

TRITON TOWERS


WWW.TRITONTOWERS.COM

700 South Renton Village Place // 707 South Grady Way
555 SOUTH Renton Village Place

RENTON | WASHINGTON

CAMPUS OVERVIEW

	TRITON TOWER ONE	TRITON TOWER TWO	TRITON TOWER THREE
ADDRESS	555 S. Renton Village Place	700 S. Renton Village Place	707 S. Grady Way
BUILDING SF	136,081 SF	132,793 SF	132,573 SF
YEAR BUILT / RENOVATED	1980 / 2007	1986 / 2013	1987 / 2017
PARKING RATIO	4.2 spaces/ 1,000 SF	4.6 spaces/ 1,000 SF	4.9 spaces/ 1,000 SF
TYPICAL FLOOR PLATE	20,739 SF	20,328 SF	20,138 SF
TELECOM	Century Link and Comcast	Century Link	Century Link and Level 3
CEILING HEIGHTS		Unfinished 12'4" Finished 8'6"	
OWNERSHIP		Innovatus Capital Partners	
MANAGEMENT		Lincoln Property Company	
BUILDING HOURS	8:00am-6:00pm. Building can be accessed 24/7 with a building access card.		



Triton Towers offers **prominent signage with exposure to 196,000 vehicles per day from I-405.***

* source: ESRI Traffic Count Profile

BUILDING FEATURES



Two state-of-the-art conference centers with audio/visual equipment, Wi-Fi, and presentation tools; located in Tower One and Tower Three



Common picnic areas under shaded trees



Full-time day porter service



Interactive digital directories located in Tower One and Tower Three lobbies



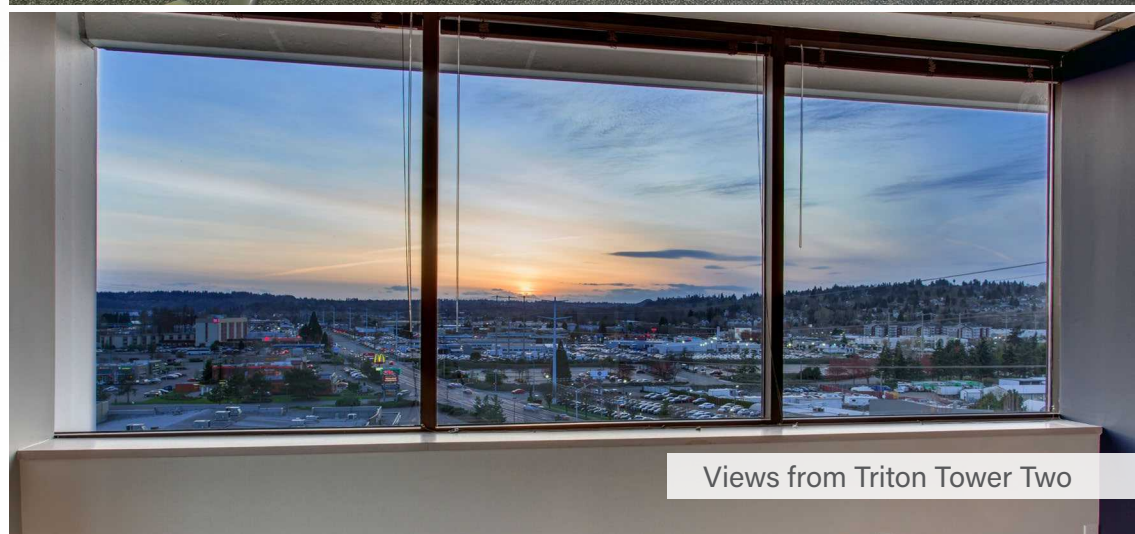
New exercise facility and shower & locker room in Tower Three. Showers and lockers in Tower One



Premium bike storage



Abundant free surface parking



Views from Triton Tower Two

TRITON TOWER TWO TENANT LOUNGE

The ground floor of Triton Tower Two has been re-programmed for tenant amenities including:



Co-working Area

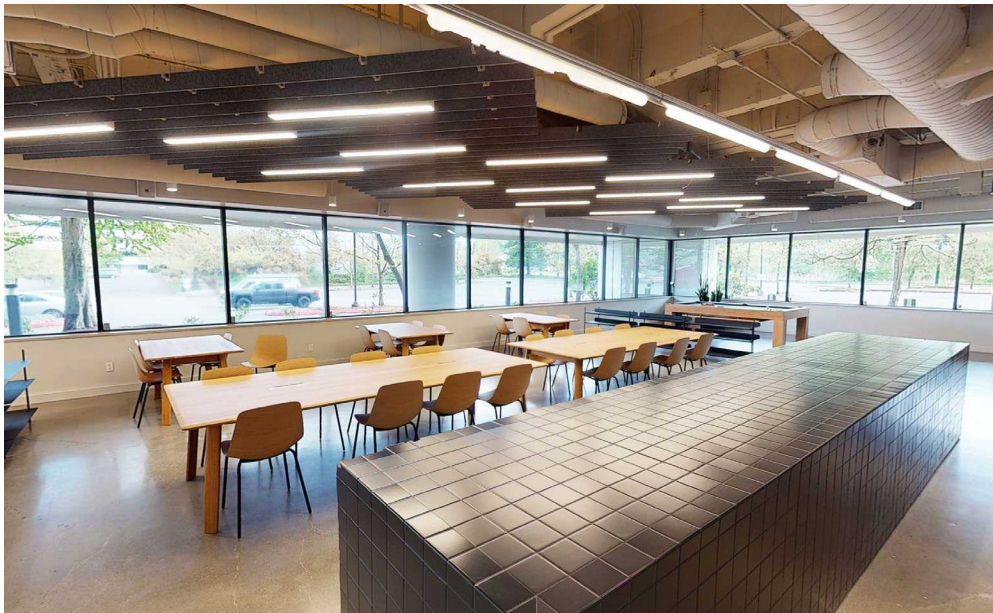
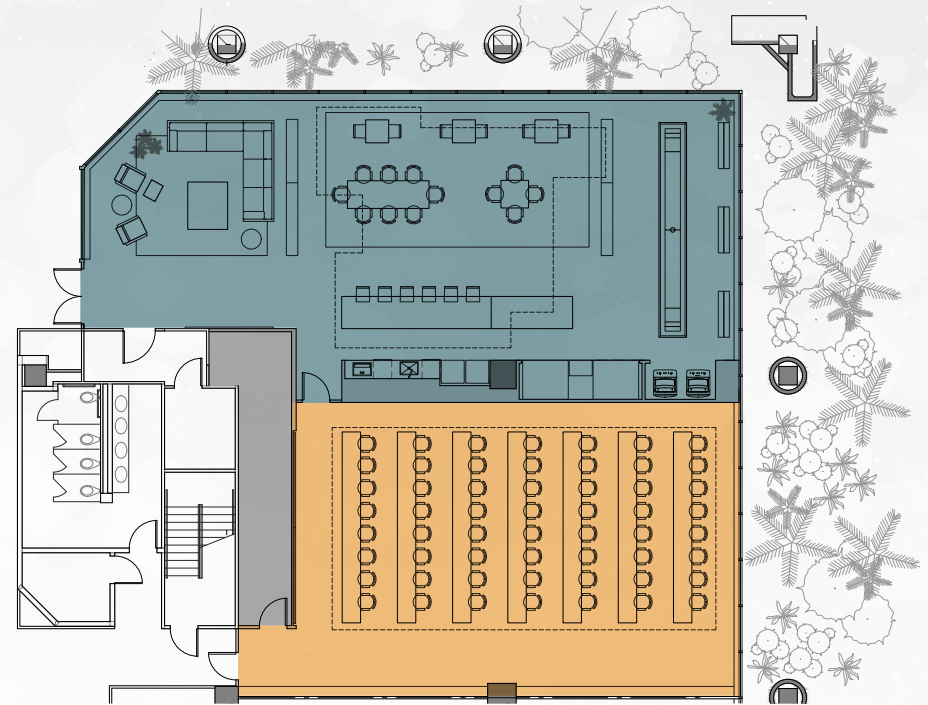


