

YEON BUILDING

EXCELLENT SUBLEASE OPPORTUNITY
522 SW 5TH AVENUE, PORTLAND, OR 97204



Apex Real Estate Partners
415 NW 11th Avenue, Portland, OR 97209
p. 503.595.2840 / www.apexcre.com

Ali Davis
503.595.2833
Ali@apexcre.com

Nathan Sasaki
503.595.2843
Nathan@apexcre.com



CREATIVE WORKSPACES

AVAILABLE

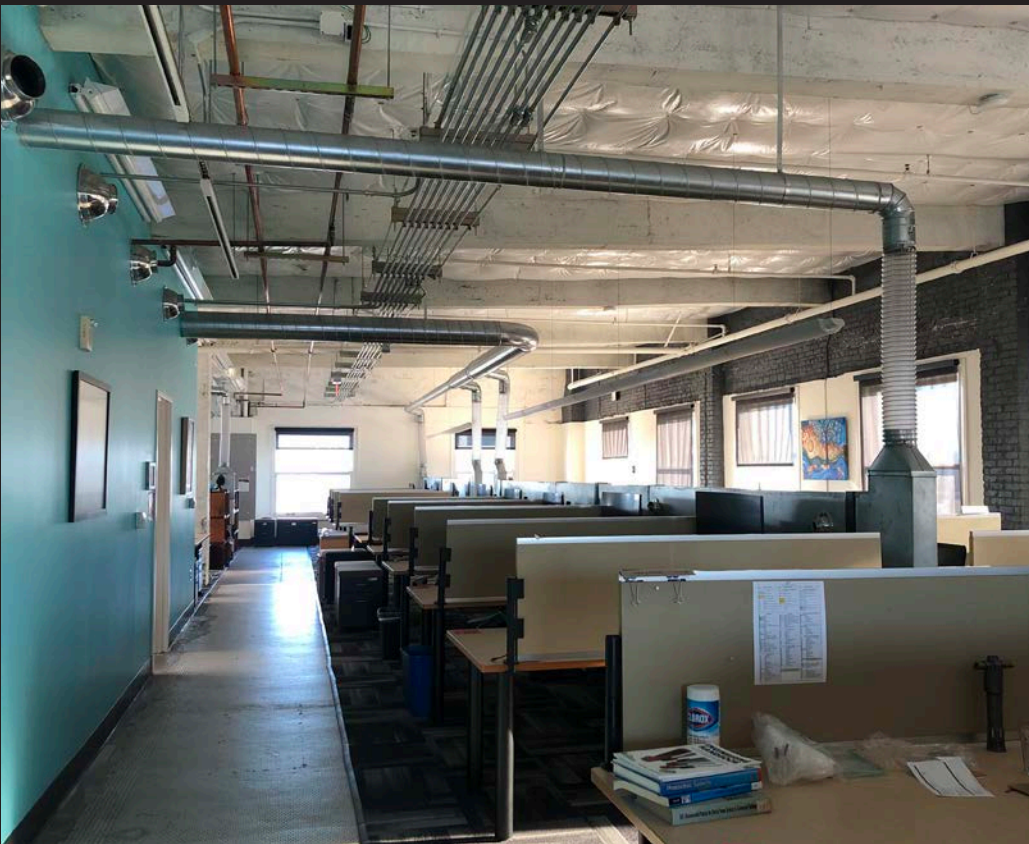
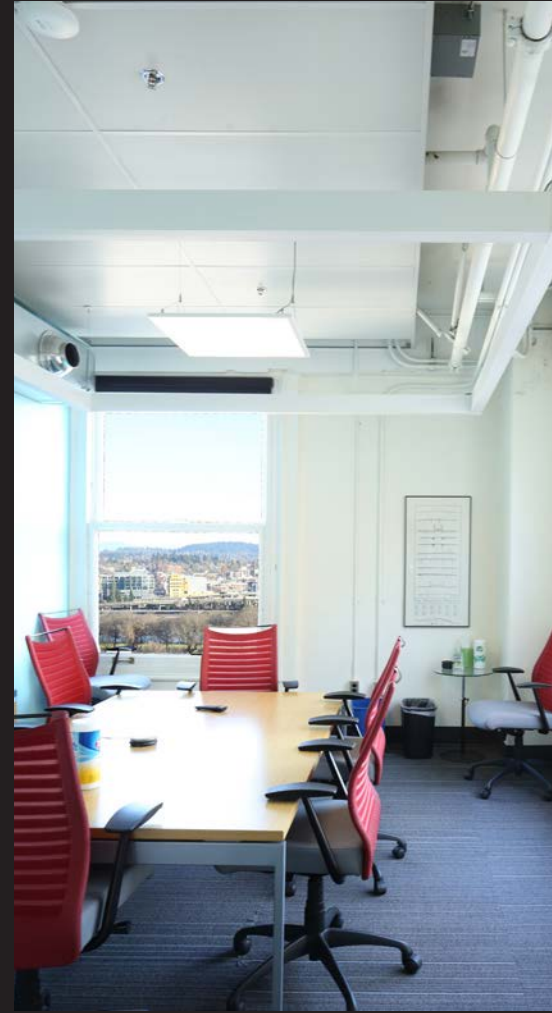
- Total: ± 18,477 RSF (*Divisible*)
 - Lower Floor: ± 1,200 RSF private fitness facility
 - 14th Floor: ± 8,380 RSF
 - 15th Floor with Penthouse: ± 8,897 RSF
- Asking Rate: \$20.00/RSF, Full Services
- Sublease expires 1/31/2023

