

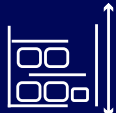
For Sublease | 5,850 SF

3315 NW 26th Avenue | Portland, OR 97210

YEON BUSINESS CENTER WAREHOUSE



**2,586 SF
Office**



**16' Clear
Height**



**12' x 12'
Loading**



**Furniture
Available**

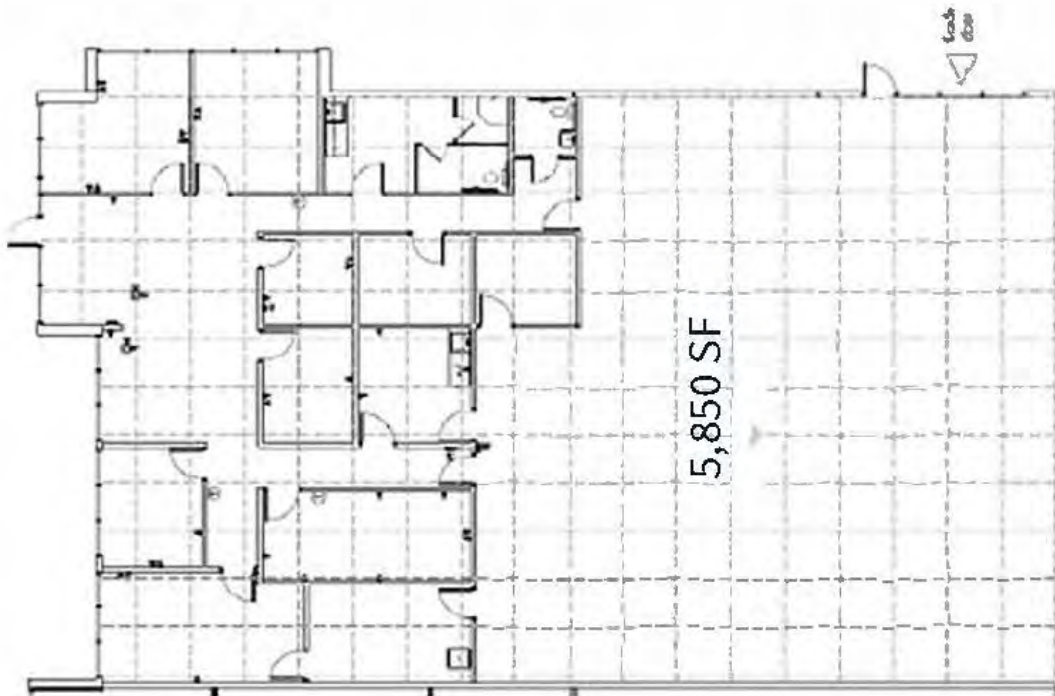
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Property Overview

Available Space	5,850 SF with 2,586 SF office
Year Built	1989
Construction	Reinforced Concrete
Loading	Oversized 12'x12'
Clear Height	16'
Sprinklers	Wet
Electrical	208, 3p, 200 amp
Zoning	IH - Heavy Industrial

Floor Plan



Summary

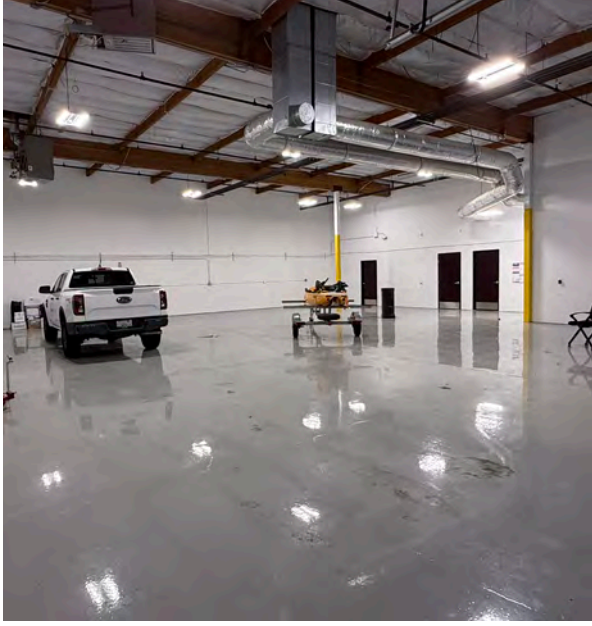
Available immediately. Move-in-ready space with updated finishes throughout the office and warehouse area. The office offers abundant natural light through floor-to-ceiling windows, creating a bright and inviting work environment.

Conveniently located with excellent access to NW Yeon Avenue/Highway 30, I-405 and the broader Portland metro area, the property is also just minutes from downtown, the Pearl District and major Northwest Portland employers.