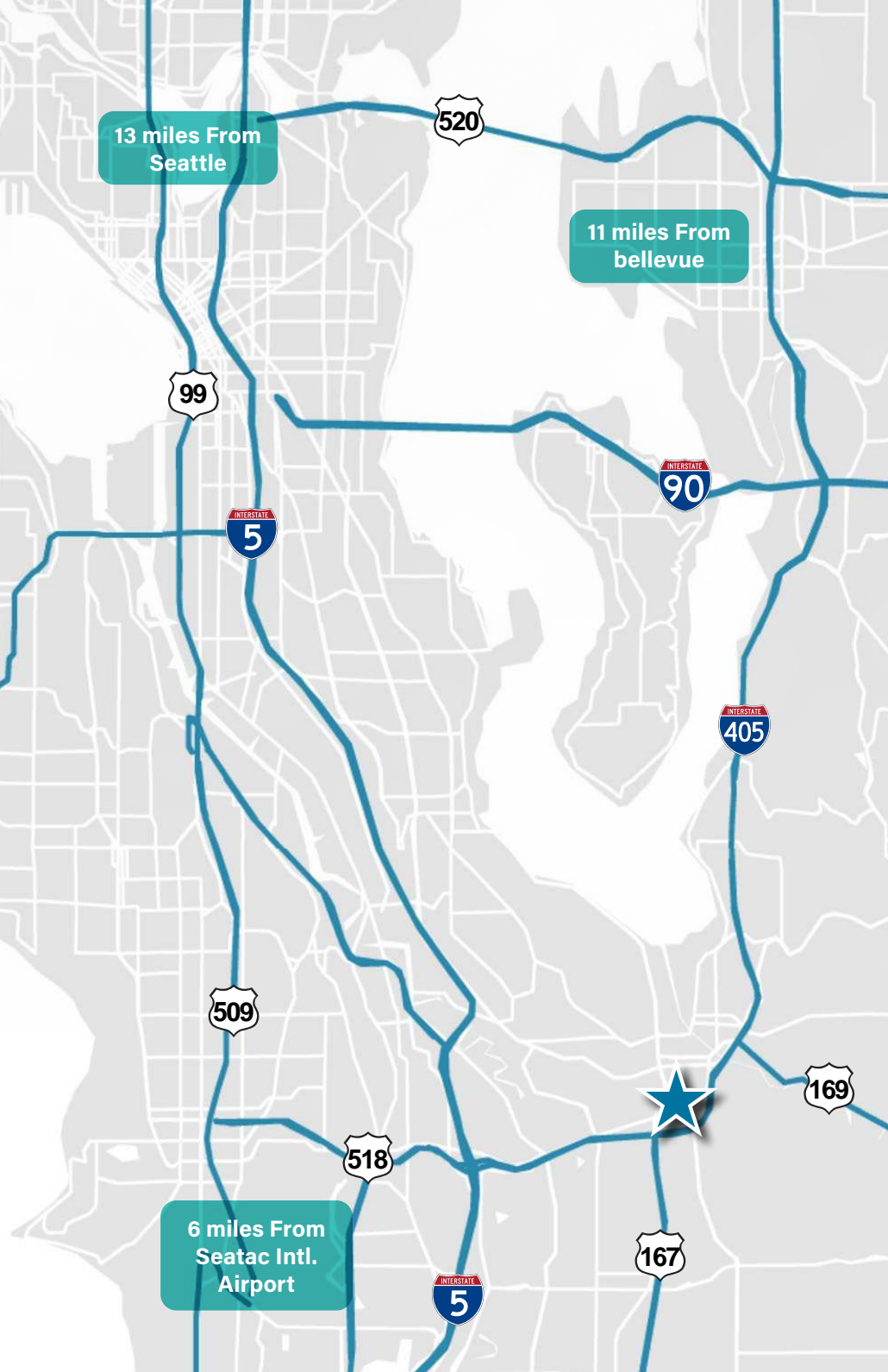
Game Room



Kitchenette Area / Lounge

Click [here](#) for a virtual tour of the space.





PIVOTAL LOCATION

Triton Towers is strategically located between Seattle, Bellevue and SeaTac International Airport. Tenants enjoy direct freeway access to I-405 and easy access to I-5 & SR-167, public transit and unlimited neighborhood amenities and shopping destinations including **access to multiple lakeside and riverfront parks and dozens of food and drink options.**



Conveniently located **adjacent to a Park & Ride**



3 miles to the beautiful Gene Coulon Beach Park



3 miles to Westfield SouthCenter Mall



2 miles to Renton's premier shopping destination, The Landing



2 miles from Cedar River Park (well-maintained community park featuring multi-use athletic fields, an aquatic center & a 300-seat amphitheater).