HIGHLIGHTS

- The 14th & 15th floors offer a number of sustainable and "green" attributes:
 - LEED Platinum tenant improvements
 - Operable windows to keep consistent air temperature
 - Work stations with customizable air flow
- Plug & Play opportunity
- Private penthouse and rooftop deck
- The entire building was renovated in 2019 and meets LEED Gold certification
- On-site bike storage and lockers
- Shared building conference room with wifi
- New lobby, common areas and elevator cabs

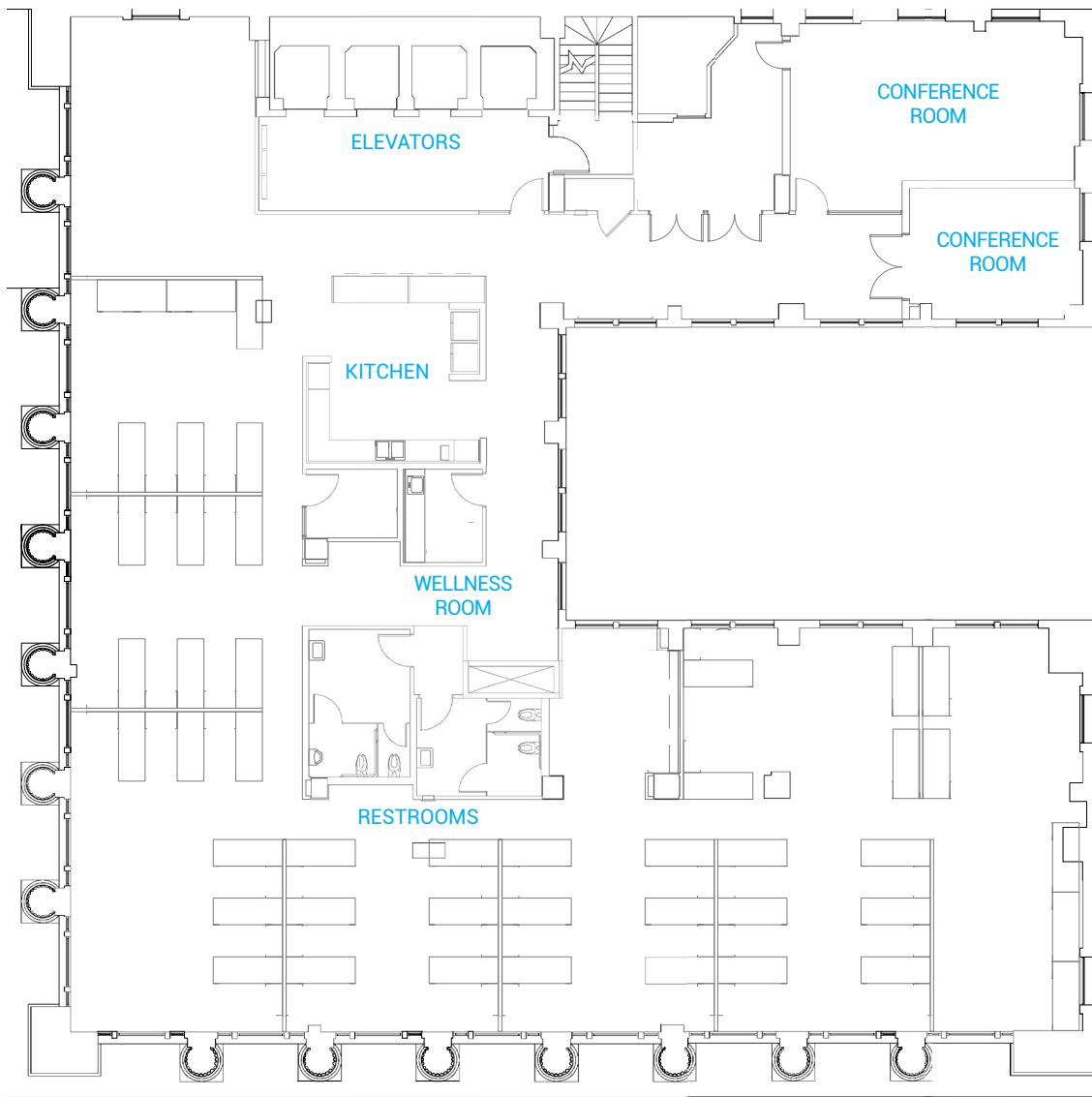
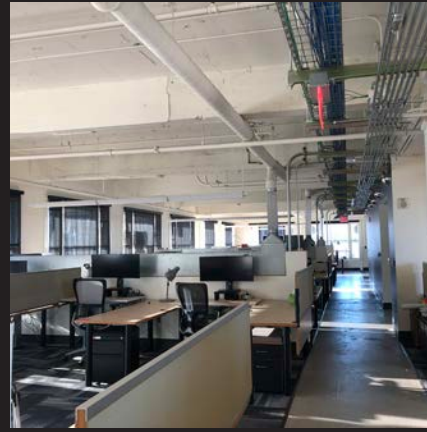
LOCATION

- Prime Central Business District Location
- Immediate access to TriMet transportation



