

# SUMMER SPECIAL AVAILABLE NOW!

AGGRESSIVE RENTAL RATES | TURN-KEY TI'S | BUILDING SIGNAGE OPPORTUNITY



Flexible Size Ranges  
(700 - 8,700 SF)



Medical or Office  
Suites Available Now



BUILDING SIGNAGE AVAILABLE!



VIEW PROPERTY VIDEO

# RENTON MEDICAL PAVILION

601 SOUTH CARR ROAD, RENTON, WA

\$2.50/SF COMMISSION FOR DEALS COMPLETED BY AUGUST 31, 2024\*

\*MINIMUM FIVE YEAR TERM REQUIRED

# PROPERTY HIGHLIGHTS

**Address:** 601 South Carr Road, Renton, WA

**Property Type:** Medical Office

**Building Area:** 42,655 SF

**Year Built / Reno:** 1989 / 2023

**Site Area:** 4.79 Acres (209,041 SF)

**Parking:** 163 spaces

**Access:** Convenient access to WA-167

**Future MOB** Proposed 42K SF development adjacent to site



**NEW EXTERIOR UPGRADES**  
Covered drop-off | Enclosed entry vestibule

# AVAILABILITIES

Floor	Size (SF)	Date Available	View Floor Plan
Lower Level	3,299 SF	Now	
1st	2,500 - 8,784 SF	Now	
3rd	1,509 SF 1,000 - 2,616 SF	Now	
4th	688 SF 2,044 SF	Now	
<b>Total Available</b>	<b>18,940 SF</b>		



**COMMON AREA UPGRADES**  
Lighting | Ceilings | Flooring | Elevators

# AREA OVERVIEW

**2,500 +**  
HEALTHCARE BUSINESSES  
WITHIN 5 MILES

**30,000 +**  
VEHICLES ON S CARR  
ROAD DAILY

**275,300**  
2022 POPULATION  
WITHIN 5 MILES

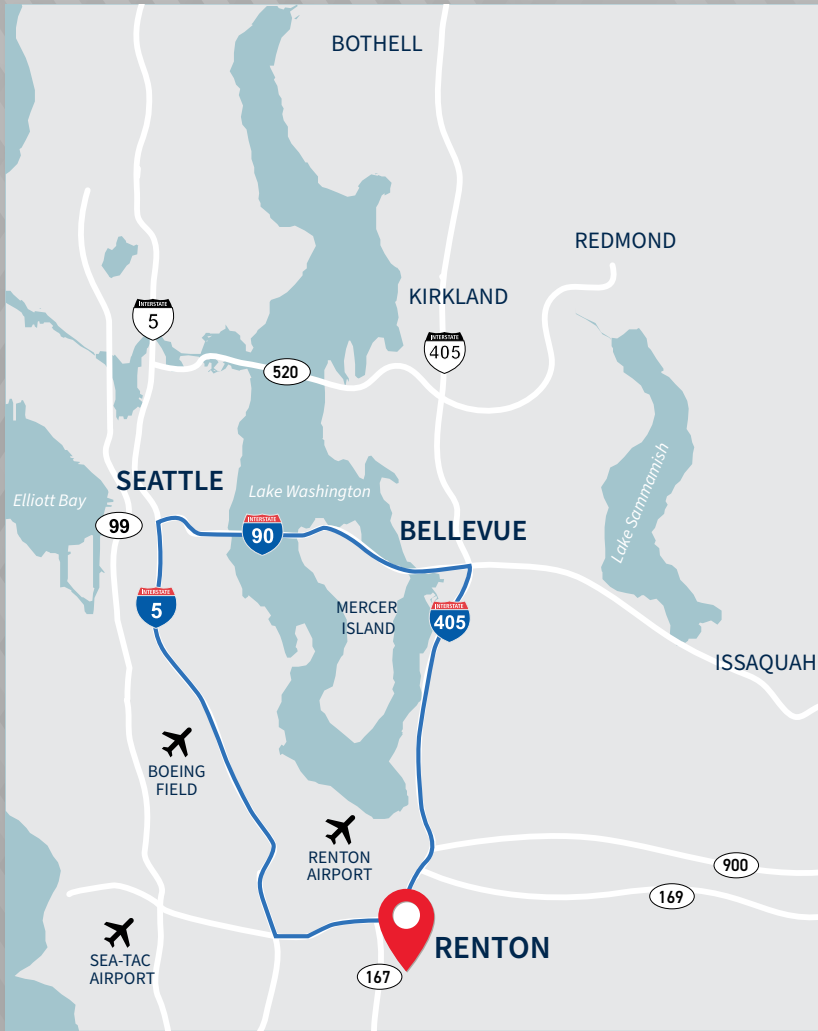


# PROPERTY LOCATION

**8 MILES**  
TO SEATAC AIRPORT

**13 MILES**  
TO DOWNTOWN BELLEVUE

**16 MILES**  
TO DOWNTOWN SEATTLE





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## CONTACTS

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**“Our goal is to provide the best access to healthcare services in King County.”**  
*- Ownership CEO*



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