



# FOR LEASE

## YEON BUILDING

522 SW 5TH AVENUE  
PORTLAND, OR 97204

PLEASE CALL FOR RATES

JOSH BEAN, SIOR  
josh@ecacre.com

BRIAN HANSON, MREF  
brian@ecacre.com

503.205.0610



ETHOS COMMERCIAL ADVISORS LLC | 1111 NE FLANDERS ST, SUITE 201 | PORTLAND, OR 97232

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

## HISTORY

John Baptiste Yeon believed in community. He invested in Oregon and infrastructure that connected people to meaningful places in the Pacific Northwest. As a timber magnate, he built the Yeon, Portland's tallest tower in 1911. It housed influential brands like Woolworths and B. Dalton's Books.

## RENOVATIONS

The Yeon has seen recent upgrades. New systems, restored windows, bike storage with showers and lockers, and move-in-ready creative spaces. A full cosmetic update in Summer 2020 refreshed all common areas.

## HIGHLIGHTS

- Best-in-class historic remodel
- Updated lobby
- Expansive views and abundant natural light
- Professional management
- Convenient location near Pioneer Court House Square
- Onsite coffee shop with grab-n-go window

YEON BUILDING  
FLYOVER

Move-in ready,  
2nd generation  
suites with high  
quality finishes

Multiple nearby  
parking options

Onsite fitness  
center, bike  
storage, and  
showers



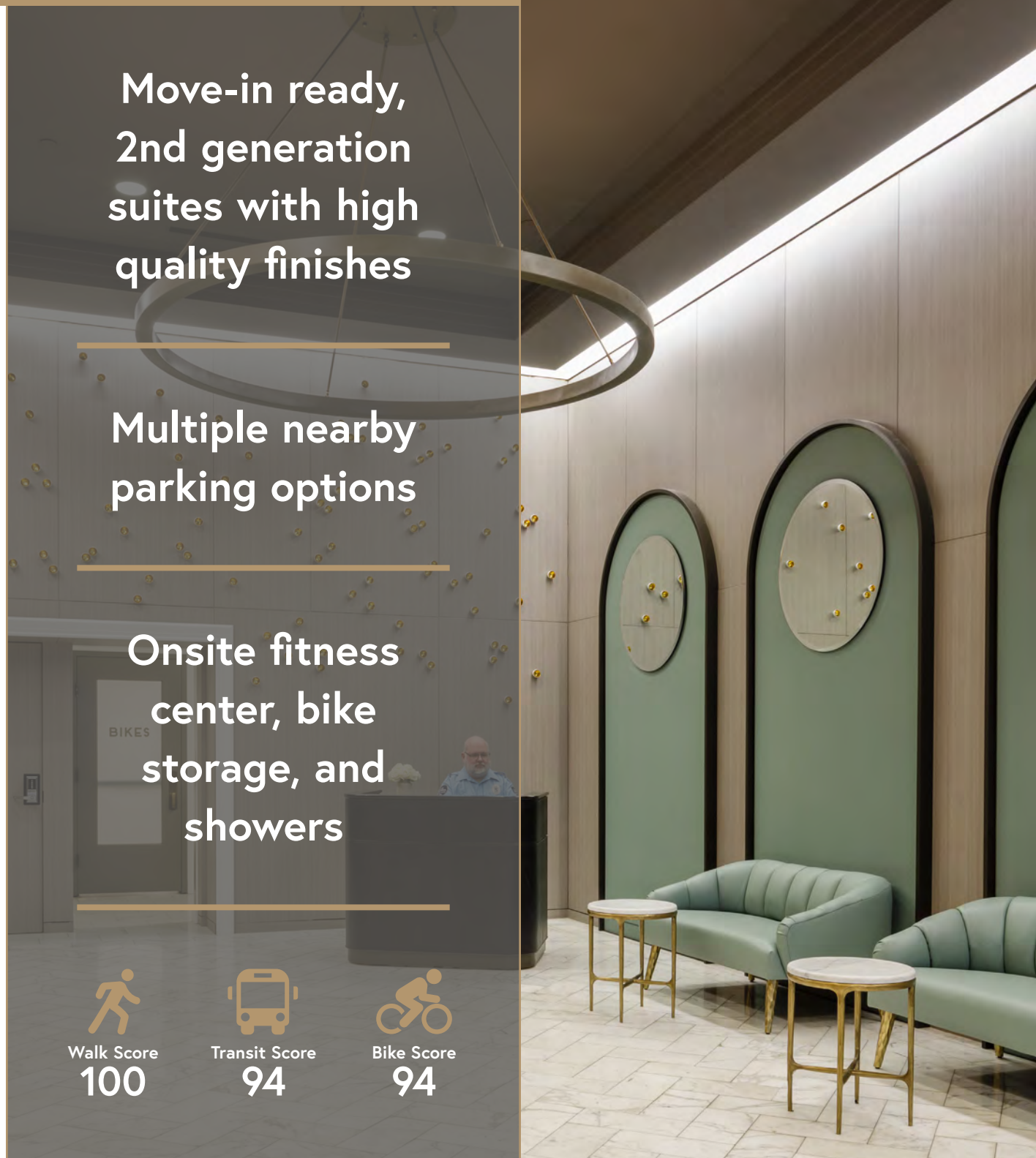
Walk Score  
**100**

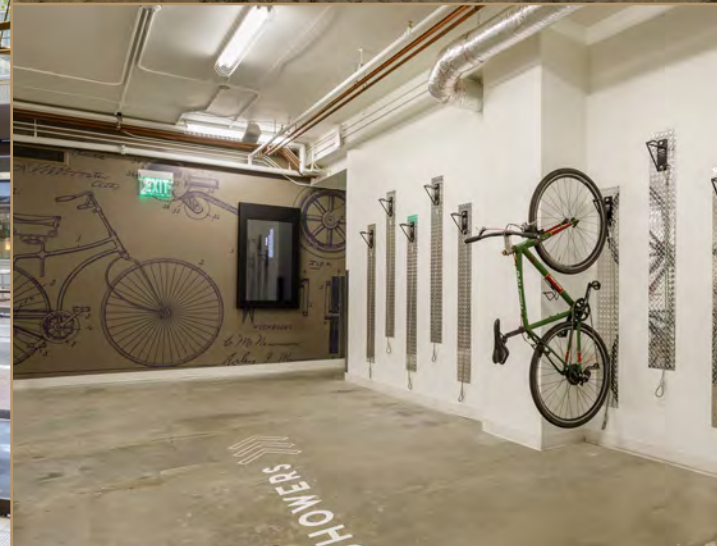


Transit Score  
**94**

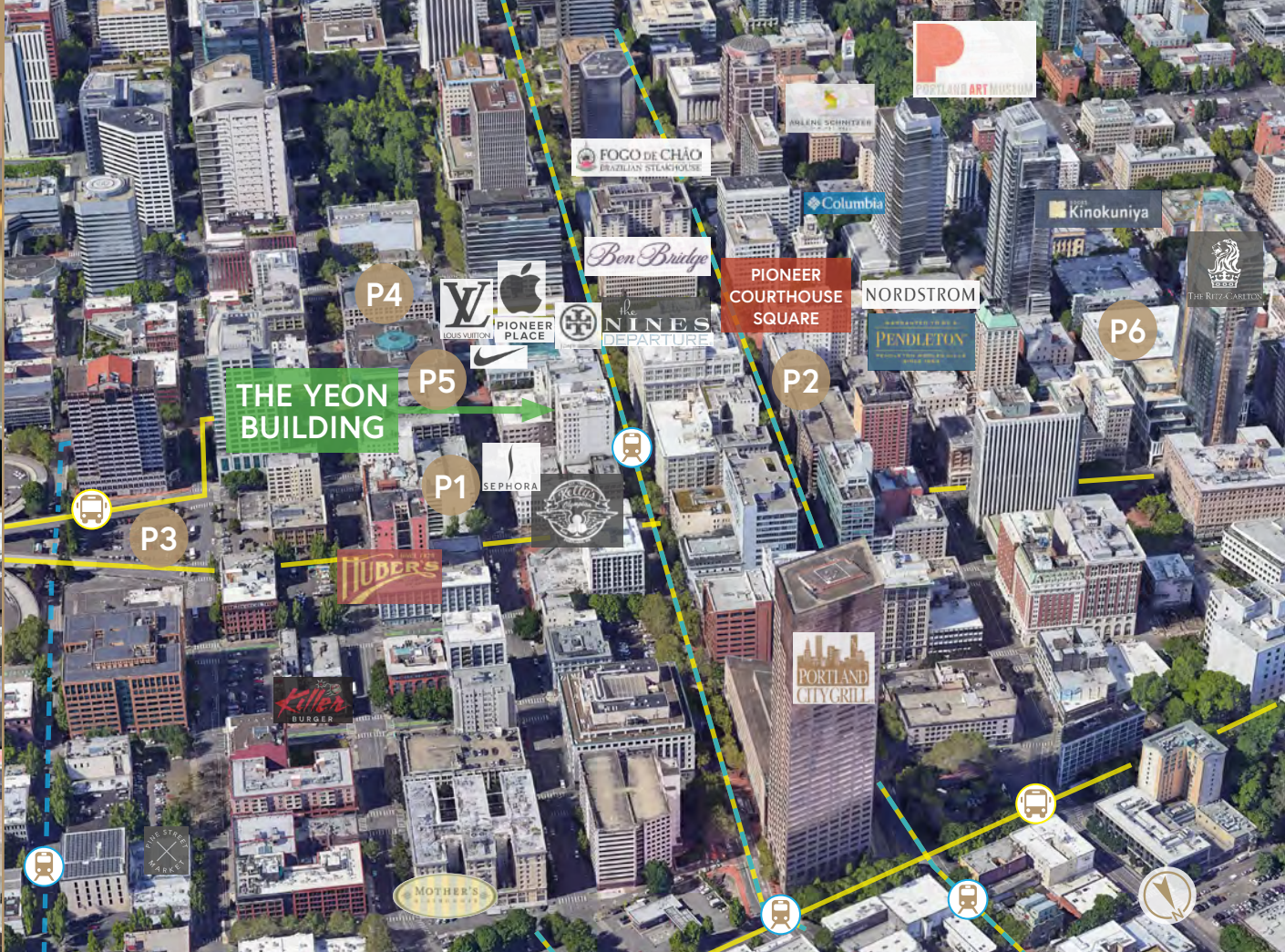


Bike Score  
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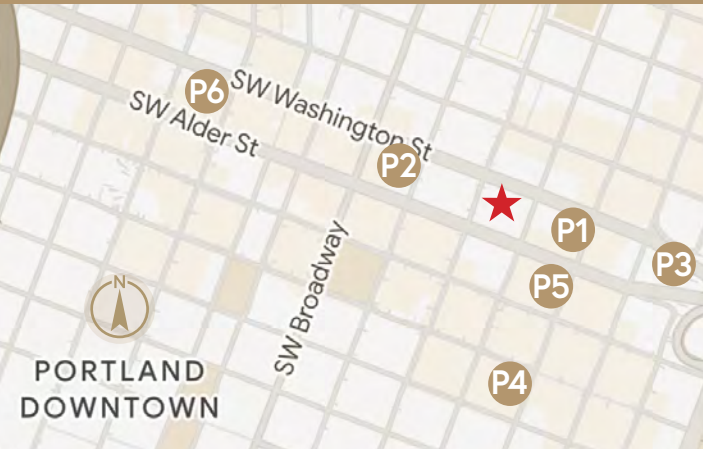




