



MEDICAL OFFICE FOR SALE/LEASE

# 17722 TALBOT RD S RENTON

17722-17726 TALBOT RD S, RENTON WA

**CBRE**

# PROPERTY OVERVIEW

## DESCRIPTION

17722 is a 6,901 SF Medical Office for sale/ lease in Renton. Located directly adjacent to Valley Medical Center, the building presents a prime opportunity for a user to purchase or lease a building with direct access to a host of hospital related amenities.

Valley Medical Center, located in Renton, Washington, is the largest nonprofit healthcare provider between Seattle and Tacoma. Serving the community since 1947, it operates as part of the UW Medicine system, which enhances its offerings with strong research and teaching collaborations. Valley Medical Center includes a hospital with various specialties, including emergency care, childbirth services, heart and vascular care, and orthopedics. It also runs a network of primary and urgent care clinics throughout the region, aiming to provide comprehensive and accessible healthcare services to its community.

## HIGHLIGHTS

- **Adjacent to UW Medicine's Valley Medical Center**
- **Heavy Medical Buildout- space is move in ready for a variety of medical users**
- **34 Parking Stalls**
- **Easy Access to Seattle via I-5**

**Sale Price:** \$2,750,000

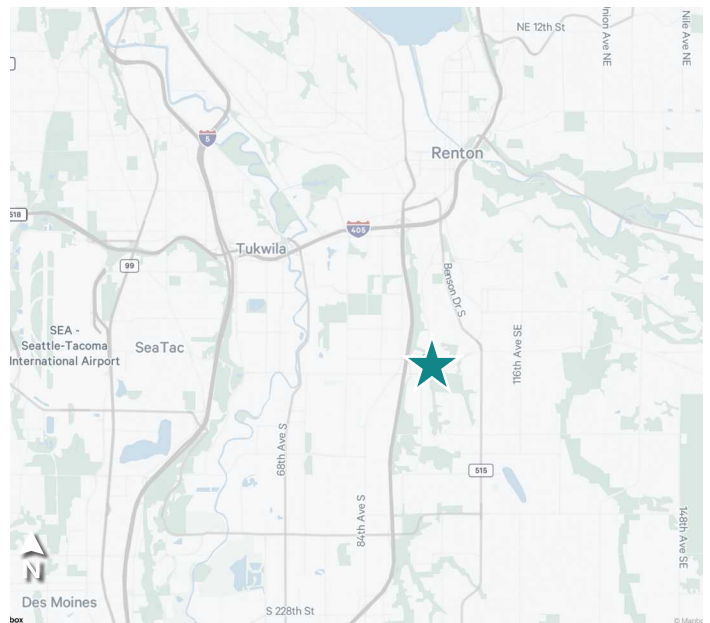
**Lease Rate:** \$30.00 PSF NNN

**Address:** 17722-17726 Talbot Rd S  
Renton WA 98055

**Building SF:** 6,901

**Lot Size:** 0.52 AC

**Zoning:** CO (Commercial Office)

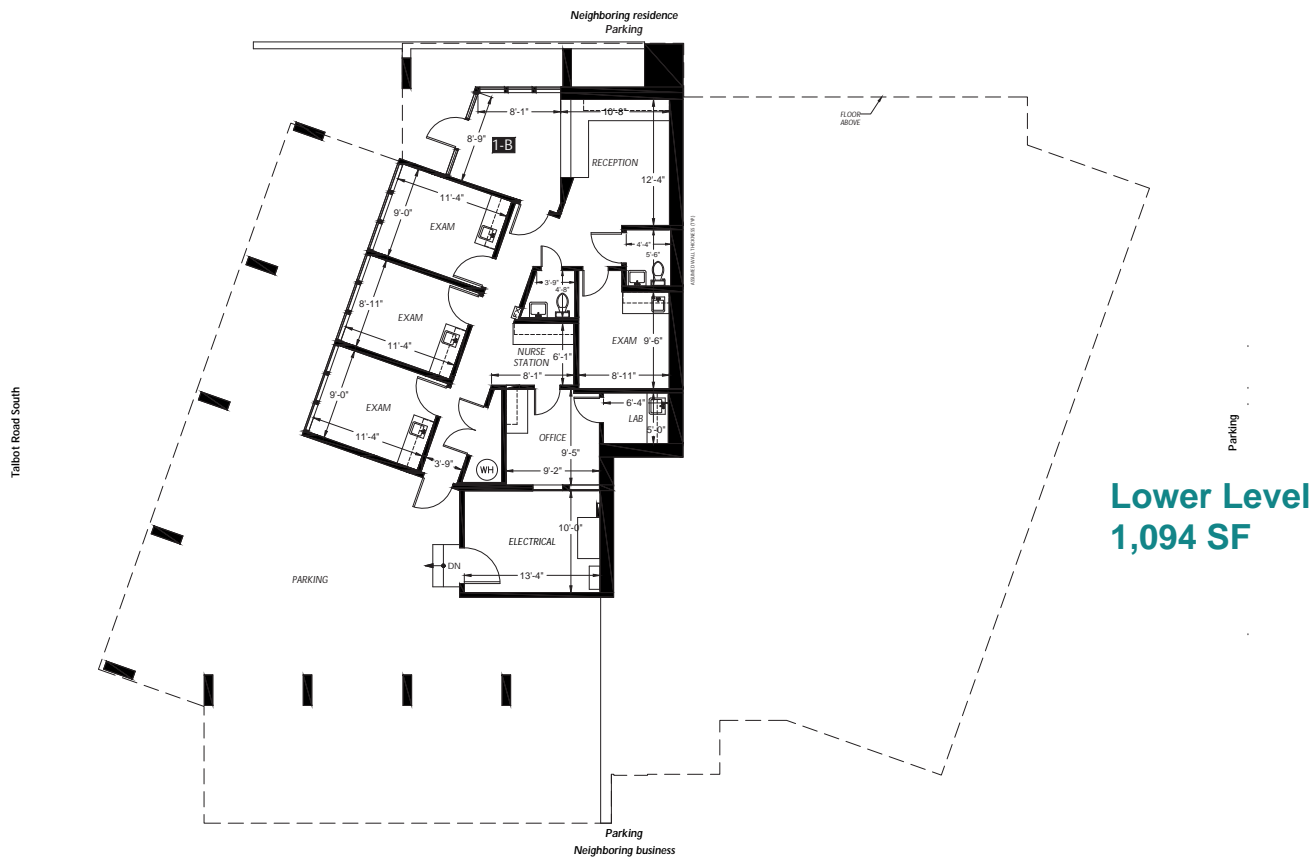


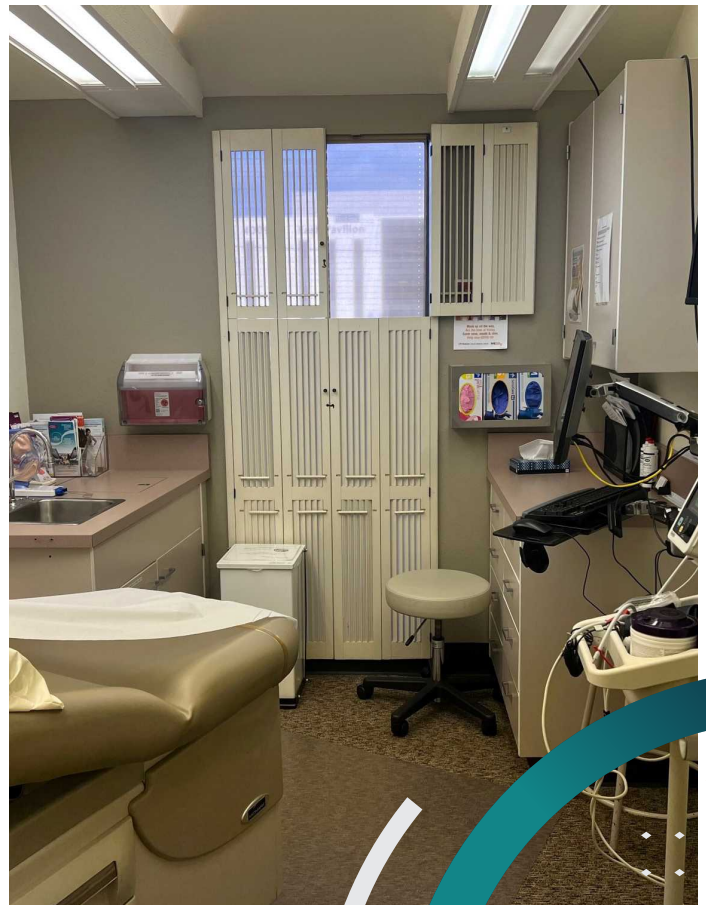
| 2022 DEMOGRAPHICS        | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| BUSINESSES               | 724       | 5,152     | 9,546     |
| EMPLOYEES                | 13,486    | 84,251    | 158,039   |
| POPULATION               | 12,588    | 87,740    | 295,355   |
| HOUSEHOLDS               | 4,993     | 32,988    | 108,599   |
| AVERAGE HOUSEHOLD INCOME | \$116,908 | \$120,300 | \$118,037 |
| DAYTIME POPULATION       | 22,414    | 134,900   | 327,395   |

Source: CBRE Fast Report/Esri 2023



# FLOOR PLANS





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CONTACT US

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