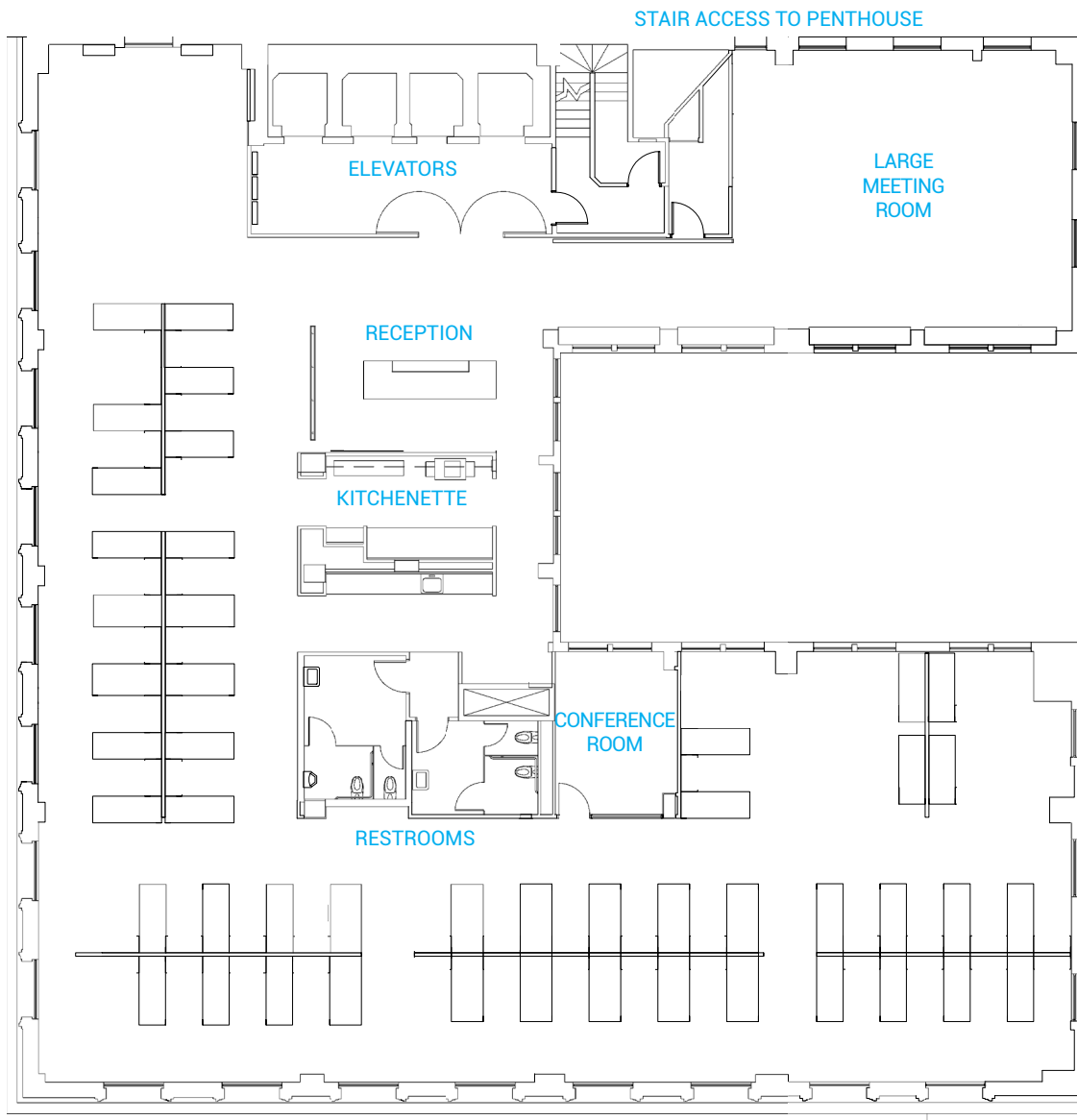
14TH FLOOR

- Available: ± 8,380 RSF
- Full floor opportunity
- Modern kitchen/break area with appliances in-place
- Conference rooms
- Huddle/wellness room
- Open work areas with built-in workstations and specialized HVAC units
- Ample window lines and natural light
- Beautiful views of the city and river through windows showcasing the building's historic architecture



15TH FLOOR

- Available: ± 8,897 RSF (includes Penthouse)
- Full floor opportunity
- Kitchenette/break area with appliances in-place
- Conference room and large meeting room
- Open work areas with built-in workstations and specialized HVAC units
- Exposed high ceilings
- Multiple collaboration/lounge areas
- Ample window lines and natural light
- Beautiful views of the city and river
- Access to the private rooftop penthouse



