

601

SOUTH CARR ROAD

RENTON, WA

NEWMARK



PROPERTY OVERVIEW

601 S Carr Rd
ADDRESS

Renton, WA
CITY, STATE

Medical Office
PROPERTY TYPE

40,784 SF
RENTABLE AREA

209,041 SF (4.79 AC)
PARCEL SIZE

1989
YEAR BUILT

32%
Occupancy

4.12/1,000 SF (163 Spaces)
PARKING RATIO

4
STORIES

Commercial Office (CO)
ZONING

AREA OVERVIEW

Originally a coal mining town, Renton, Washington is a hub of aerospace, manufacturing and healthcare in Washington. The City is on the southern shores of Lake Washington, approximately 12 miles south of Seattle and is central to the largest high-tech employers in the Greater Seattle Area.

“Renton, Washington is a hub of aerospace, manufacturing and healthcare.”

MANUFACTURING AND AEROSPACE

Approximately one fourth of the world's fleet of commercial aircraft are produced in Renton. Boeing continues to expand its facility through the development of the next generation of aircraft, the 737 Max, which is the fastest selling airplane in Boeing's history. While Renton's manufacturing and aerospace industries are led by Boeing's final assembly plant there are many other aviation companies in the city, including AIM Aerospace, Harper Engineering Company, Northwest Seaplanes, Ace Aviation, and Worldwind Helicopters.

HEALTHCARE

Renton is home to many healthcare providers, including the Valley Medical Center, Kaiser Permanente, and Providence Health System. The Valley Medical Center is the leader in Renton and is the largest nonprofit healthcare provider between Seattle and Tacoma and is one of Renton's major employers.

MAJOR EMPLOYERS



39%

OF HOUSEHOLDS
HAVE AT LEAST A
BACHELOR'S DEGREE



107,385

RESIDENTS



6 MILES

FROM SEATTLE-TACOMA
INTERNATIONAL AIRPORT



75-YEAR

LEGACY MANUFACTURING
COMMERCIAL AIRPLANES

BUILDING RENOVATIONS

Building undergoing
a major common
area and exterior
renovation!



- 1 Enhanced patient drop off with covered entry canopy
- 2 New enclosed entry vestibule
- 3 Improved entry plaza with upgraded lighting, landscape & way-finding
- 4 New paint scheme to modernize exterior building facade



BUILDING HIGHLIGHTS

- Ample surface parking for visitors and employees
- Great access to the Valley Freeway (167) and S Carr Rd
- Prime location within a high-traffic medical node
- Medical Office opportunity in various size ranges

