

FOR LEASE

# 17800 TALBOT BUILDING

*\$3.00 PSF moving allowance to the tenant*

17800 TALBOT RD S, RENTON, WA

*Double commission (10% to Producing Broker) for deals signed by December 31, 2024*

Ready to go 2nd floor medical suite

Quality build-out medical space available for lease

Prominent location directly across from UW Medical Center main campus

Great access to SR-167 & I-405

Monument signage possible

Abundant parking

Same aggressive rent abatement opportunities

Broker fee paid at lease commencement

**NOW**  
AVAILABLE

**SUITE**  
A

**1,093**  
TOTAL SF

BRIAN CLAPP  
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SPENCER CLAPP  
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**KIDDER.COM**

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**km Kidder Mathews**

1,093 SF

TOTAL AVAILABLE

NOW

AVAILABLE

SECOND

FLOOR MEDICAL SUITE  
(READY TO GO)



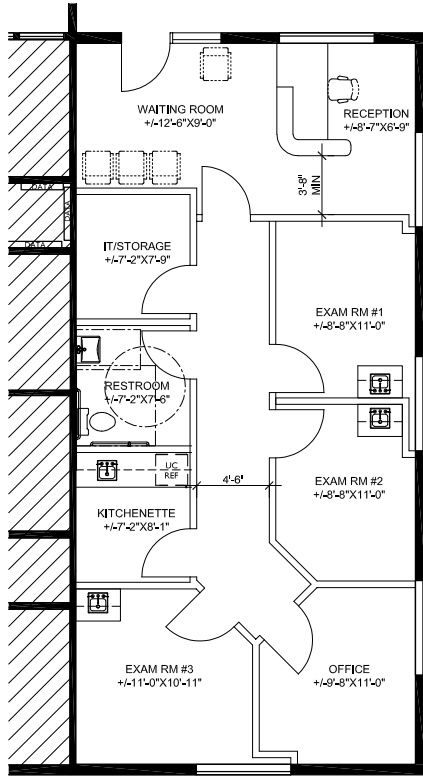
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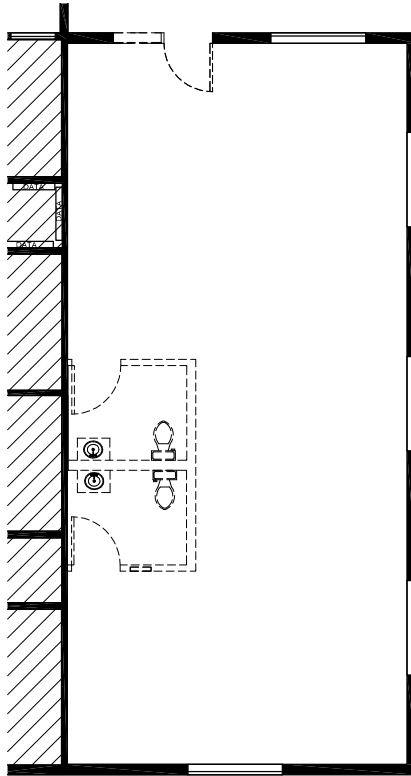
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Conceptual Floorplan



Current Floorplan

*1,093 SF*

TOTAL AVAILABLE

*NOW*

AVAILABLE

*SECOND*

FLOOR MEDICAL SUITE  
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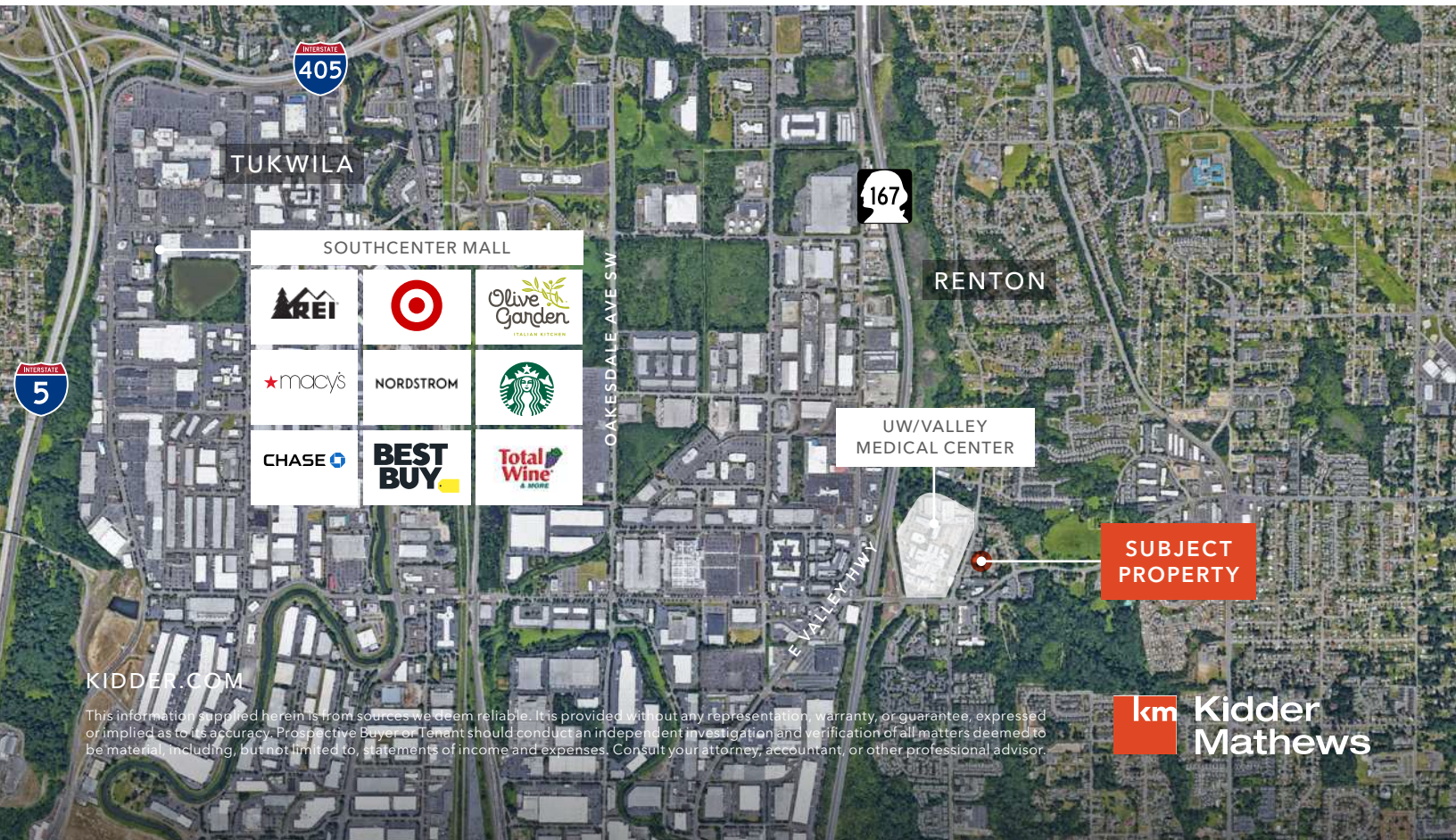
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