configurations.
- ▶ Current build out: traditional office ideal for nonprofits, service companies, industrial back office, etc.
- ▶ Above standard parking ratio for parking-heavy users who want to be close to the CBD.





#### Distances from 3200 Yeon

- 1 mile to **Montgomery Park**
- 1.5 mile to **Slabtown**
- 2 miles to the **Pearl District**
- 2.2 miles to **I-405**
- 2.7 miles to **Providence Park**
- 2.8 miles to **Pioneer Square**
- 3.1 miles to **Moda Center**

#### Nearby Development

- 1 Field Office - Two 165,000 SF creative office buildings
- 2 Leland James Building - Renovation into creative office
- 3 The Muse - New 6 story, 58 unit apartment building
- 4 2034 NW 27th Ave. - proposed performance venue to accommodate 2,800 to 3,000 people
- 5 Riverscape Lot 8 - New 260 unit multifamily building
- 6 The New York - 87,500 SF creative industrial





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