AVAILABLE SPACES

Basement 3,296 RSF Available April, 2022

Floor 1 8,548 RSF Available April, 2022

Floor 2 9,177 RSF Available April, 2022

Floor 3 2,159 RSF Available April, 2022

Floor 4 4,323 RSF Available Now

Suite 420 1,939 SF

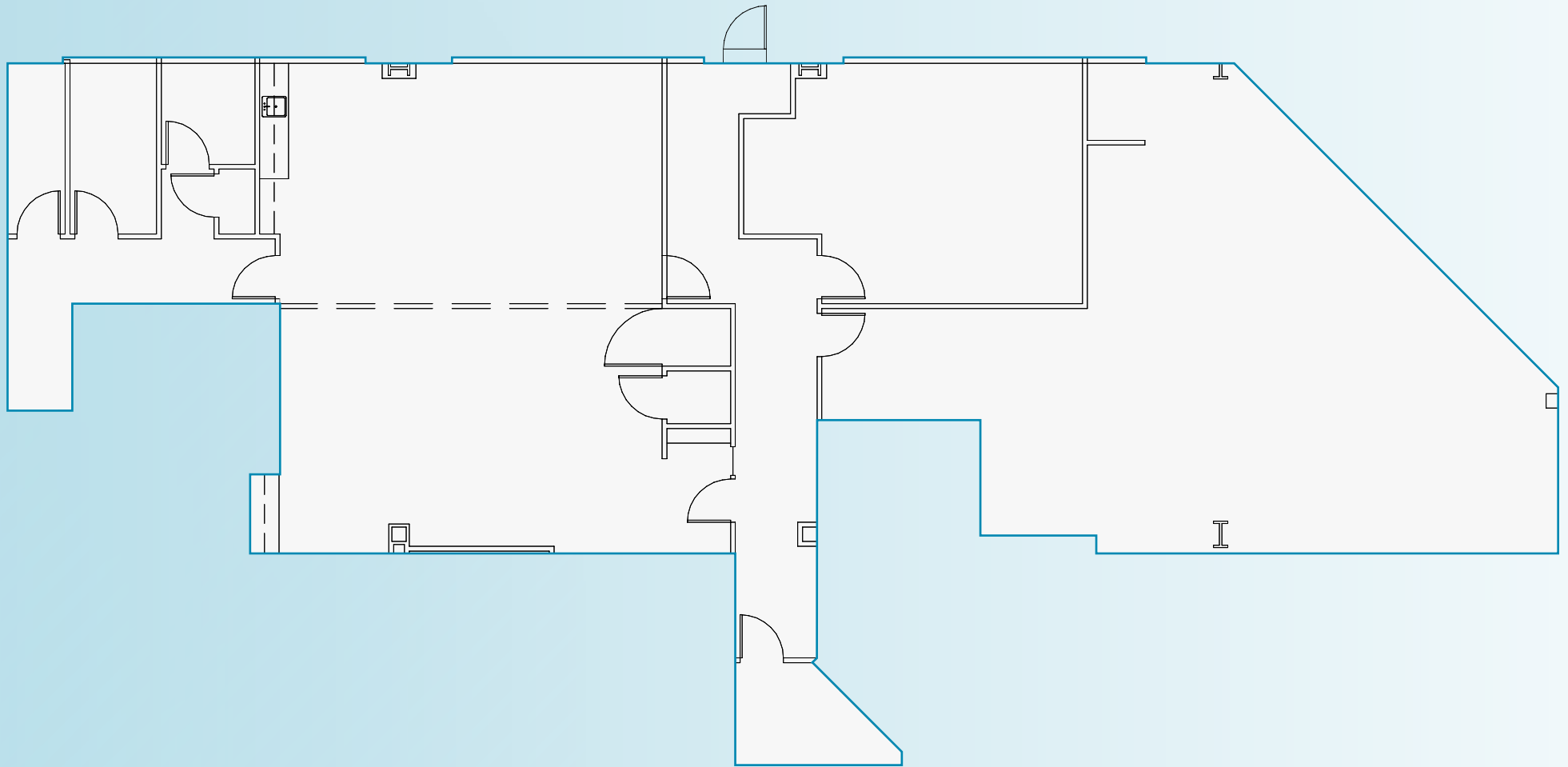
Suite 430 663 SF

Suite 440 1,721 SF

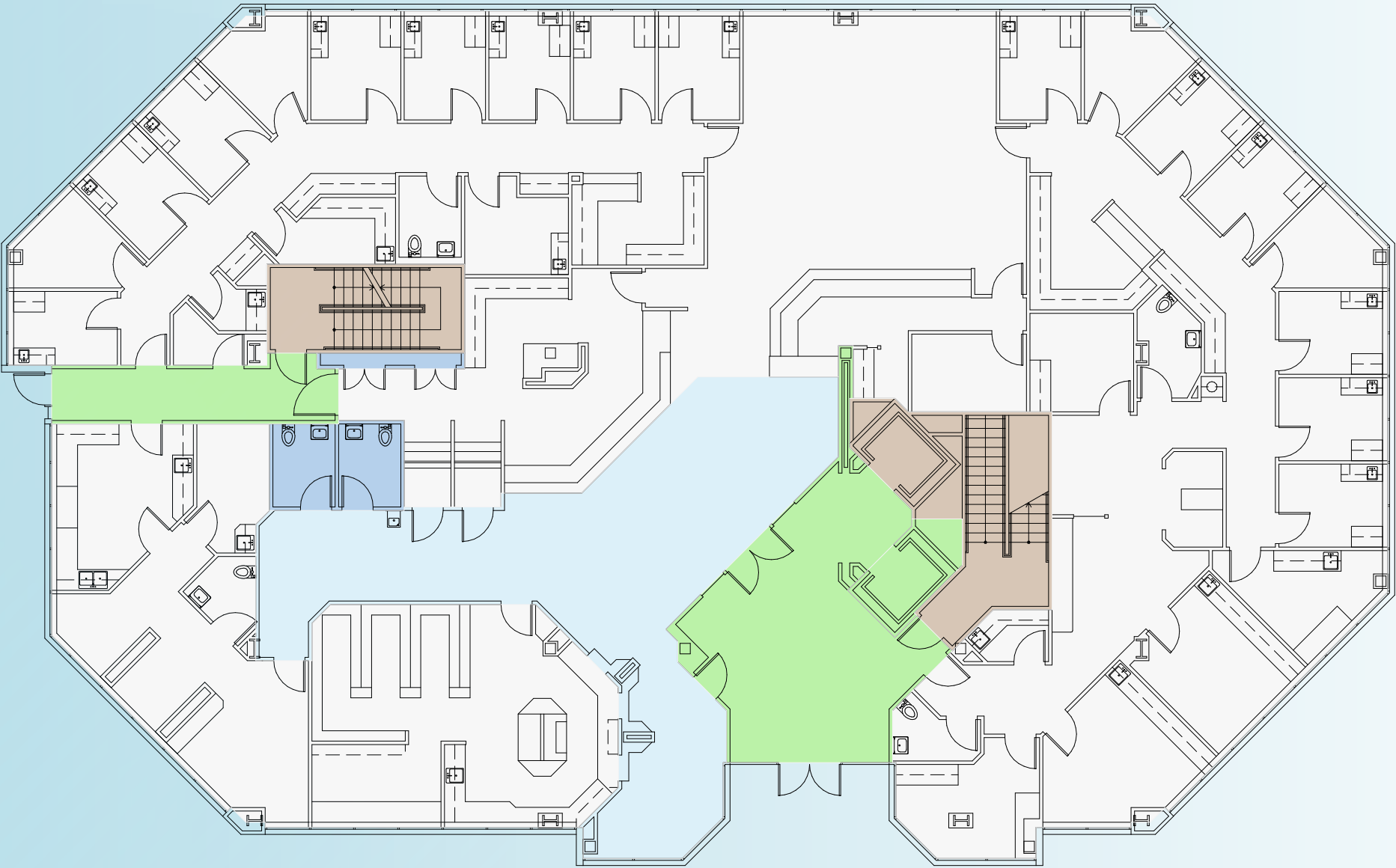


BASEMENT

3,296 SF

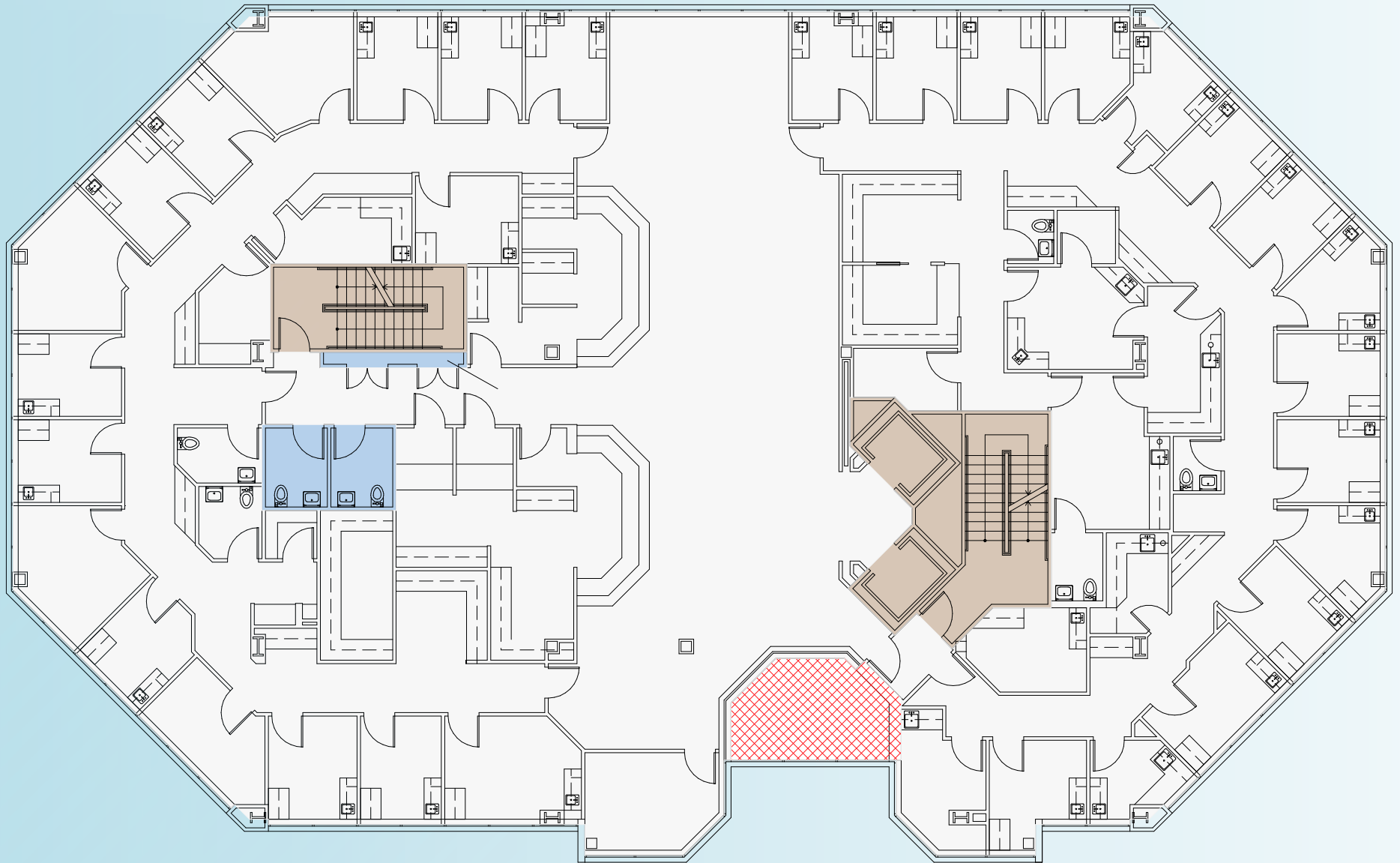


FLOOR 1
8,548 SF

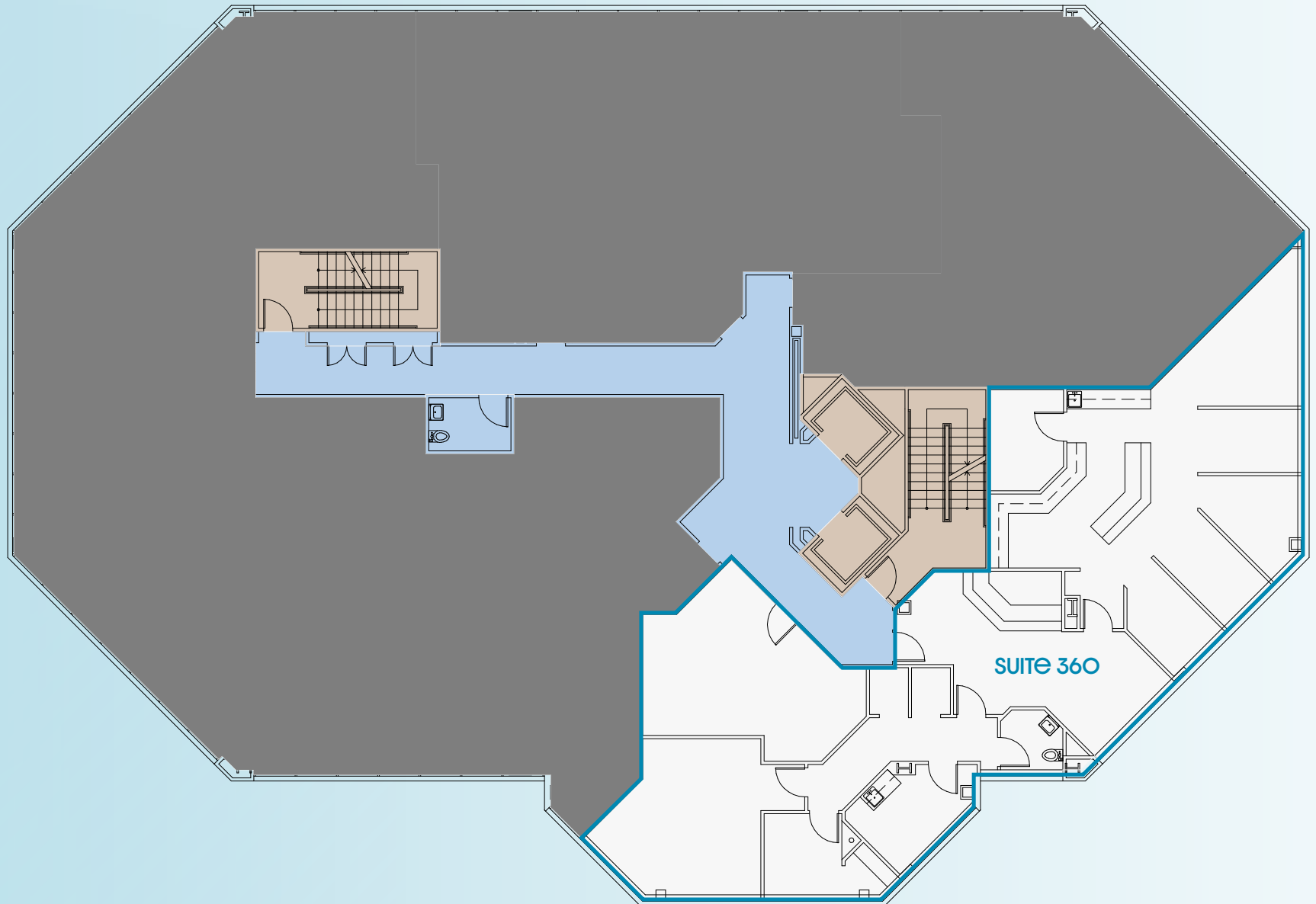