LOCATED ONSITE: TINY LITTLE CUPPA CAFÉ



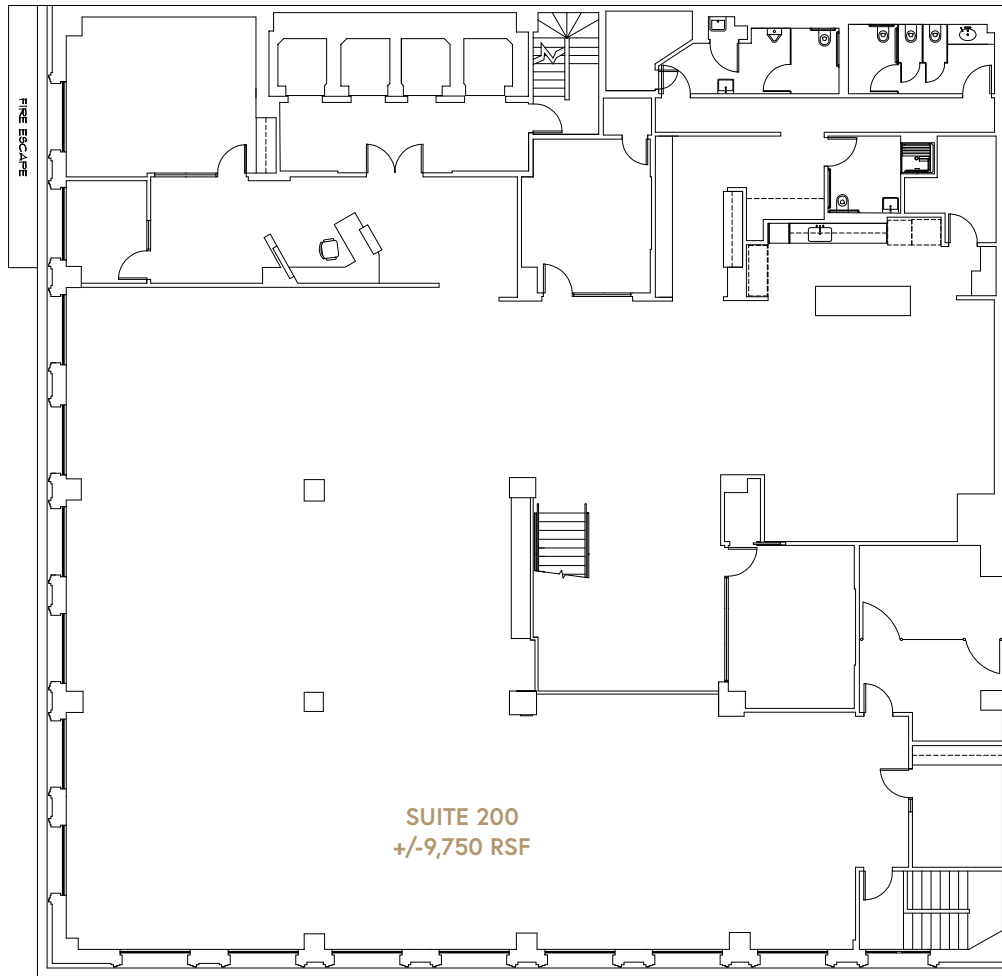
TENANT PARKING OPTIONS



MAP#	NAME	TYPE	DISTANCE	# OF STALLS
P1	Central Plaza	Garage	1 block	400
P2	Alder Street Parking Garage	Garage	1 block	486
P3	2nd & Wash Parking	Lot	2 blocks	41
P4	4th & Yamhill	Garage	2 blocks	500
P5	3rd & Alder	Garage	1.5 blocks	800
P6	10th & Yamhill	Garage	4.5 blocks	500

## 2ND FLOOR – YEON BUILDING

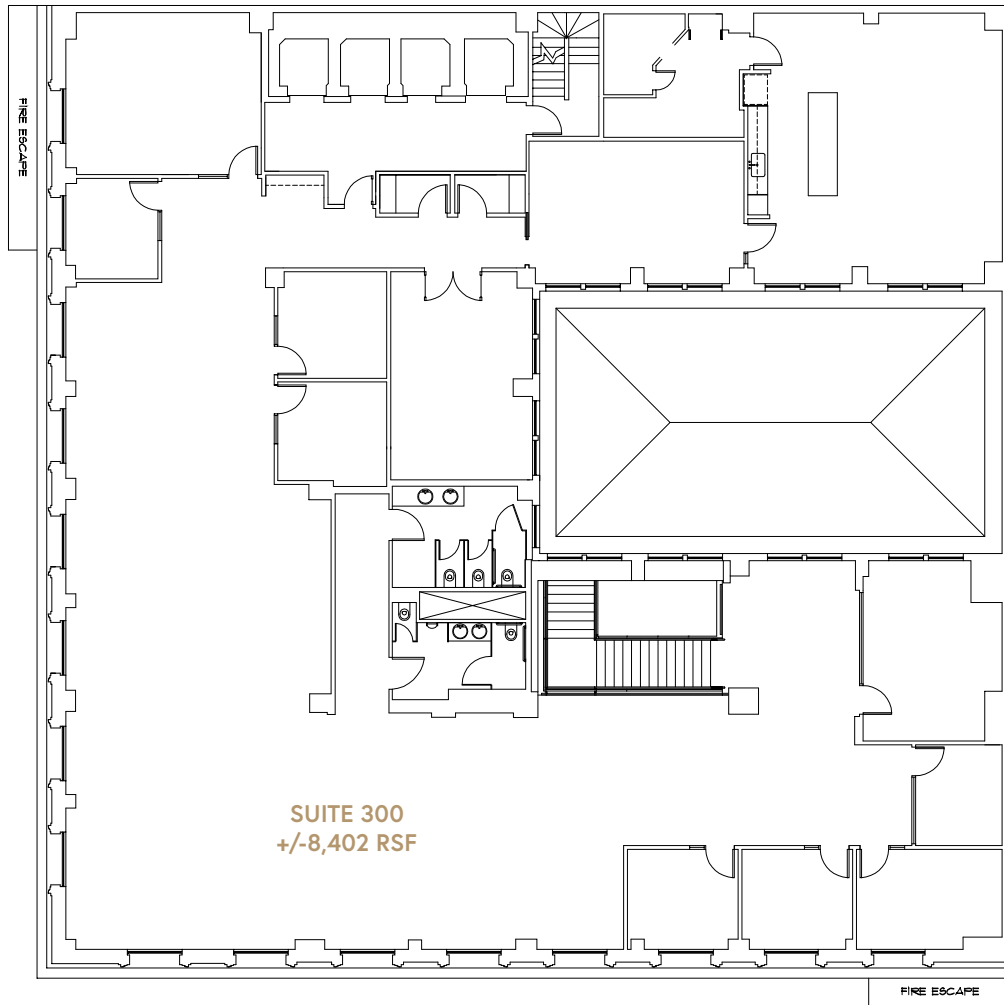
CONNECTED BY INTERIOR STAIRS TO 3RD FLOOR AND SUITE 300 FOR +/-18,218 RSF TOTAL



THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY. FURNITURE IS NOT INCLUDED.