AMENITIES WITHIN 1 MILE

RESTAURANTS

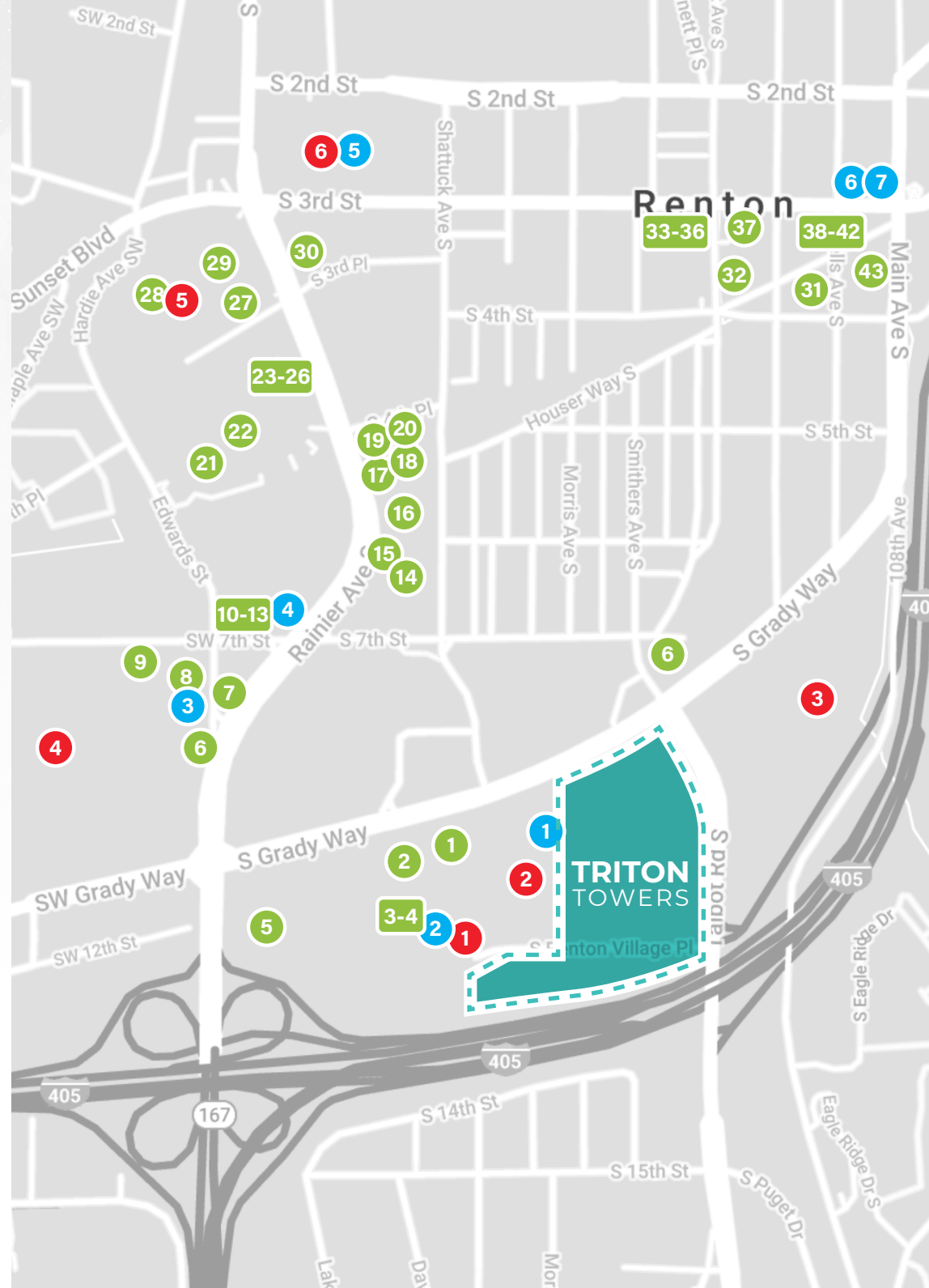
- | | |
|---------------------------------|--------------------------------|
| 1. McDonald's | 23. Subway |
| 2. Applebee's | 24. Jack in the Box |
| 3. Genki Sushi | 25. Jimmy John's |
| 4. The Lemongrass | 26. Chipotle Mexican Grill |
| 5. Yankee Grill | 27. Teriyaki Box |
| 6. Sonic Drive-In | 28. Papa Murphy's Pizza |
| 7. Pho & Thai | 29. Pabla Indian Cuisine |
| 8. Popeyes | 30. Taco Bell |
| 9. Jimmy Mac's Roadhouse | 31. Melrose Grill |
| 10. Domino's Pizza | 32. The Fit Bar Superfood Cafe |
| 11. King Buffet | 33. Burger Town |
| 12. L&L Hawaiian Barbecue | 34. Smoking Monkey Pizza |
| 13. Ono Teriyaki | 35. Wild Ginger Teriyaki |
| 14. IHOP | 36. Blossom Vegetarian |
| 15. KFC | 37. Naan-N-Curry |
| 16. Mazatlan | 38. Pho 801 |
| 17. Habanero's Taqueria & Grill | 39. Jaguar Mexican |
| 18. Taqueria La Rancherita | 40. La Hacienda Santa Fe |
| 19. Clyde's Southern BBQ | 41. Cedar River Smokehouse |
| 20. Orange Juice Bar & Gyros | 42. Marianna Ristorante |
| 21. Buffet Renton | 43. O-Cha Thai |
| 22. Feast Buffet | |