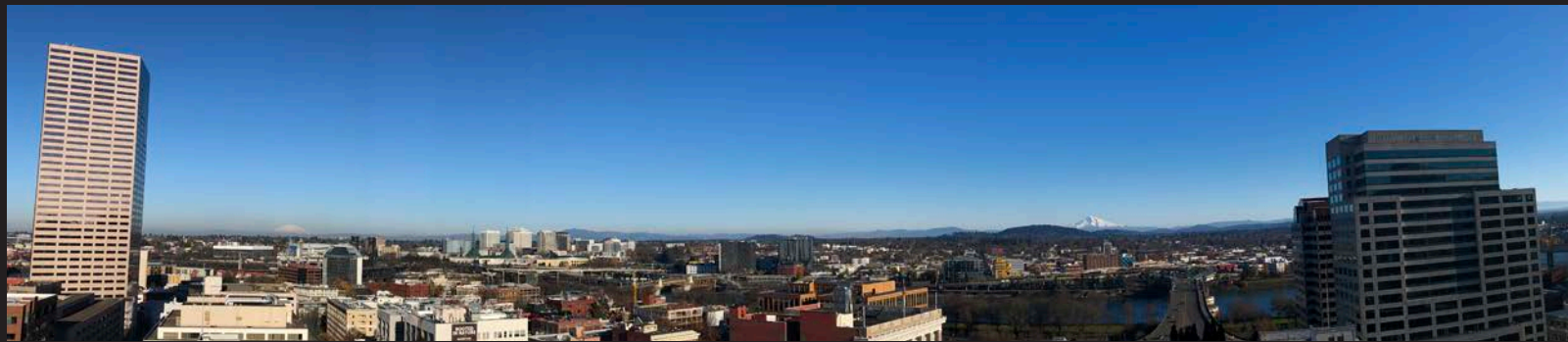
LOWER FLOOR

- Lower Floor: ± 1,200 RSF
- Private fitness facility "The Yard" with lockers and showers
- Exercise mats available with space