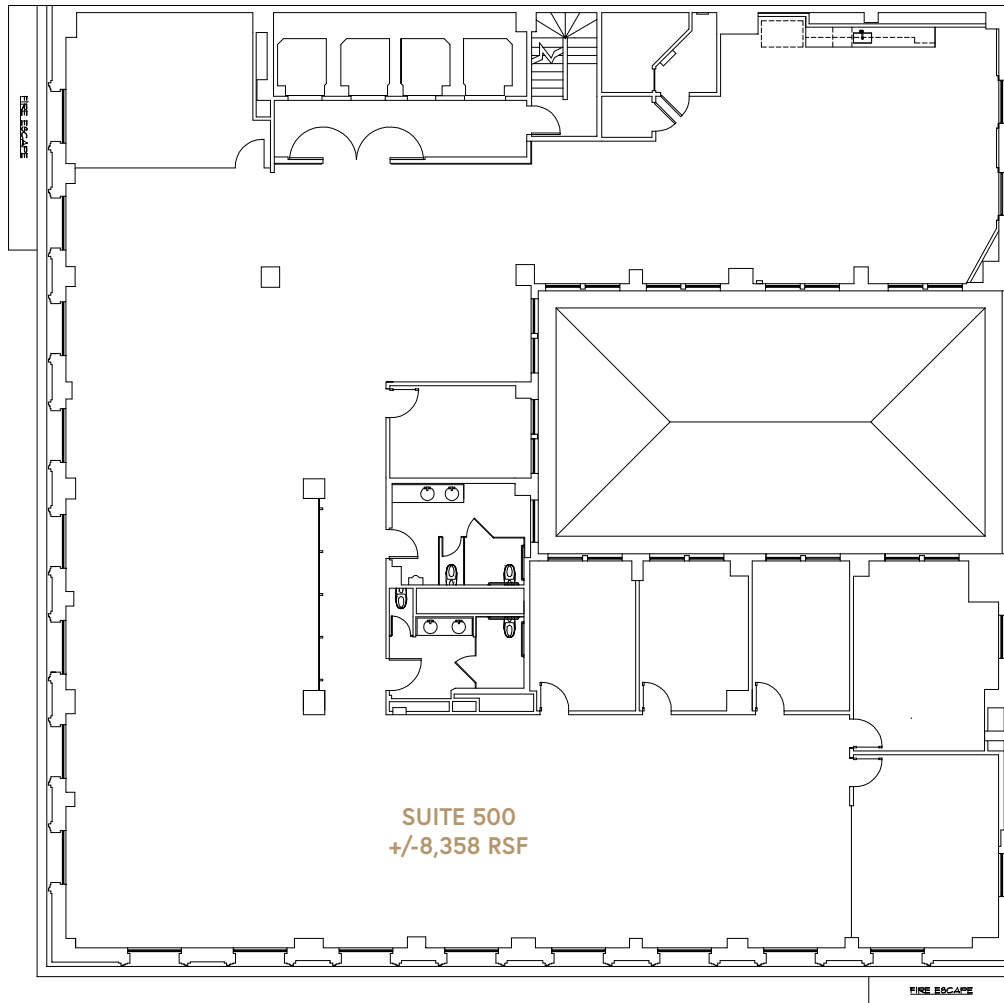
# 3RD FLOOR – YEON BUILDING

CONNECTED BY INTERIOR STAIRS TO 2ND FLOOR AND SUITE 200 FOR +/-18,218 RSF TOTAL



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# 