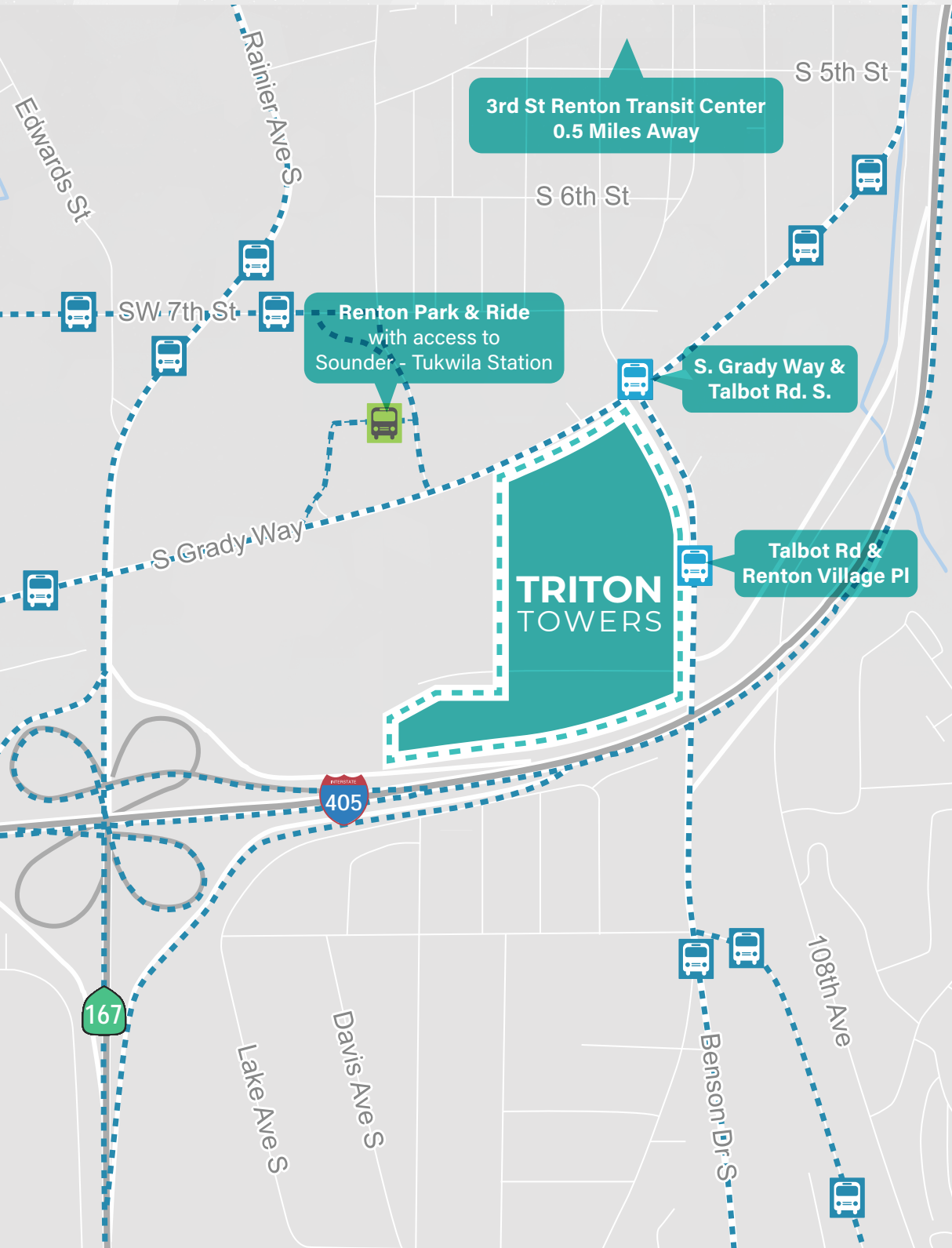
COFFEE / TEA

- Starbucks
- Oasis Tea Zone
- Dutch Bros. Coffee
- Starbucks
- Starbucks
- Common Ground Coffee
- Liberty Cafe

SHOPPING & GROCERY

- Uwajimaya
- Renton Village Shopping Center
- Fred Meyer
- Walmart
- Safeway
- Big 5 Sporting Goods





3rd St Renton Transit Center
0.5 Miles Away

Renton Park & Ride
with access to
Sounder - Tukwila Station

S. Grady Way &
Talbot Rd. S.

Talbot Rd &
Renton Village Pl

TRITON
TOWERS

TRANSPORTATION OPTIONS

Renton Park & Ride:
101, 102, 148, 153, 167, 168 & 342

515 & South Grady Way:
101, 102, 148 & 153

Talbot Rd & Renton Village Pl:
102, 148 & 169

 **Bus Stop**

 **Bus Route**

 **Park and Ride Station**

CURRENT AVAILABILITIES

TOWER ONE

21,814 Total RSF Available

Floor	Suite	Square Feet
1	160	3,330
2	225	2,141
2	240	999
3	300	5,628
5	580	2,253
7	700	7,463 (div. to 3,500)