FLOOR 2

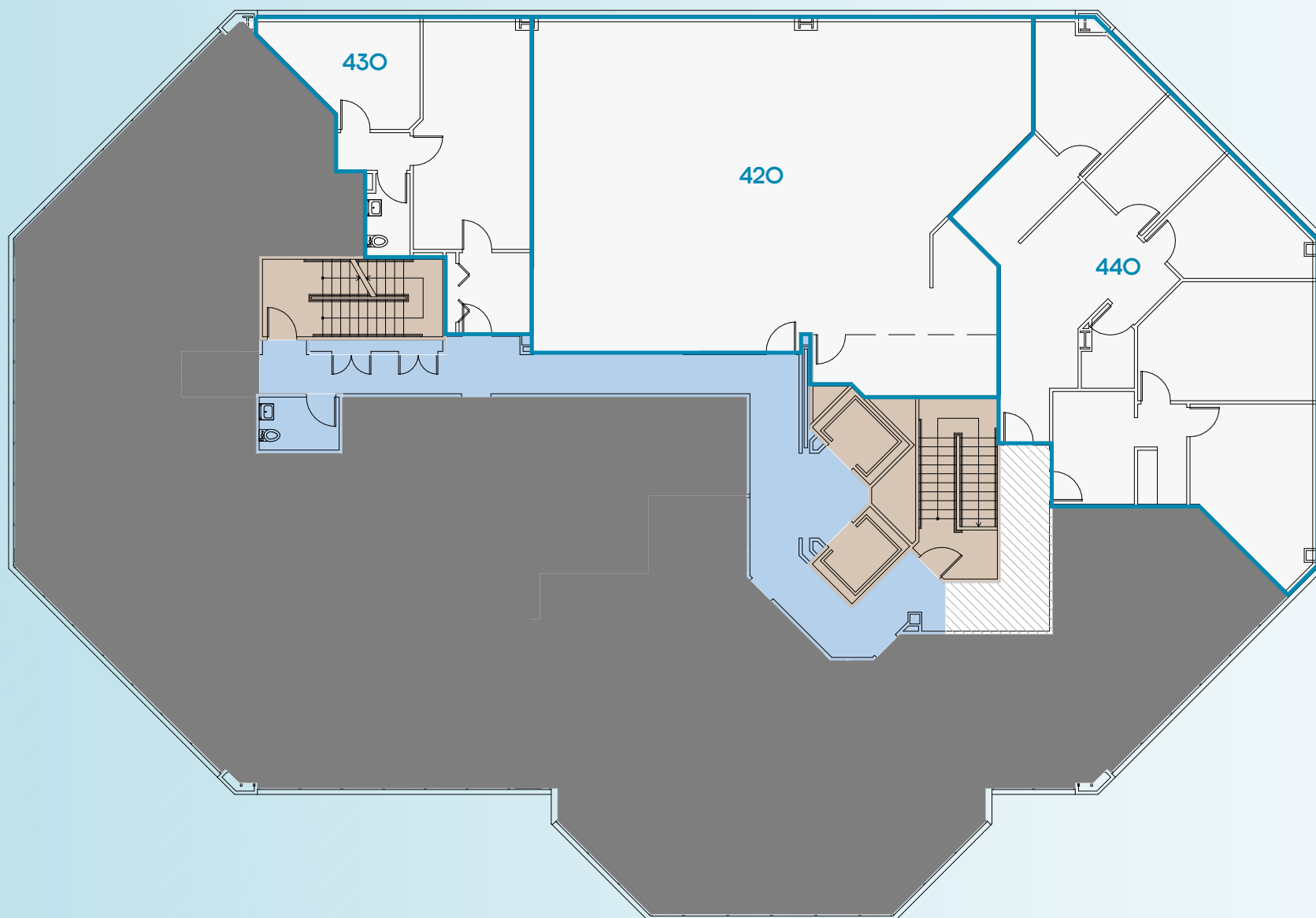
9,177 SF



FLOOR 3
2,159 SF



SUITE 430	663 SF
SUITE 420	1,939 SF
SUITE 440	1,721 SF
TOTAL	4,323 RSF





Children's
Therapy

UW Medicine
VALLEY
MEDICAL CENTER

Valley Foot & Ankle

UW Medicine
VALLEY
MEDICAL CENTER

Pacific
DERMATOLOGY
& COSMETIC LASER CENTER



Valley Center Medical Building

UW Medicine
VALLEY
MEDICAL CENTER

UW Medicine
VALLEY
MEDICAL CENTER

Perivascular
Surgery
Associates

601
SOUTH CARR ROAD

Children
First
Pediatrics INC.

Renton
Dermatology
Clinic

Weatherly Inn - Memory Care



S CARR RD



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NEWMARK

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