Key Highlights

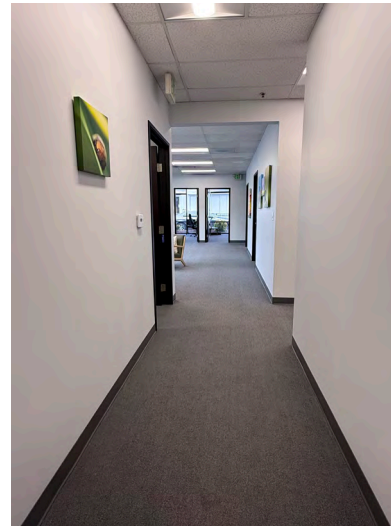
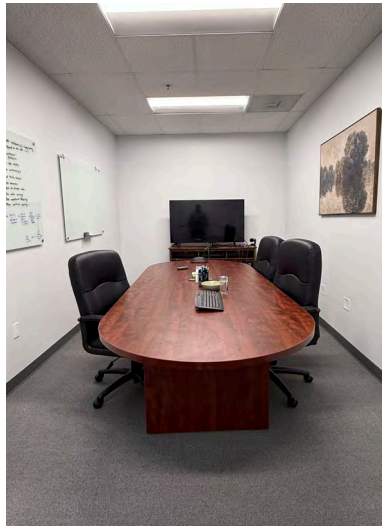
- Close proximity to CBD
- Ample natural light
- Available immediately
- ***Furniture available***
- ***Remaining term expires January 31, 2030***

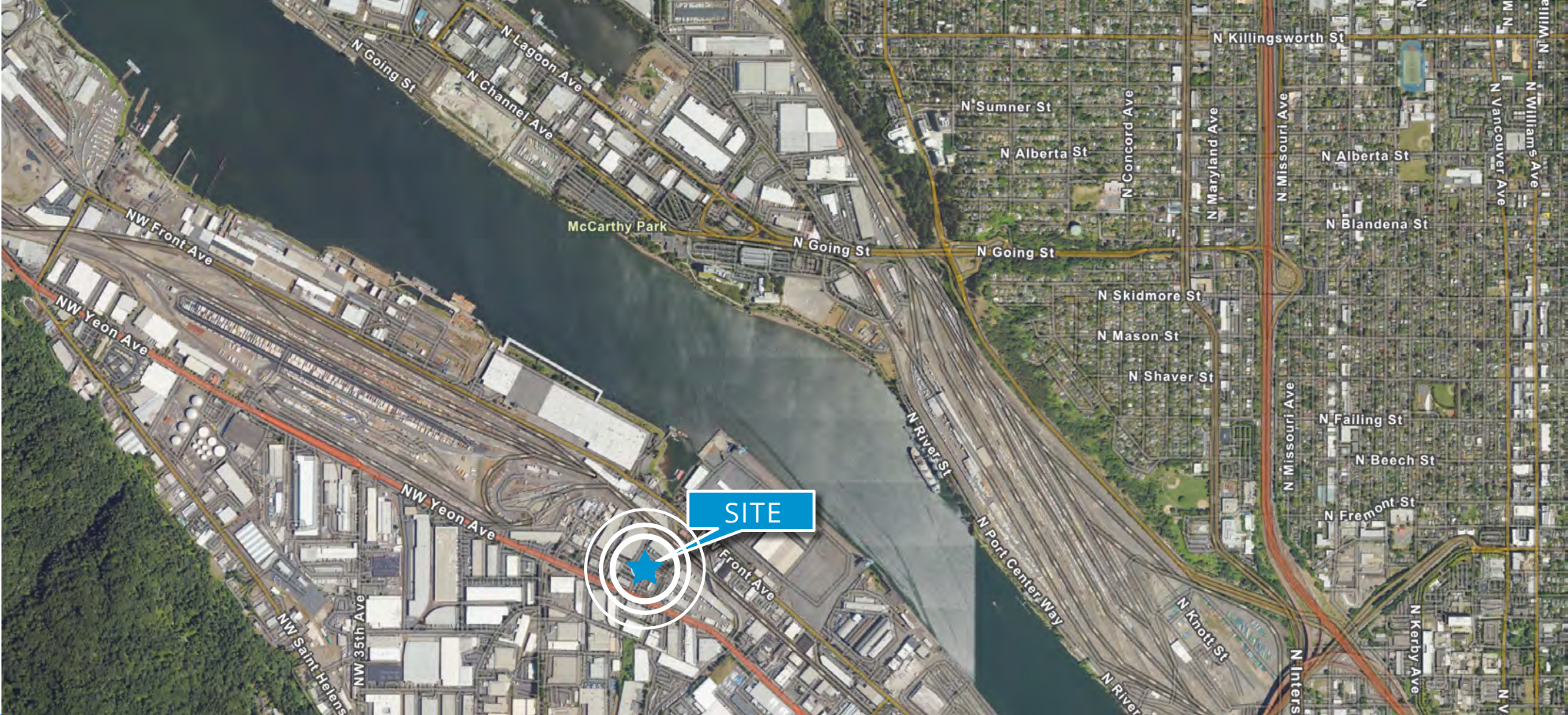
Lease rate: \$0.90/SF, NNN



Warehouse Space

Office Area





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