TOWER TWO

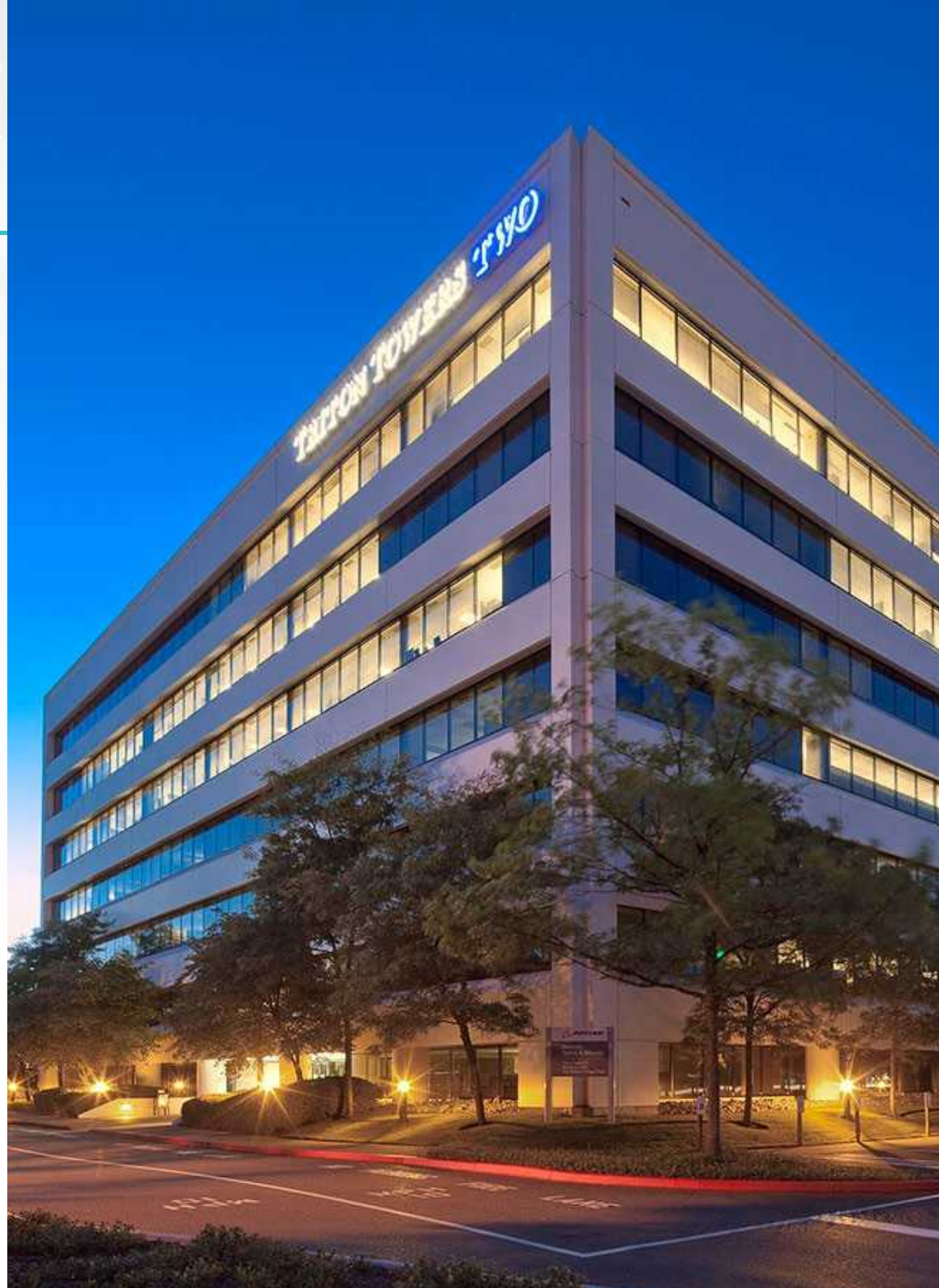
20,817 Total RSF Available

Floor	Suite	Square Feet
1	100	6,177
1	110	2,156
4	400	12,484

TOWER THREE

20,450 Total RSF Available

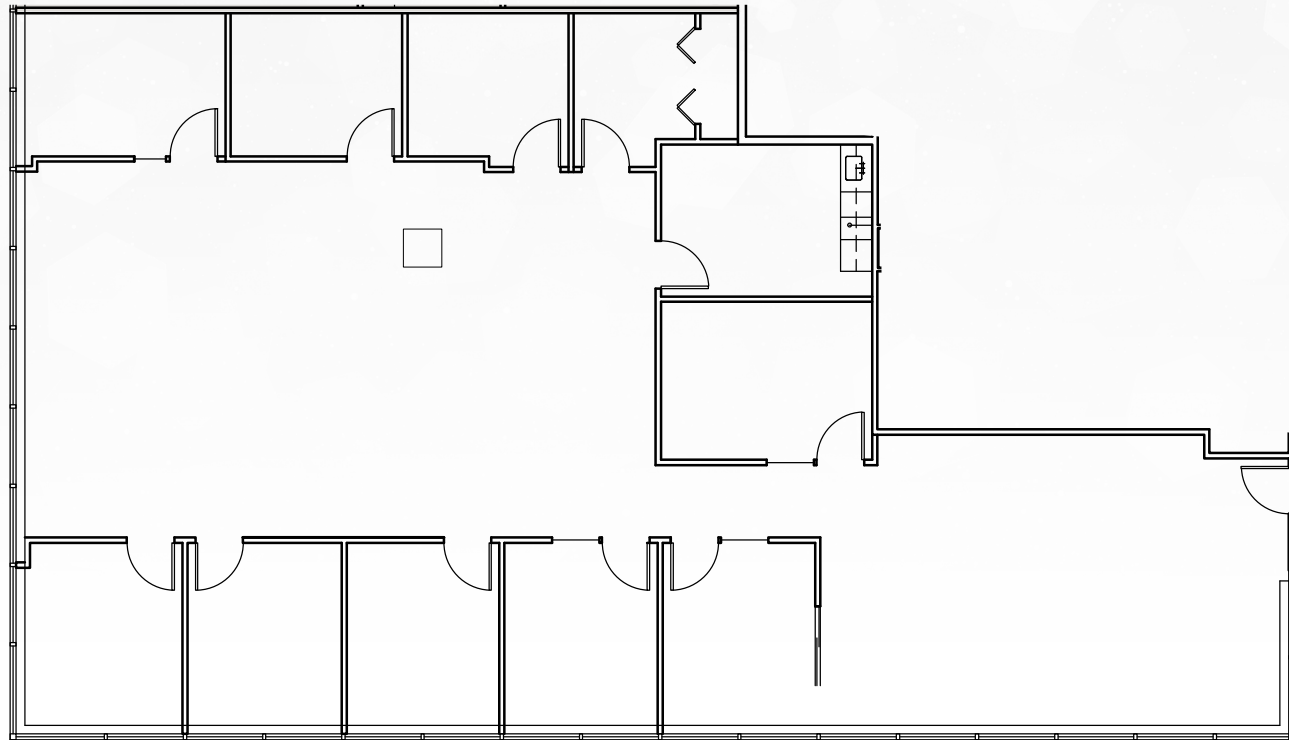
Floor	Suite	Square Feet
7	700	20,450



TRITON TOWERS

FLOOR PLANS TOWER ONE

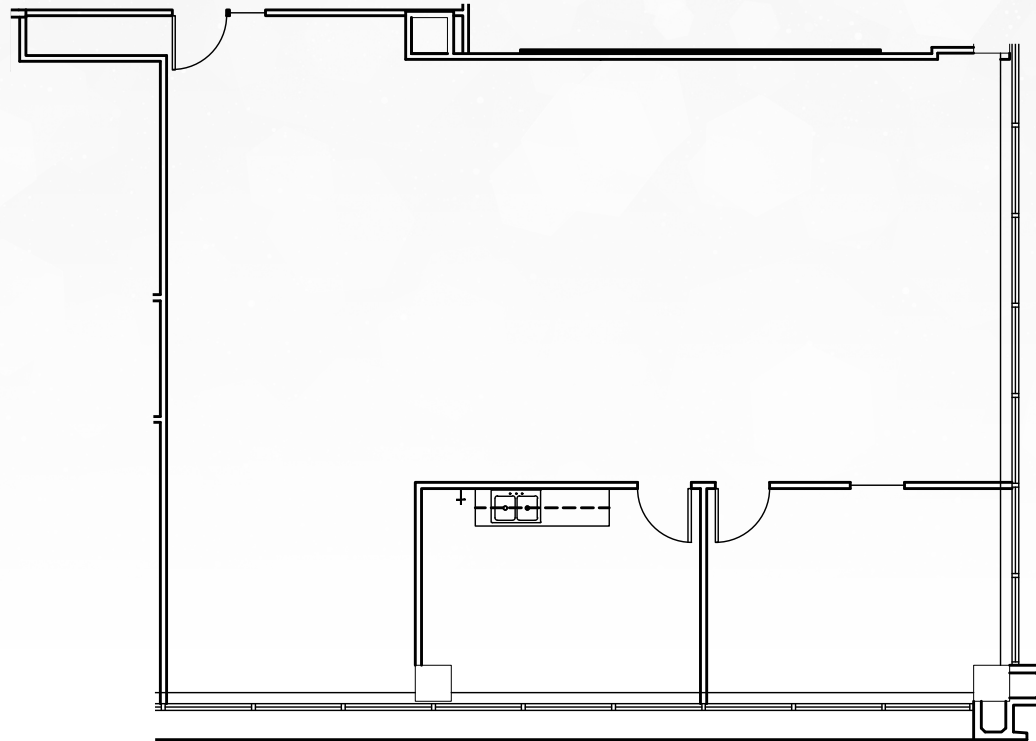
FLOOR 1, SUITE 160: 3,330 RSF AVAILABLE APRIL 1, 2024