5TH FLOOR – YEON BUILDING



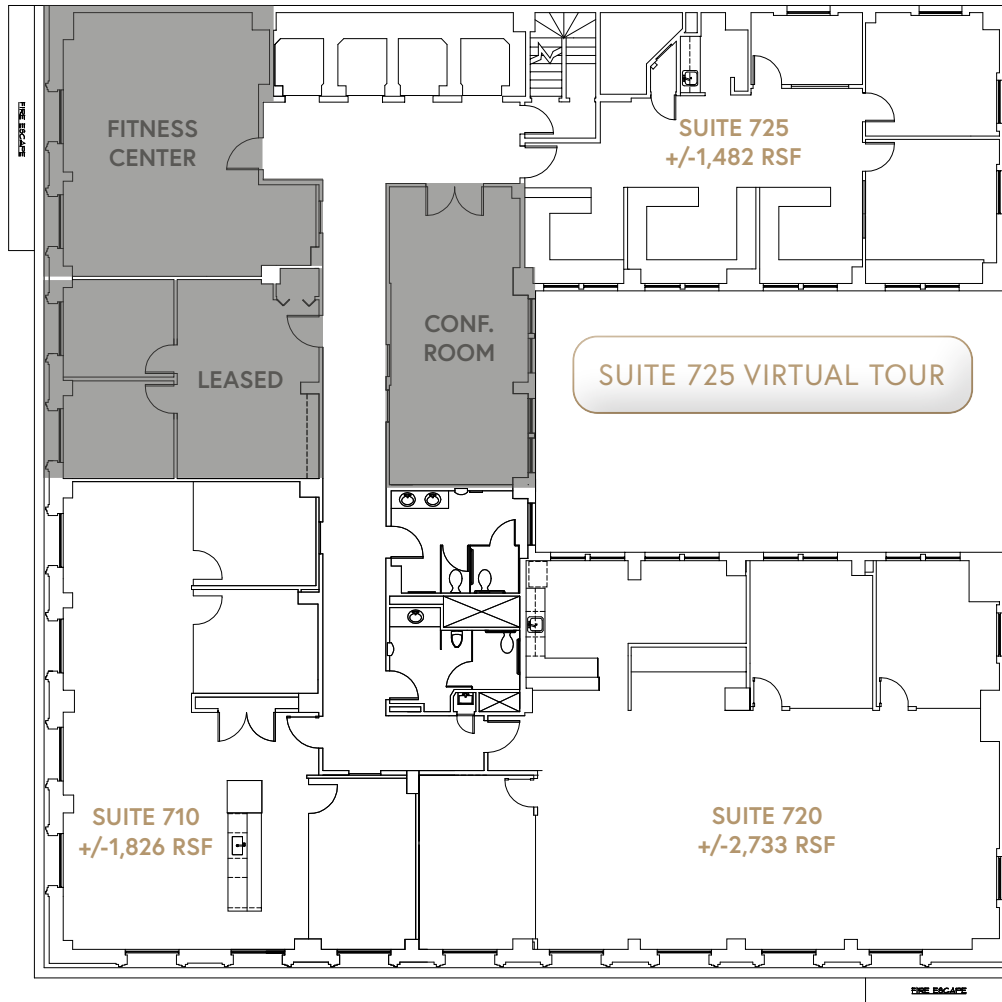
[SUITE 500 VIRTUAL TOUR](#)

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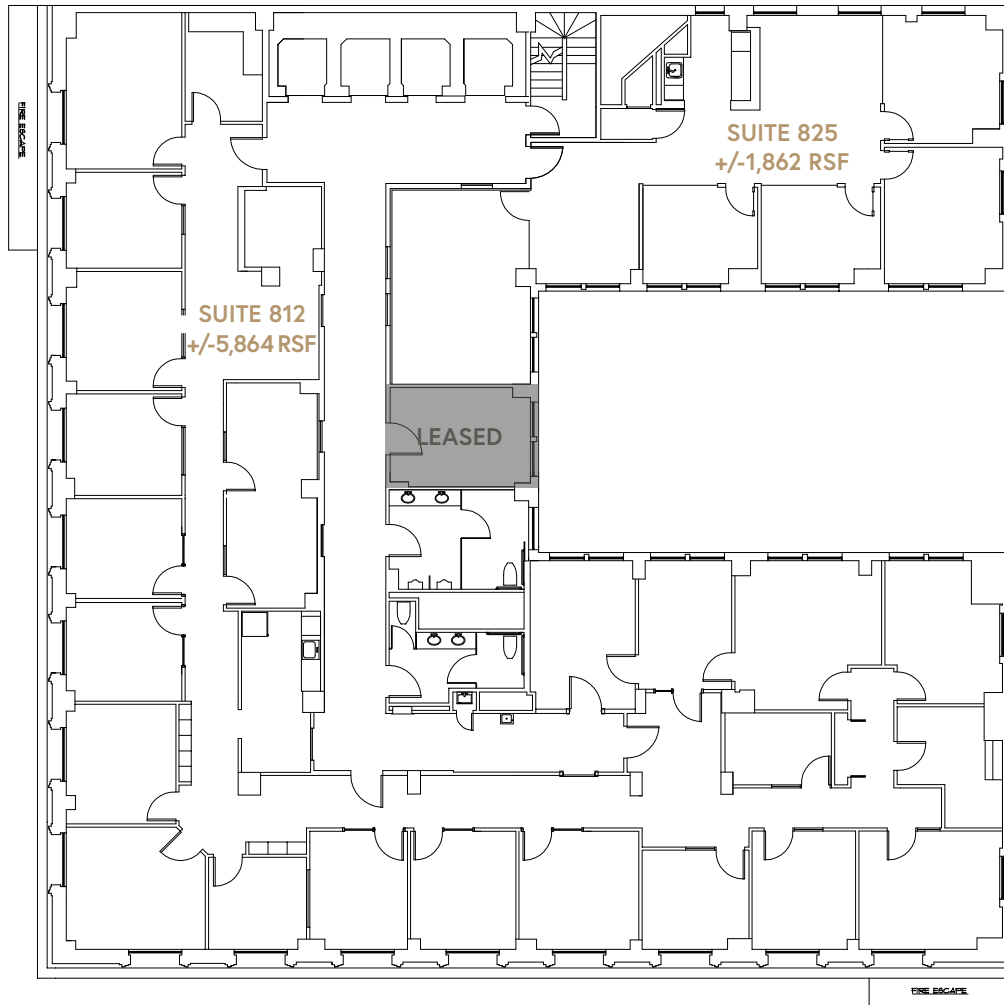


