



FOR LEASE

Cascade Crest

263 Rainier Ave S Renton, WA 98057



Rob Gasca

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Alex Ardiente

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Rob Gasca Real Estate Group
www.robgasca.com

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| DEMOGRAPHICS 2023 | MILE 2 | MILE 5 | MILE 10 |
|-------------------|----------|-----------|-----------|
| Population | 42,762 | 254,871 | 910,053 |
| Average HH Income | \$93,503 | \$115,309 | \$125,856 |

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Versatile medical/office flex space in the heart of downtown Renton. Building consists of two different units with newly renovated common area restrooms, elevator, entirely ADA compliant, and large bay windows possessing great natural light and impressive views throughout the building. Unit 200 has an estimated floor size of 8,122 square feet with fully built out exam rooms, conference rooms, private offices, and reception area. Unit 201 is in grey shell condition with fully open floorplan with estimated 3,469 square feet. Accessible to Rainier Ave, I-405, I-5 and SR 167.



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Unit 200



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Unit 200



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Unit 200



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Unit 201



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Premises



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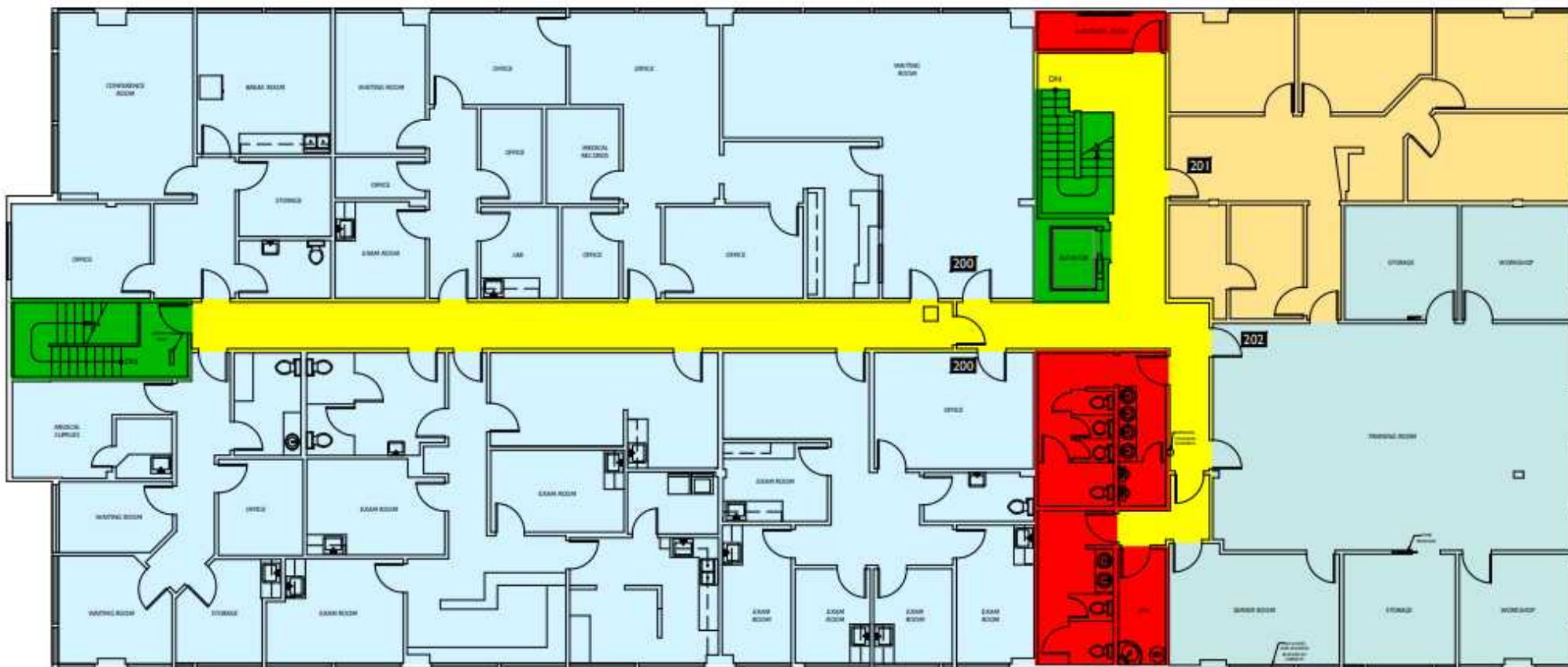
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Floorplan



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| Suite | SF | \$/SF | Estimated NNN |
|-------|-------|-------|---------------|
| 200 | 8,122 | \$18 | \$8.80 |
| 201 | 3,469 | \$18 | \$8.80 |



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