TRITON TOWERS

FLOOR PLANS TOWER ONE

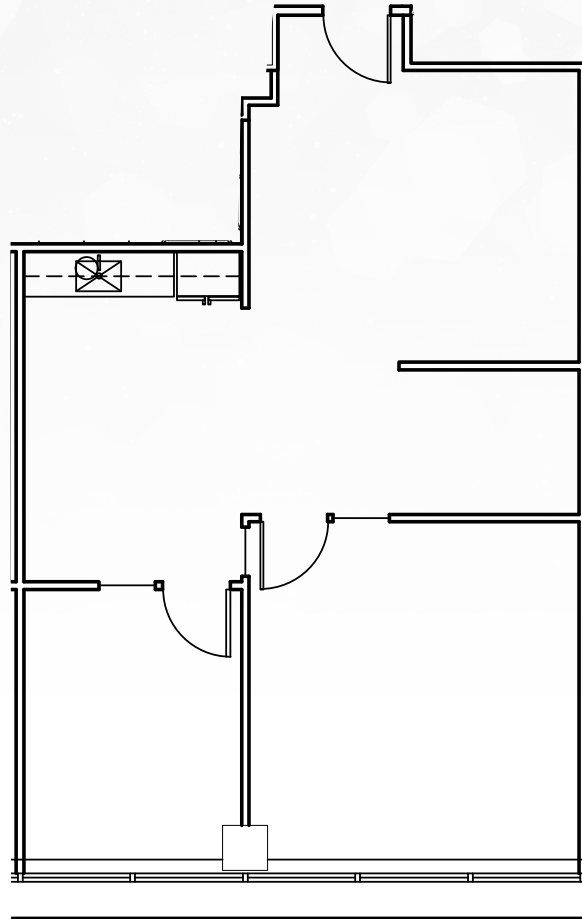
FLOOR 2, SUITE 225: 2,141 RSF



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FLOOR PLANS TOWER ONE

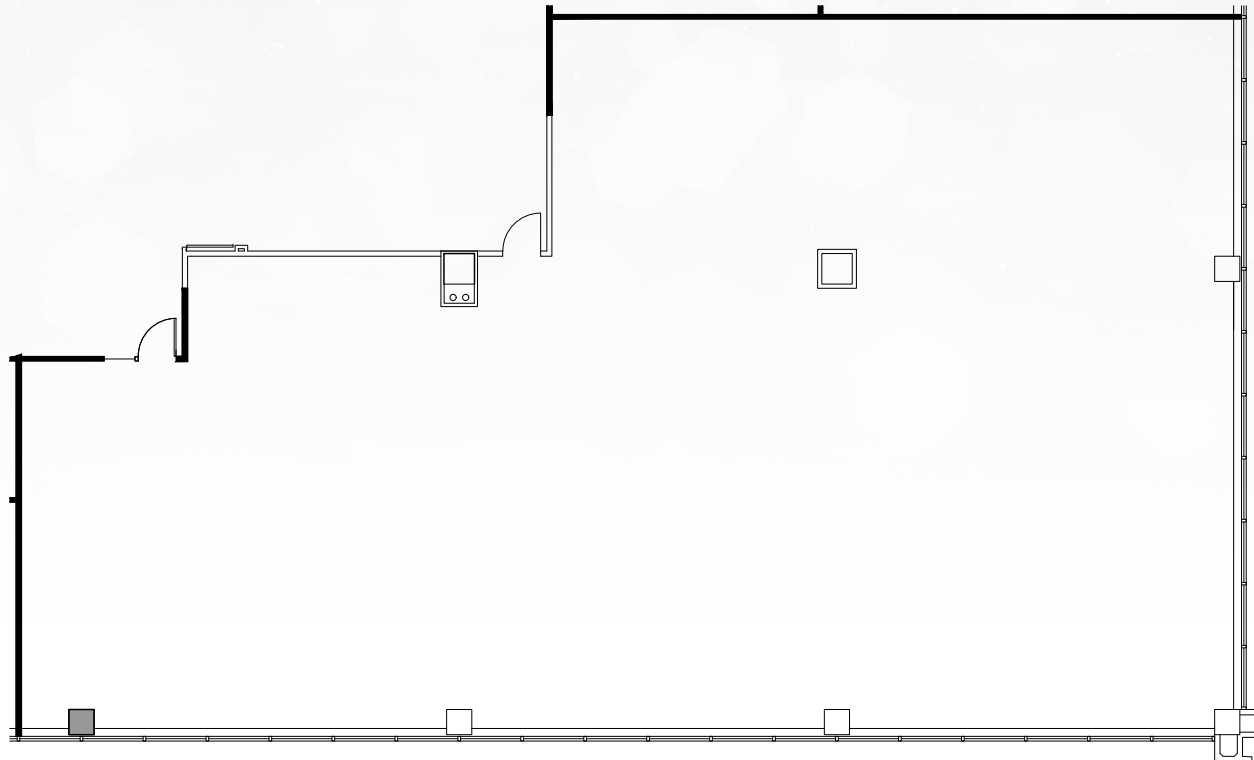
FLOOR 2, SUITE 240: 999 RSF AVAILABLE JULY 1, 2024