SUITE PHOTOS  
COMING SOON

# 7TH FLOOR – YEON BUILDING



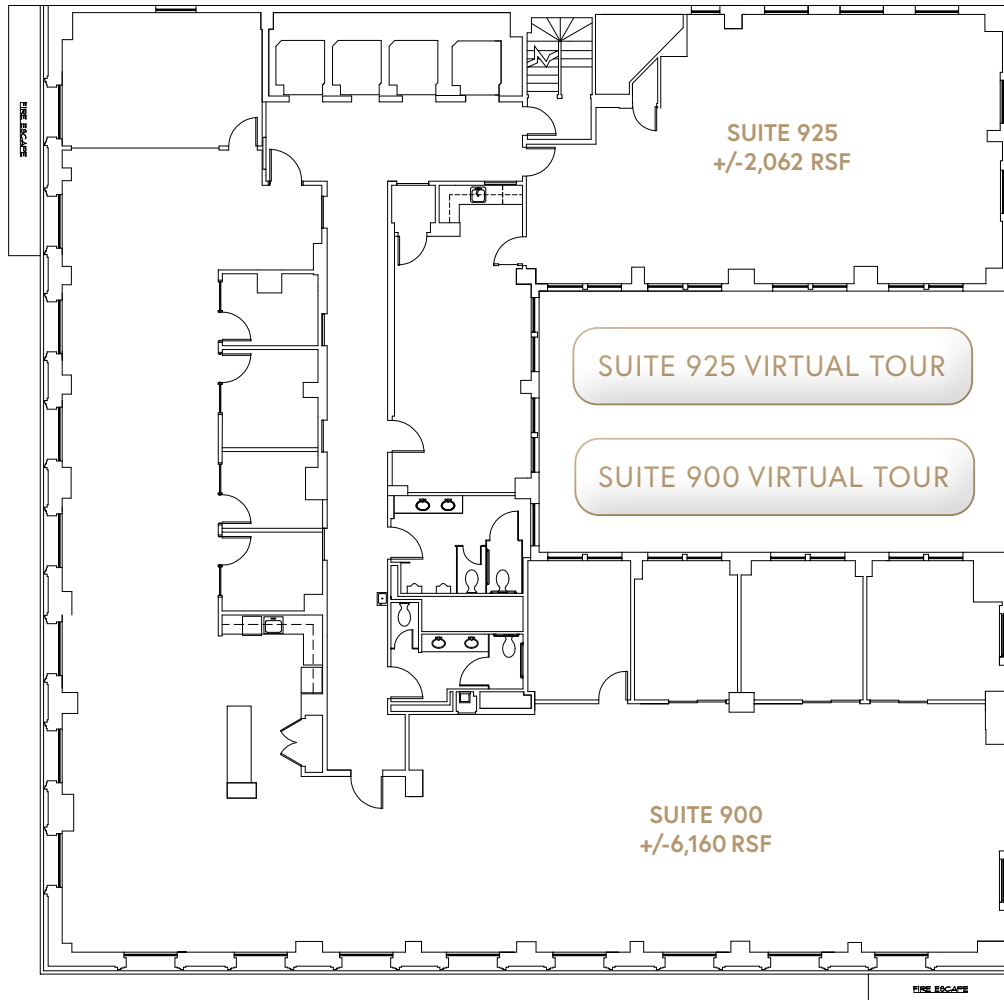
# 8TH FLOOR – YEON BUILDING



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# 9TH FLOOR – YEON BUILDING



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SUITE 900

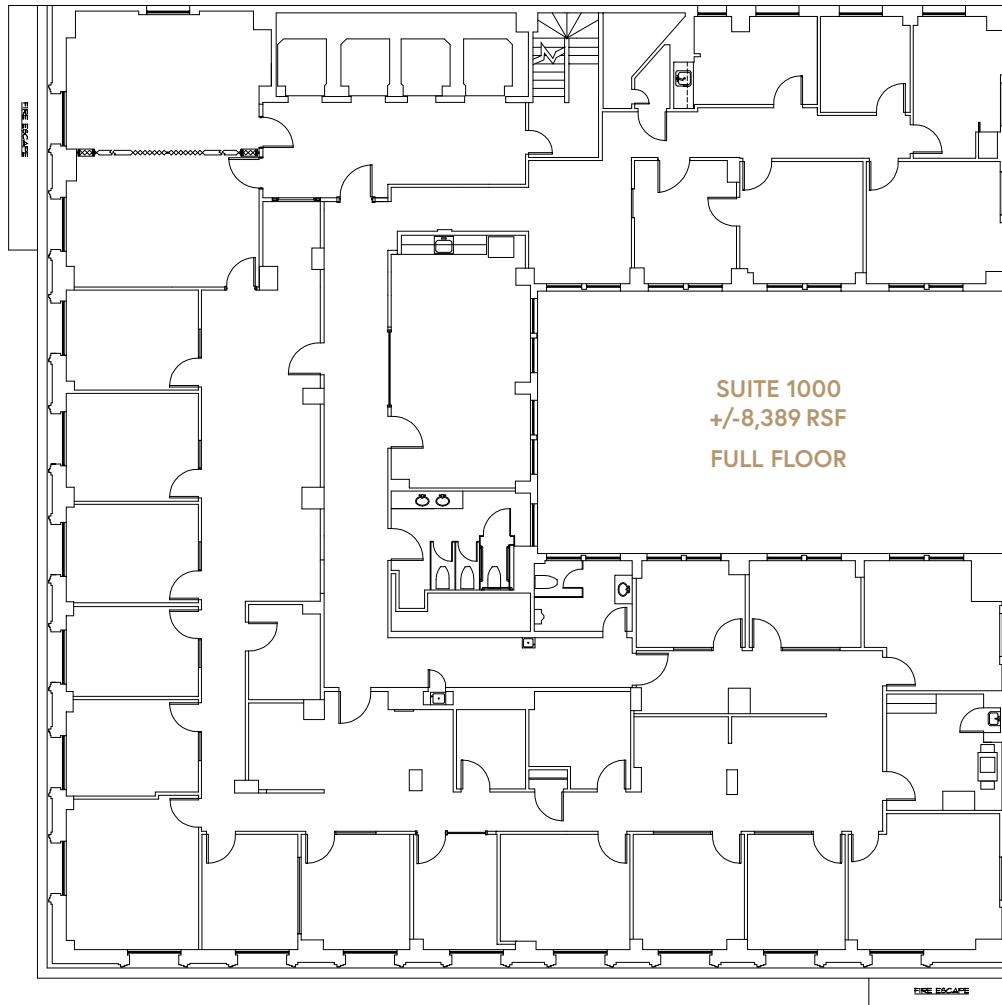


SUITE 900



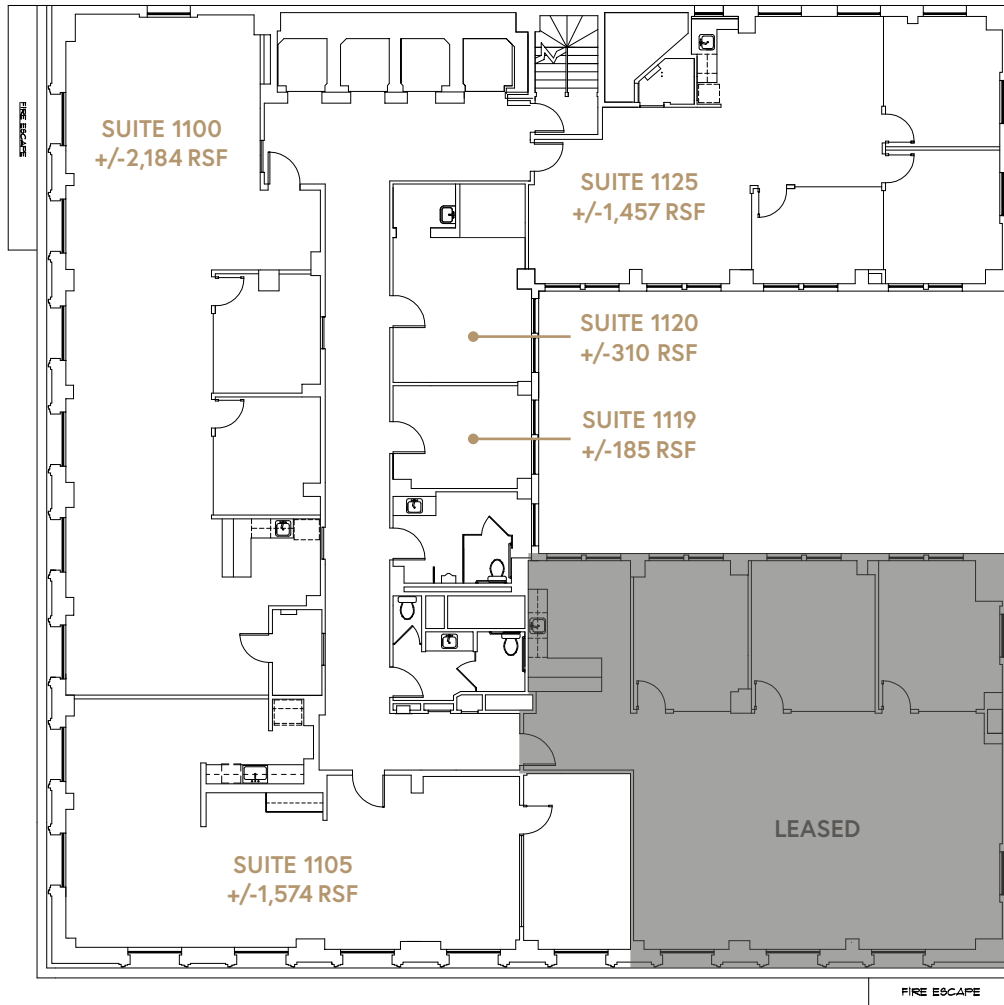
