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’ major employers.

Major Employers

- Boeing
- AIM Aerospace
- Harper Engineering Company
- Northwest Seaplanes
- Ace Aviation
- Worldwind Helicopters
- Valley Medical Center
- Kaiser Permanente
- Providence Health System
- PACCAR Inc.
Enhanced patient drop off with covered entry canopy
New enclosed entry vestibule
Improved entry plaza with upgraded lighting, landscape & way-finding
New paint scheme to modernize exterior building facade

Building undergoing a major common area and exterior renovation!
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

<table>
<thead>
<tr>
<th>Location</th>
<th>Size</th>
<th>Availability</th>
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<tbody>
<tr>
<td>Basement</td>
<td>3,296 RSF</td>
<td>Available April, 2022</td>
</tr>
<tr>
<td>Floor 1</td>
<td>8,548 RSF</td>
<td>Available April, 2022</td>
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<tr>
<td>Floor 2</td>
<td>9,177 RSF</td>
<td>Available April, 2022</td>
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<tr>
<td>Floor 3</td>
<td>2,159 RSF</td>
<td>Available April, 2022</td>
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<tr>
<td>Floor 4</td>
<td>4,323 RSF</td>
<td>Available Now</td>
</tr>
<tr>
<td>Suite 420</td>
<td>1,939 SF</td>
<td></td>
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<tr>
<td>Suite 430</td>
<td>663 SF</td>
<td></td>
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<tr>
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