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FLOOR PLANS TOWER ONE

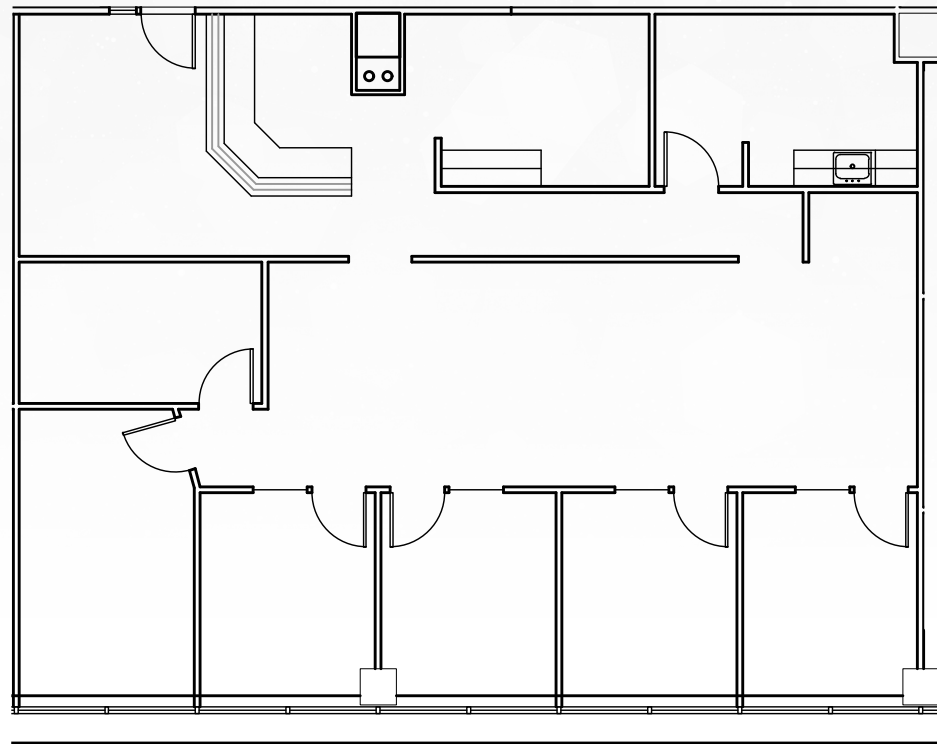
FLOOR 3, SUITE 300: 5,628 RSF



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FLOOR PLANS TOWER ONE

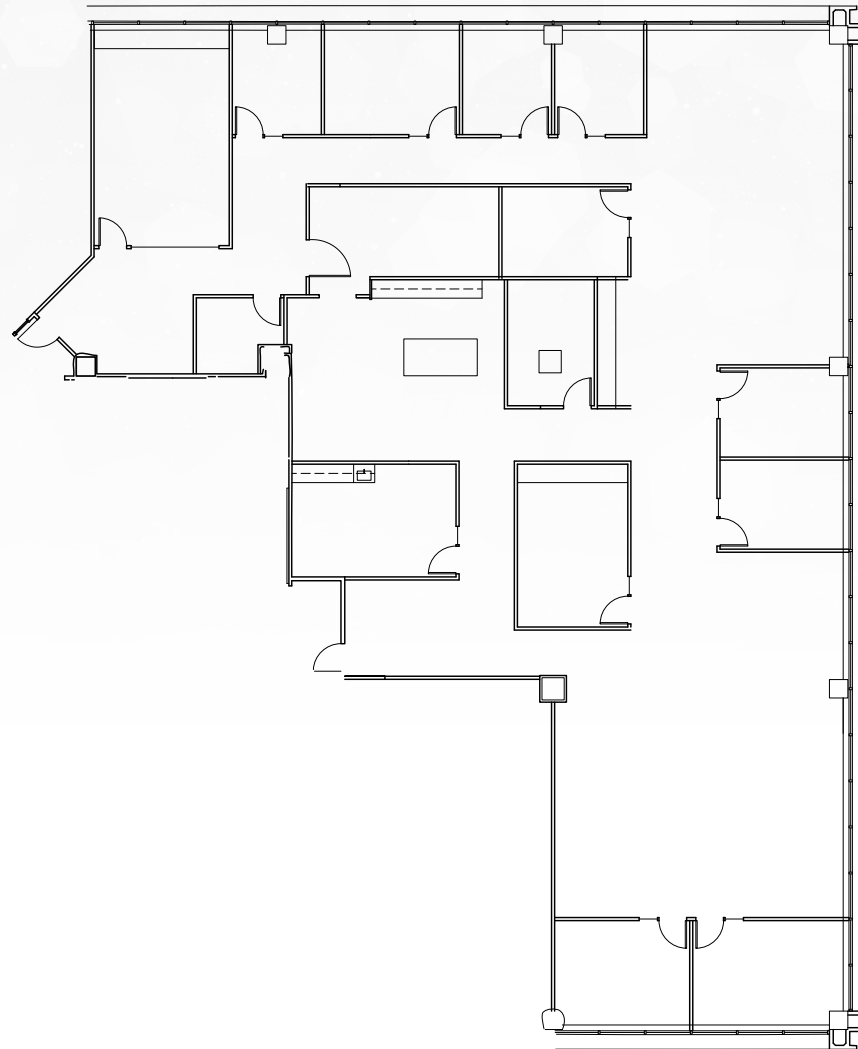
FLOOR 5, SUITE 580: 2,253 RSF



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FLOOR PLANS TOWER ONE

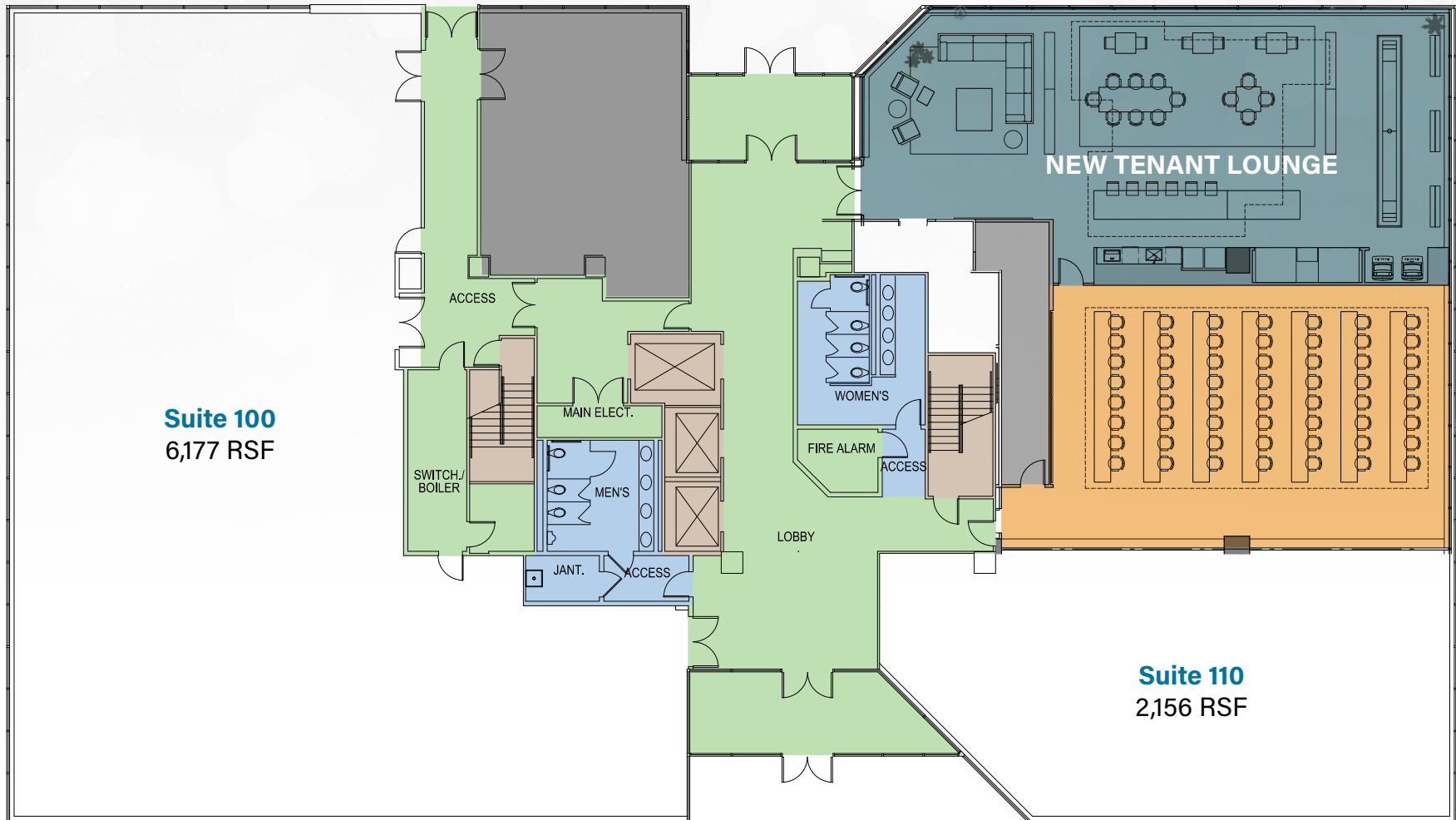