SUITE 900

# 10TH FLOOR – YEON BUILDING



SUITE PHOTOS  
COMING SOON

# 11TH FLOOR – YEON BUILDING

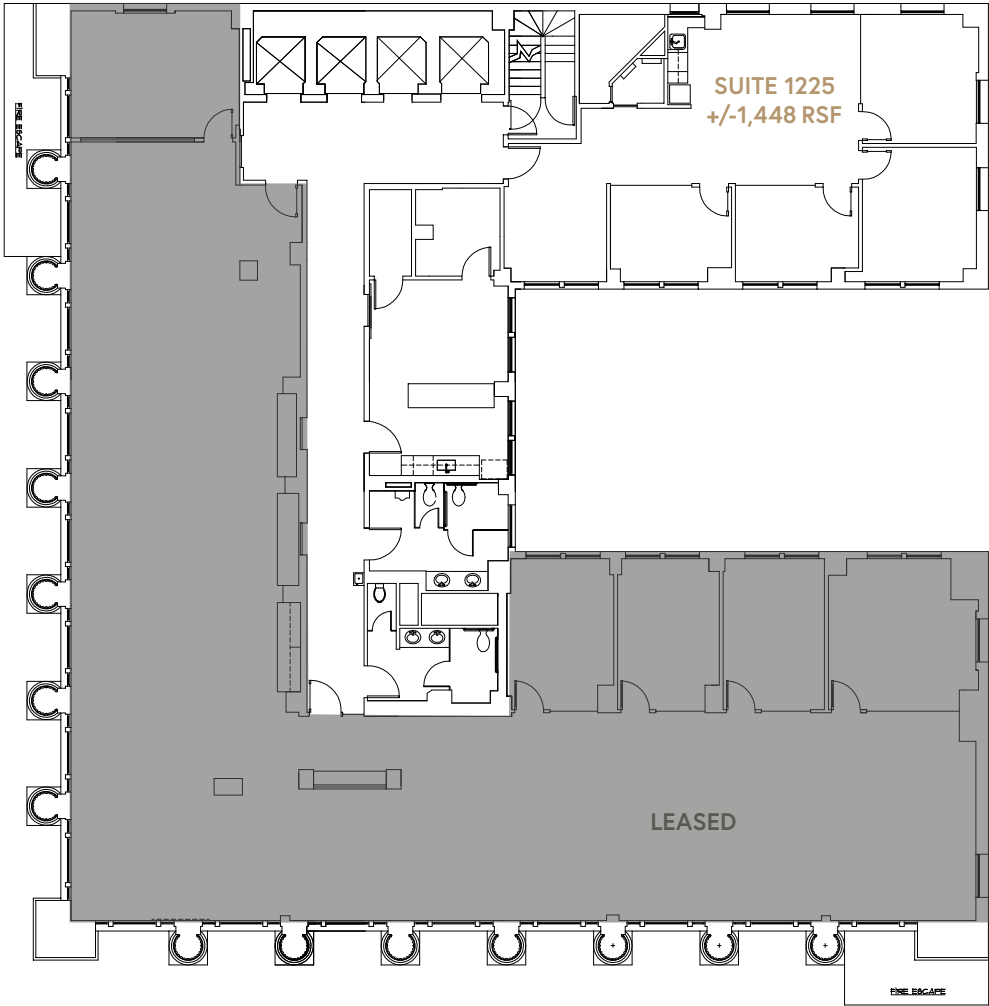


SUITE 1105 VIRTUAL TOUR

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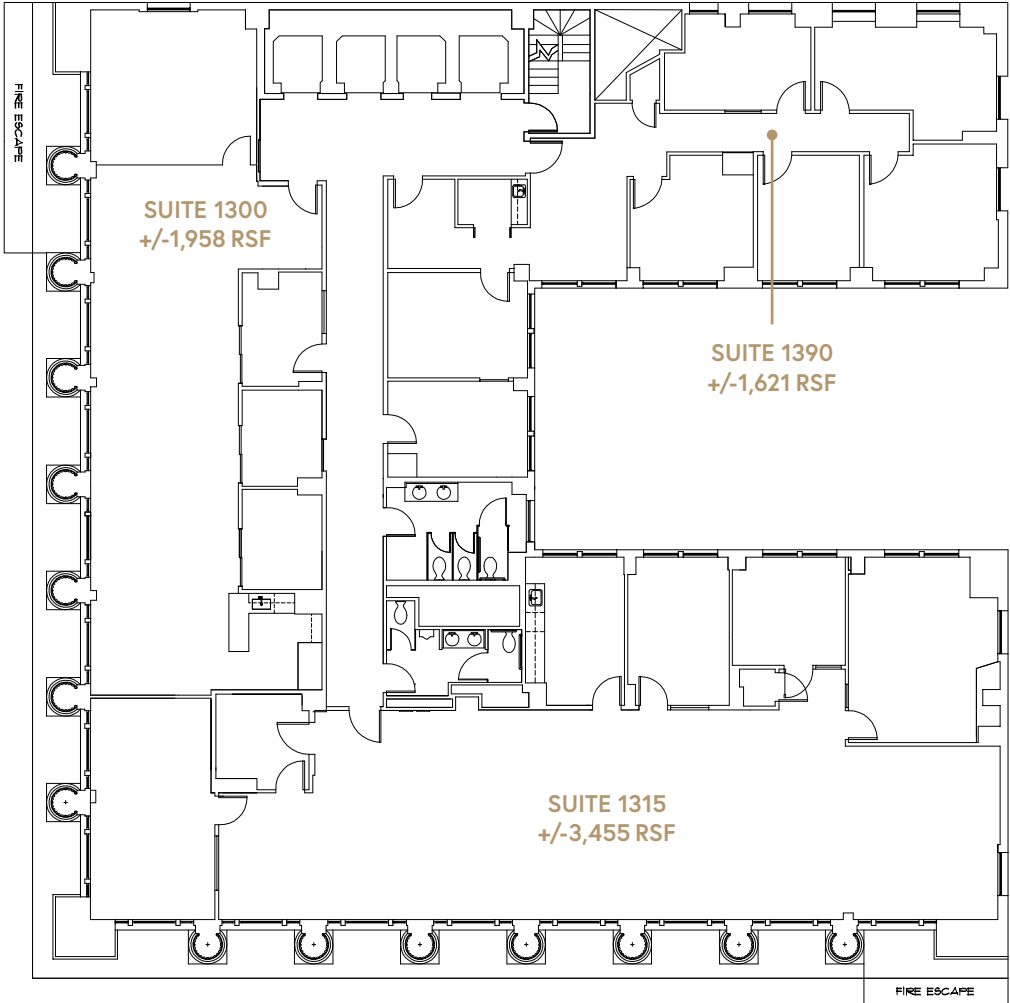


12TH FLOOR – YEON BUILDING



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# 13TH FLOOR – YEON BUILDING



