

For Lease

VALLEY VIEW MEDICAL PARK

*Class A Medical Office
Building Adjacent to
Valley Medical Campus*

350 S 38TH CT
RENTON, WA

KIDDER.COM

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Mathews



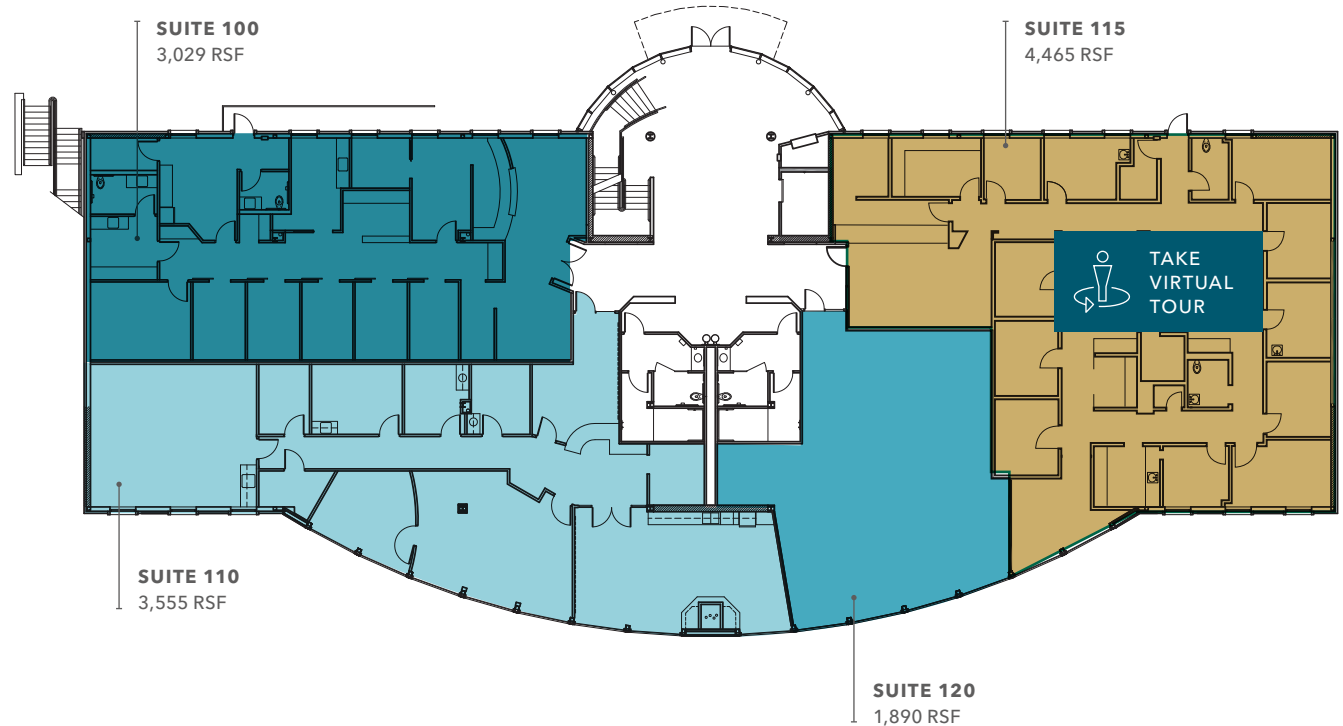
Current tenants include a family dentist, orthodontist, oral surgeon, and prosthetics/orthotics facility

TOTAL BUILDING SF	37,882 SF
YEAR BUILT	2009
LEASE TYPE	NNN
LEASE TERM	Negotiable
PARKING	Secure, covered/gate parking available under building
ZONED	Commercial
SIGNAGE	Monument signage on Talbot next to Valley Medical
AVAILABILITY	1,890-12,939 RSF

ENTIRE
FIRST FLOOR AVAILABLE

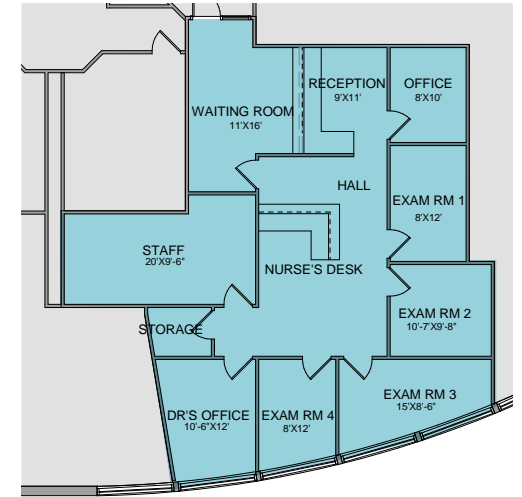
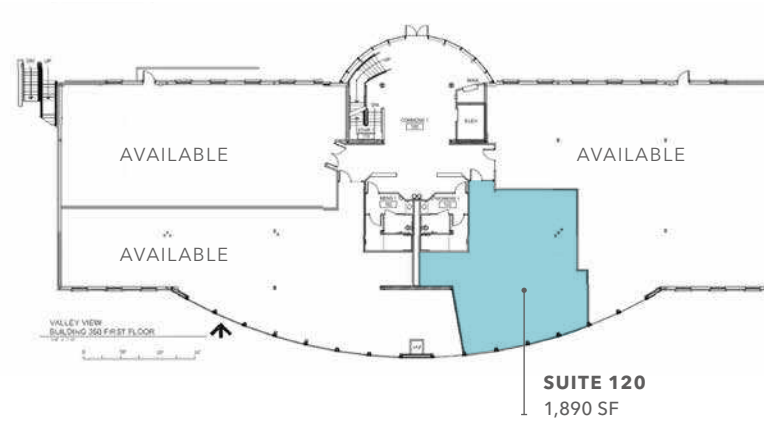
12,939 RSF *\$28.00*
TOTAL AVAILABLE PSF, NNN

FIRST FLOOR PLAN



Suite	Lease Rate (RSF/YR)	Size	Notes
Suite 100	\$28.00	3,029 RSF	Available November 1, 2024
Suite 110	\$28.00	3,555 RSF	Sublease through November 30, 2025, but direct longer term available
Suite 115	\$28.00	4,465 RSF	High quality/move-in ready built out medical suite, take virtual tour
Suite 120	\$28.00	1,890 RSF	Shell condition - see conceptual plan
Contiguous option			Any combination of suites can be combined, up to 12,939 RSF (entire first floor)
Storage	TBD	752 RSF	Secure storage room also available

SUITE 120 CONCEPT PLAN



VALLEY VIEW MEDICAL PARK



HIGHLY- ACCESSIBLE LOCATION

Close to UW Valley Medical Campus,
Southcenter Mall, and Renton Landing

Easy for visitors to locate

10 MIN
SOUTHCENTER MALL

15 MIN
RENTON LANDING



VALLEY VIEW MEDICAL PARK

Exclusively leased by

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