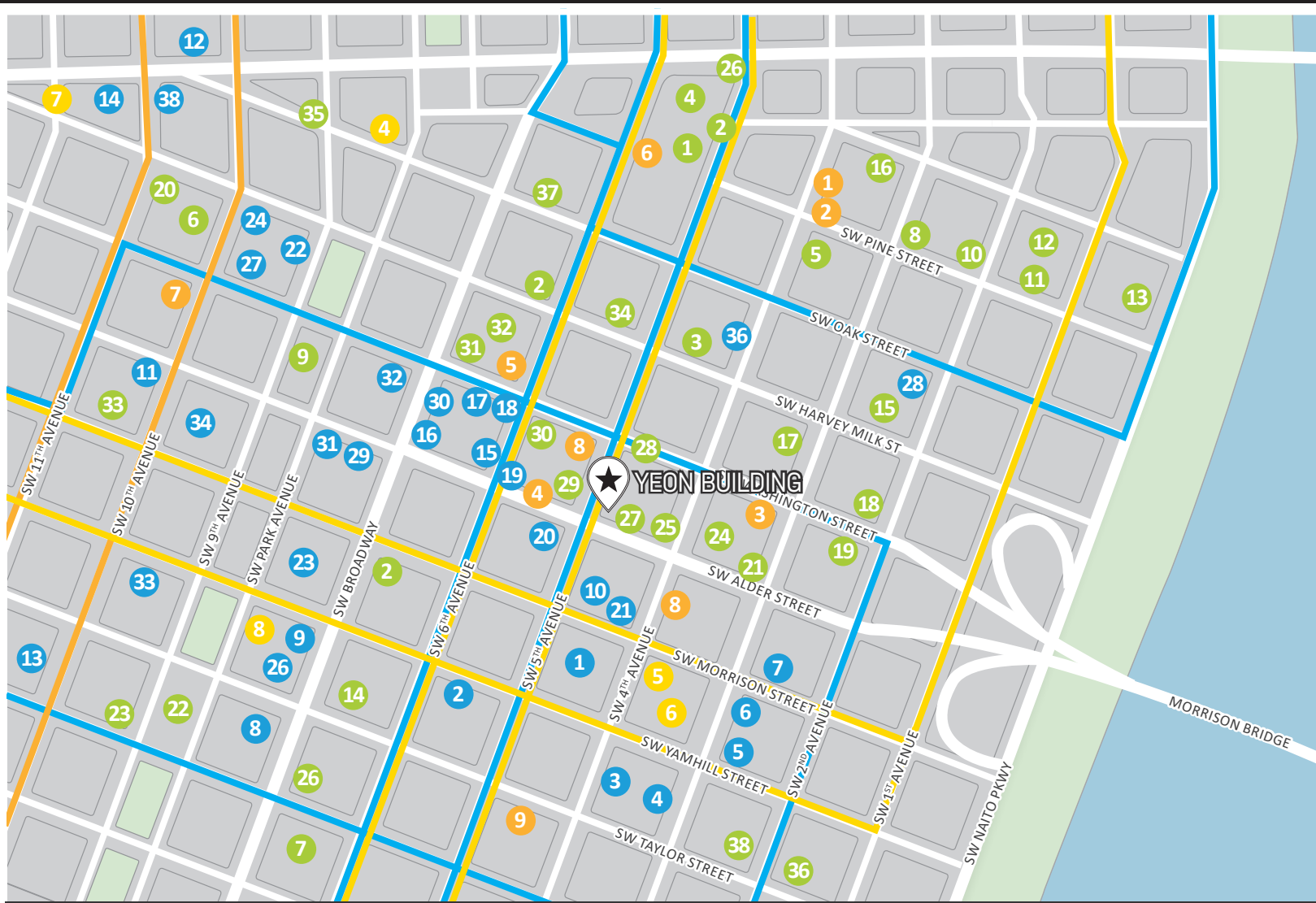


PENTHOUSE

- Private penthouse, perfect for lounging year round
- Rooftop deck with ample space for seating
- Stunning views of the city, Mt Hood and Mt Saint Helens



PRIME DOWNTOWN LOCATION



EATERIES

- 1 Subway
- 2 Starbucks
- 3 Food Cart Pod
- 4 Portland City Grill
- 5 La Jarocha
- 6 Clyde Common
- 7 The Melting Pot
- 8 Bijou Cafe
- 9 Bullard
- 10 E-San Thai Cuisine
- 11 Pine Street Market
- 12 Kells Irish Pub
- 13 Lechon
- 14 Ruth Chris Steak House
- 15 Al-Amir
- 16 Mother's Bistro
- 17 Huber's Cafe
- 18 Mama Mia Trattoria
- 19 Killer Burger
- 20 Kenny & Zuke's
- 21 Barista
- 22 Swank & Swine
- 23 Southpark Seafood
- 24 3rd Street Food Carts
- 25 Karam Lebanese
- 26 Fogo de Chao
- 27 Spella Caffe
- 28 Kelly's Olympian
- 29 Red Star Tavern
- 30 Sushi Sakura
- 31 Pazzo Ristorante
- 32 Imperial
- 33 Jackknife
- 34 The Original Dinerant
- 35 Thai Peacock
- 36 Q Restaurant & Bar
- 37 Bunk
- 38 Luc Lac

SHOPPING

- 1 Pioneer Place Mall
- 2 Apple Pioneer Place
- 3 Tiffany & Co.