SUITE 1315 VIRTUAL TOUR

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SUITE 1300

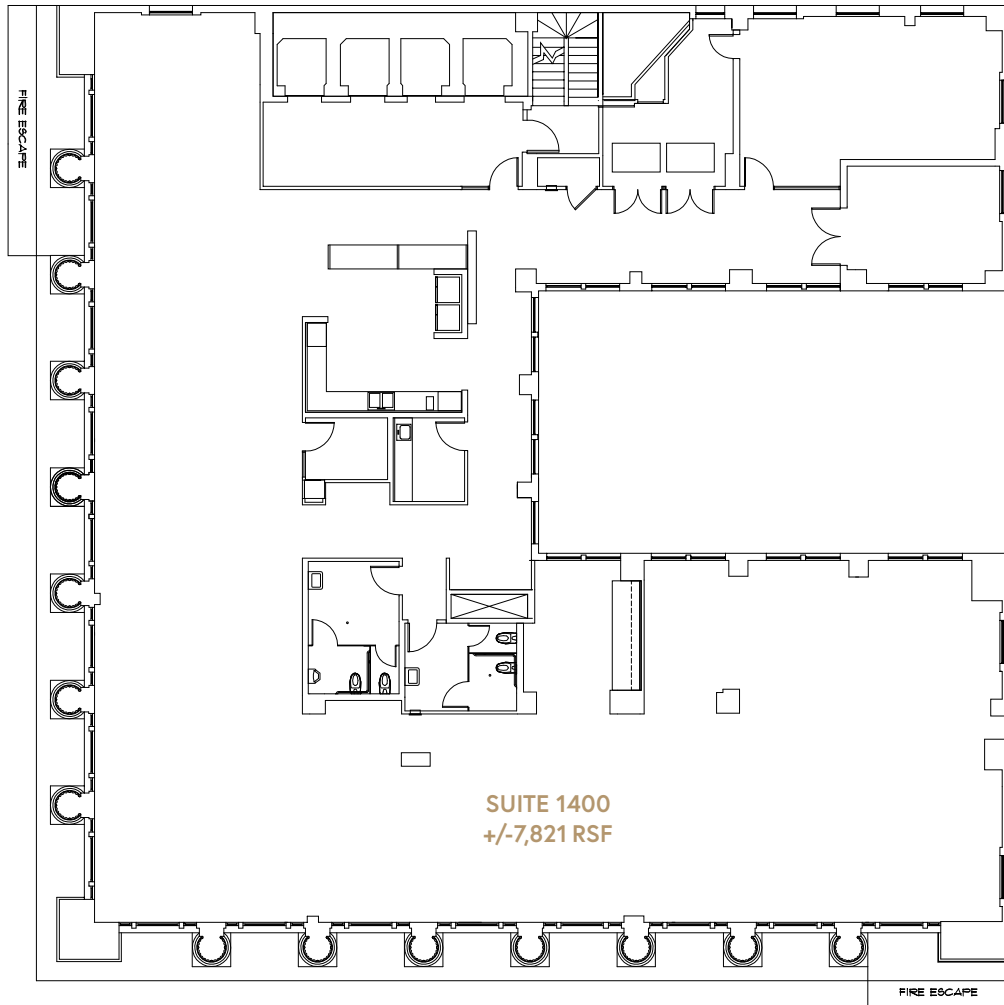


SUITE 1300



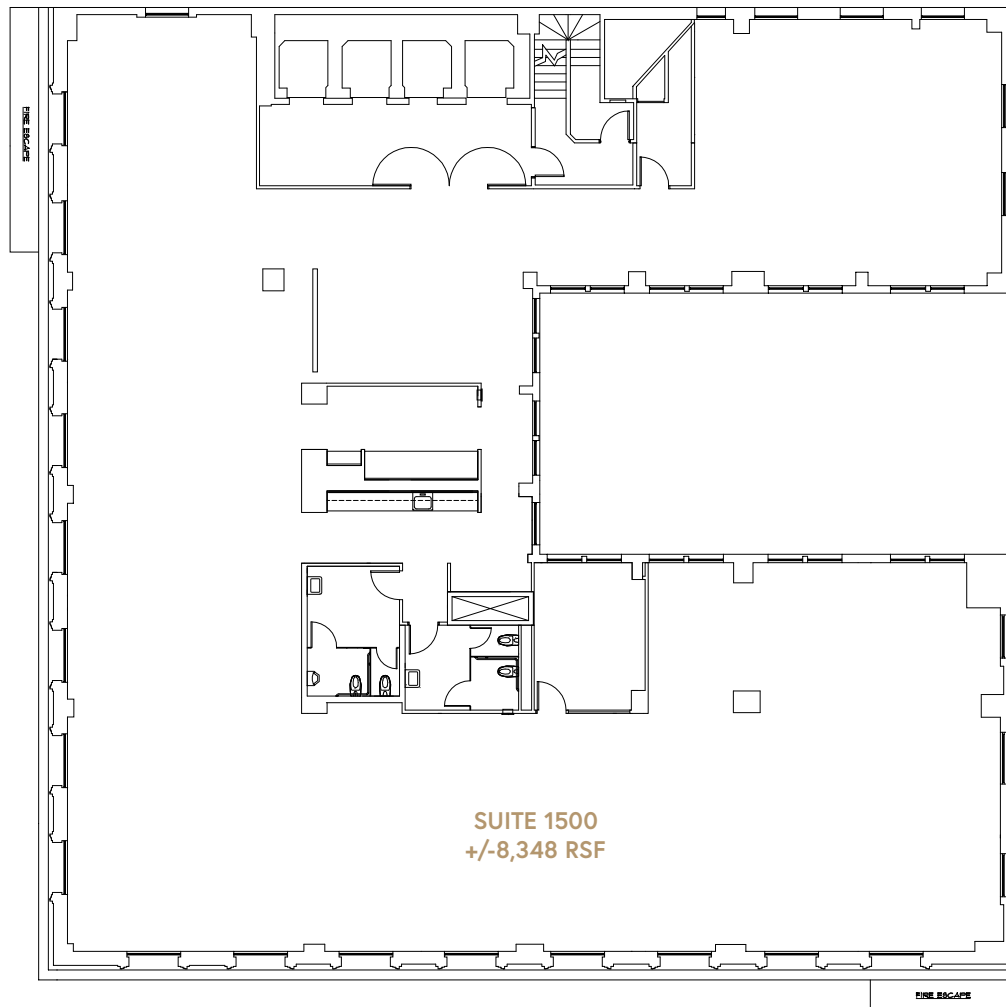
SUITE 1300

# 14TH FLOOR – YEON BUILDING



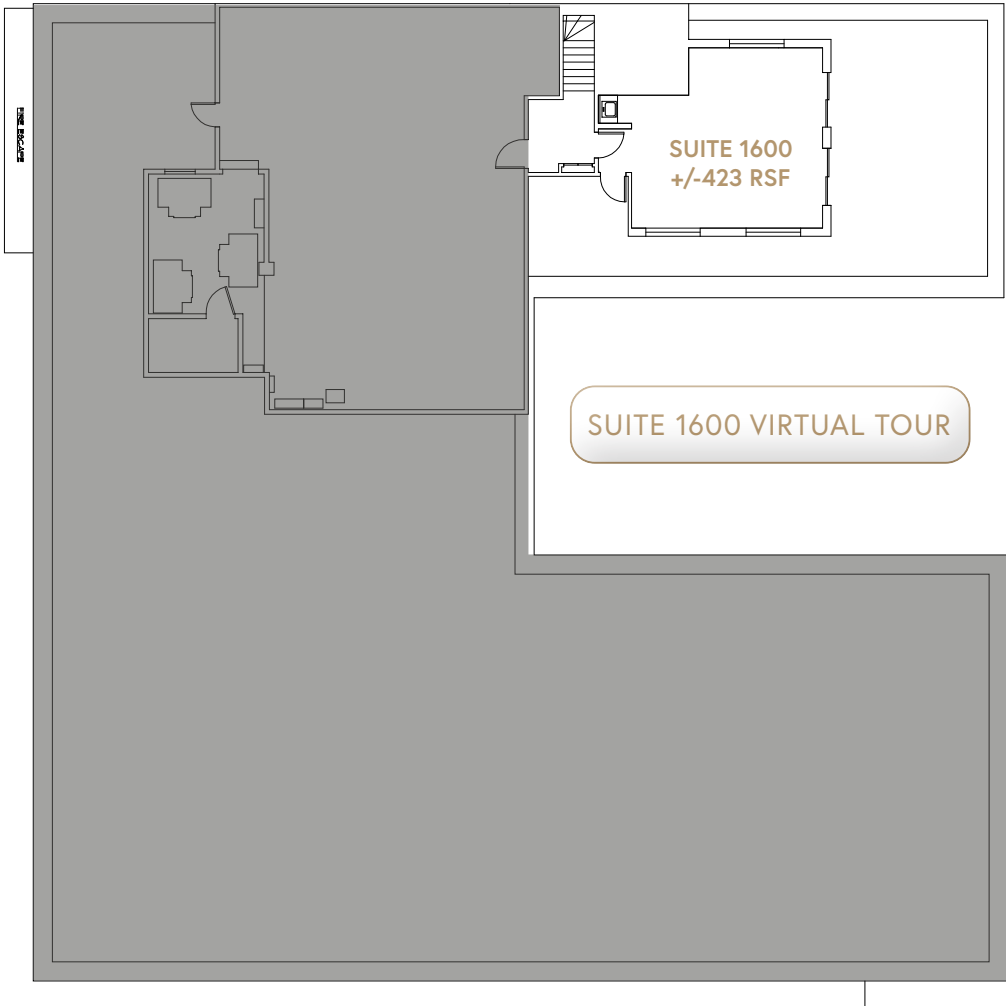
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# 15TH FLOOR – YEON BUILDING



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16TH FLOOR – YEON BUILDING



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