FLOOR 7, SUITE 700: 7,463 RSF (DIV. TO 3,500 RSF)



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FLOOR PLANS TOWER TWO

FLOOR 1: 9,231 RSF



TRITON TOWERS

FLOOR PLANS TOWER TWO

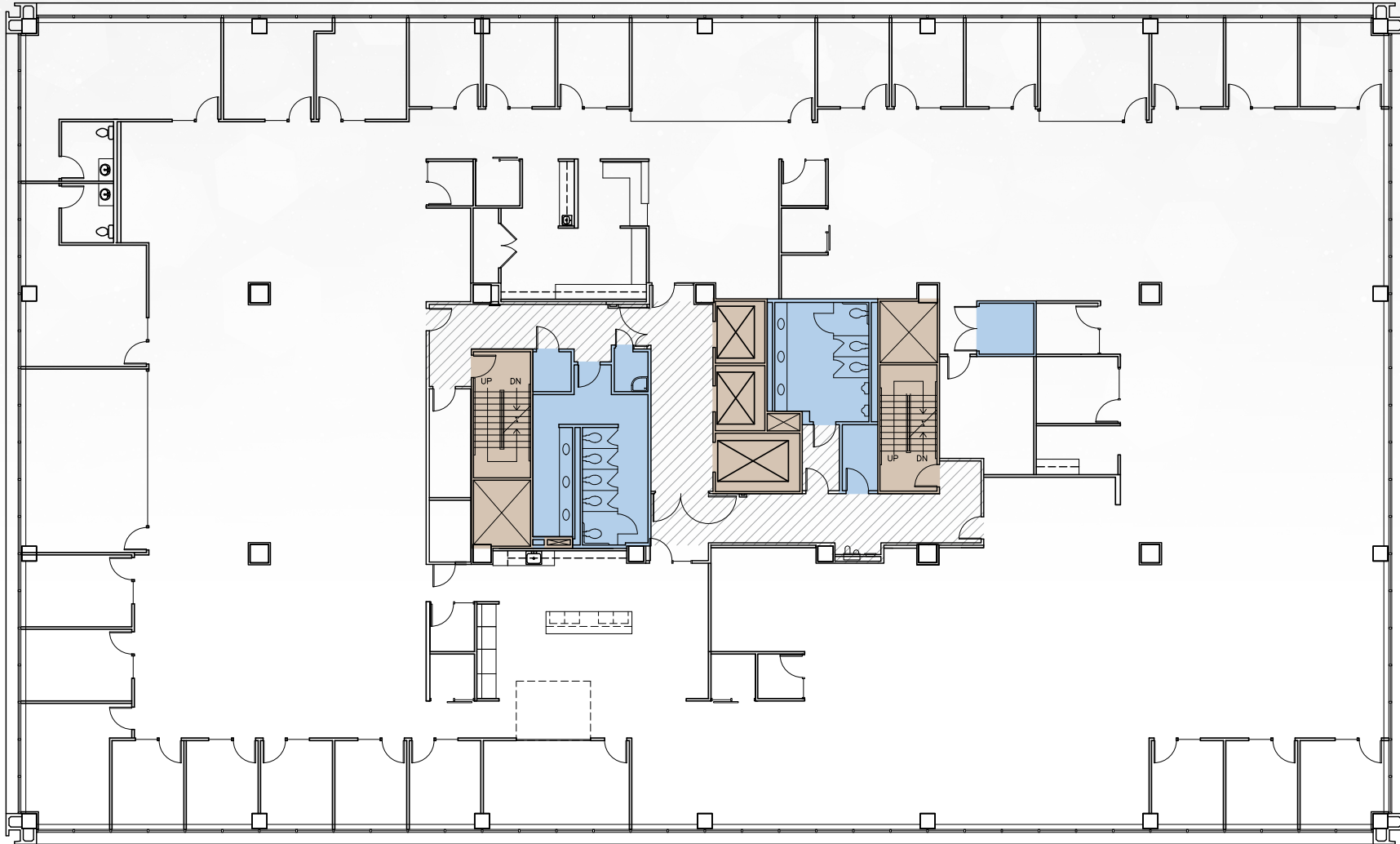
FLOOR 4, SUITE 400: 12,484 RSF



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FLOOR PLANS TOWER THREE

FLOOR 7, SUITE 700: 20,450 RSF



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