- 4 Microsoft Store
- 5 AT&T
- 6 Ross Dress for Less
- 7 Nordstrom Rack
- 8 Columbia Sportswear
- 9 Banana Republic
- 10 Nike
- 11 Compound PDX
- 12 The Good Mod
- 13 Urban Fauna
- 14 Patagonia
- 15 Rocket Fizz Portland
- 16 The Spice Exchange
- 17 T.J. Maxx
- 18 Office Depot
- 19 OSU Beaver Store
- 20 MUJI Portland
- 21 Sephora
- 22 Roche Bobois
- 23 Nordstrom
- 24 Tender Loving Empire
- 25 Whole Foods Market
- 26 Marios
- 27 Woonwinkel
- 28 Portland Outdoor Store
- 29 Jarbo
- 30 Morgan's Alley
- 31 Mercantile Portland
- 32 Oregon Wines
- 33 The Joinery
- 34 Target
- 35 Dr. Martens
- 36 Avalon Antiques
- 37 Powell's City of Books
- 38 Buffalo Exchange

HEALTH & BEAUTY

- 1 The Natural Nail
- 2 Moxie for Hair
- 3 CVS Pharmacy
- 4 GNC
- 5 Y-Chrome
- 6 West Side Athletic Club
- 7 Portland Dental
- 8 Dosha Salon
- 9 Zoomcare

ART & ENTERTAINMENT

- 1 Roseland Theater
- 2 Star Theater
- 3 Brody Theater
- 4 Living Room Theaters
- 5 Pioneer Place Cinema
- 6 Punch Bowl Social
- 7 McMenamins Crystal
- 8 Fox Tower Cinema