

TRITON TOWERS

WWW.TRITONTOWERS.COM

700 South Renton Village Place // 707 South Grady Way
555 SOUTH Renton Village Place

RENTON | WASHINGTON

NEWMARK

CAMPUS OVERVIEW

	TRITON TOWER ONE	TRITON TOWER TWO	TRITON TOWER THREE
ADDRESS	555 S. Renton Village Place	700 S. Renton Village Place	707 S. Grady Way
BUILDING SF	138,188 SF	129,755 SF	134,793 SF
YEAR BUILT / RENOVATED	1980 / 2007	1986 / 2013	1987 / 2017
PARKING RATIO	4 spaces/ 1,000 SF	4 spaces/ 1,000 SF	4 spaces/ 1,000 SF
TELECOM	Century Link and Comcast	Century Link	Century Link and Level 3
CEILING HEIGHTS	Unfinished 12'4" Finished 8'6"		
OWNERSHIP	Innovatus Capital Partners		
MANAGEMENT	Lincoln Property Company		
BUILDING HOURS	8:00am-6:00pm. Building can be accessed 24/7 with a building access card.		



Triton Towers offers **prominent signage with exposure to 309,000 vehicles per day from I-405.***

* source: ESRI Traffic Count Profile

BUILDING FEATURES



Two state-of-the-art conference centers with audio/visual equipment, Wi-Fi, and presentation tools; located in Tower One and Tower Three



Common picnic areas under shaded trees



Full-time day porter service



Interactive digital directories



New exercise facility and shower & locker room in Tower Three. Showers and lockers in Tower One



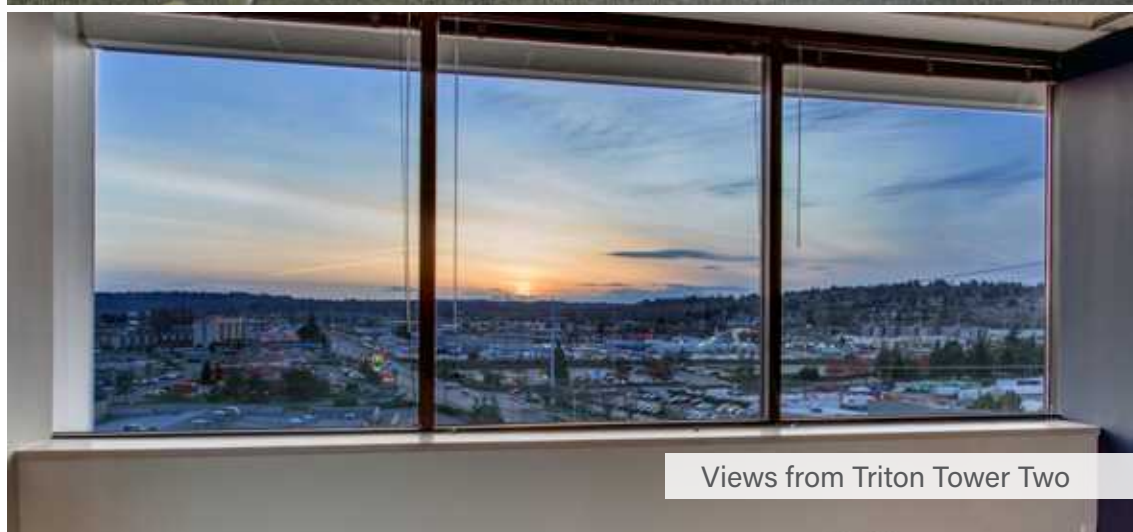
Premium bike storage



Abundant free surface parking



Upgraded elevator mechanical systems and security



Views from Triton Tower Two

TRITON TOWER TWO TENANT LOUNGE

The ground floor of Triton Tower Two has been re-programmed for tenant amenities including:



Co-working Area

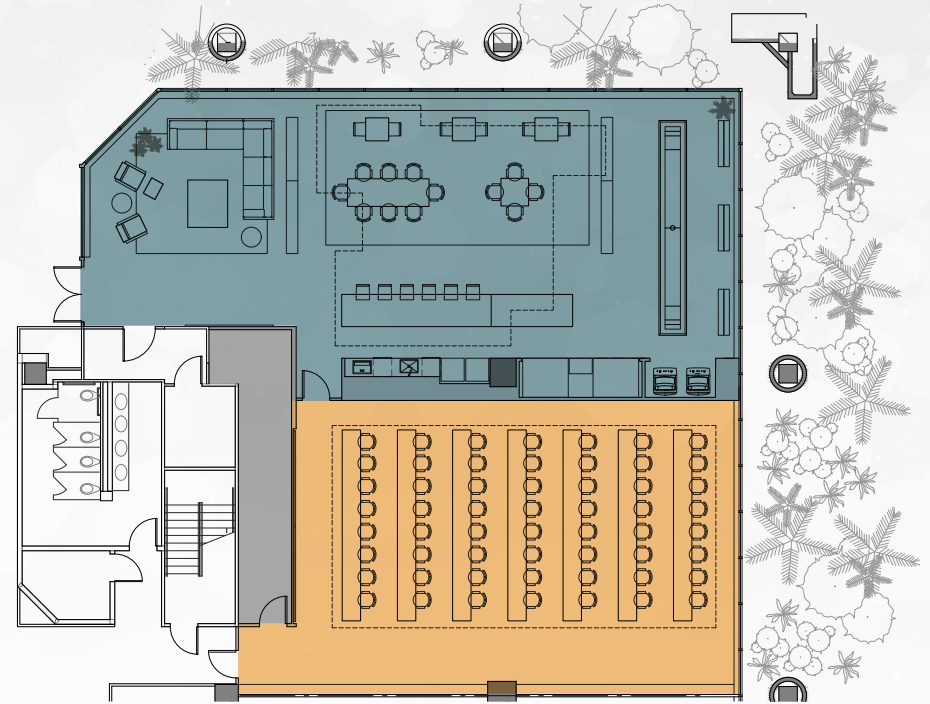


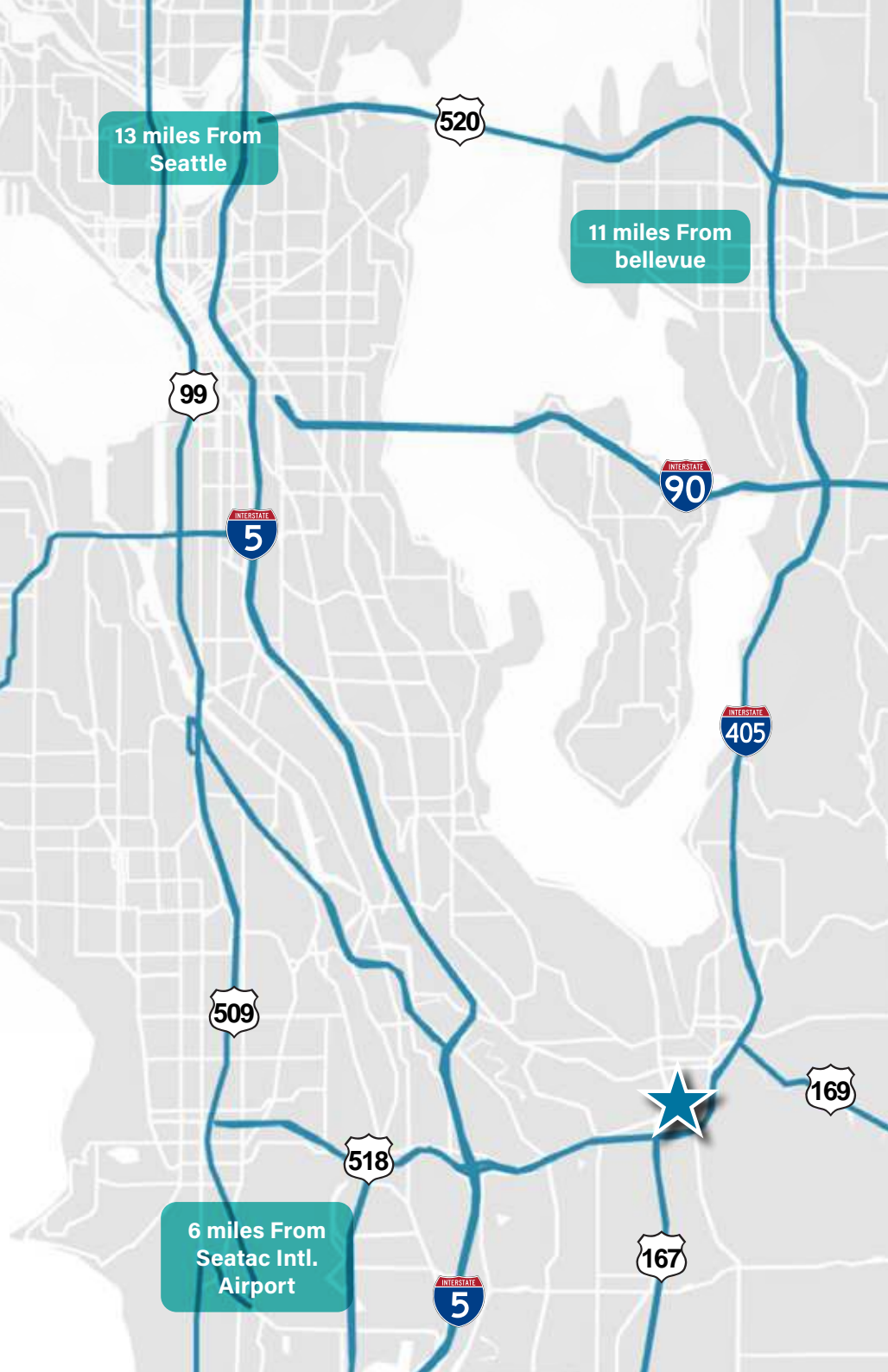
Game Room



Kitchenette Area / Lounge

Click [here](#) for a virtual tour of the space.





PIVOTAL LOCATION

Triton Towers is strategically located between Seattle, Bellevue and SeaTac International Airport. Tenants enjoy direct freeway access to I-405 and easy access to I-5 & SR-167, public transit and unlimited neighborhood amenities and shopping destinations including **access to multiple lakeside and riverfront parks and dozens of food and drink options.**



Conveniently located **adjacent to a Park & Ride**



3 miles to the beautiful Gene Coulon Beach Park



3 miles to Westfield SouthCenter Mall



2 miles to Renton's premier shopping destination, The Landing



2 miles from Cedar River Park (well-maintained community park featuring multi-use athletic fields, an aquatic center & a 300-seat amphitheater).

AMENITIES WITHIN 1 MILE

RESTAURANTS

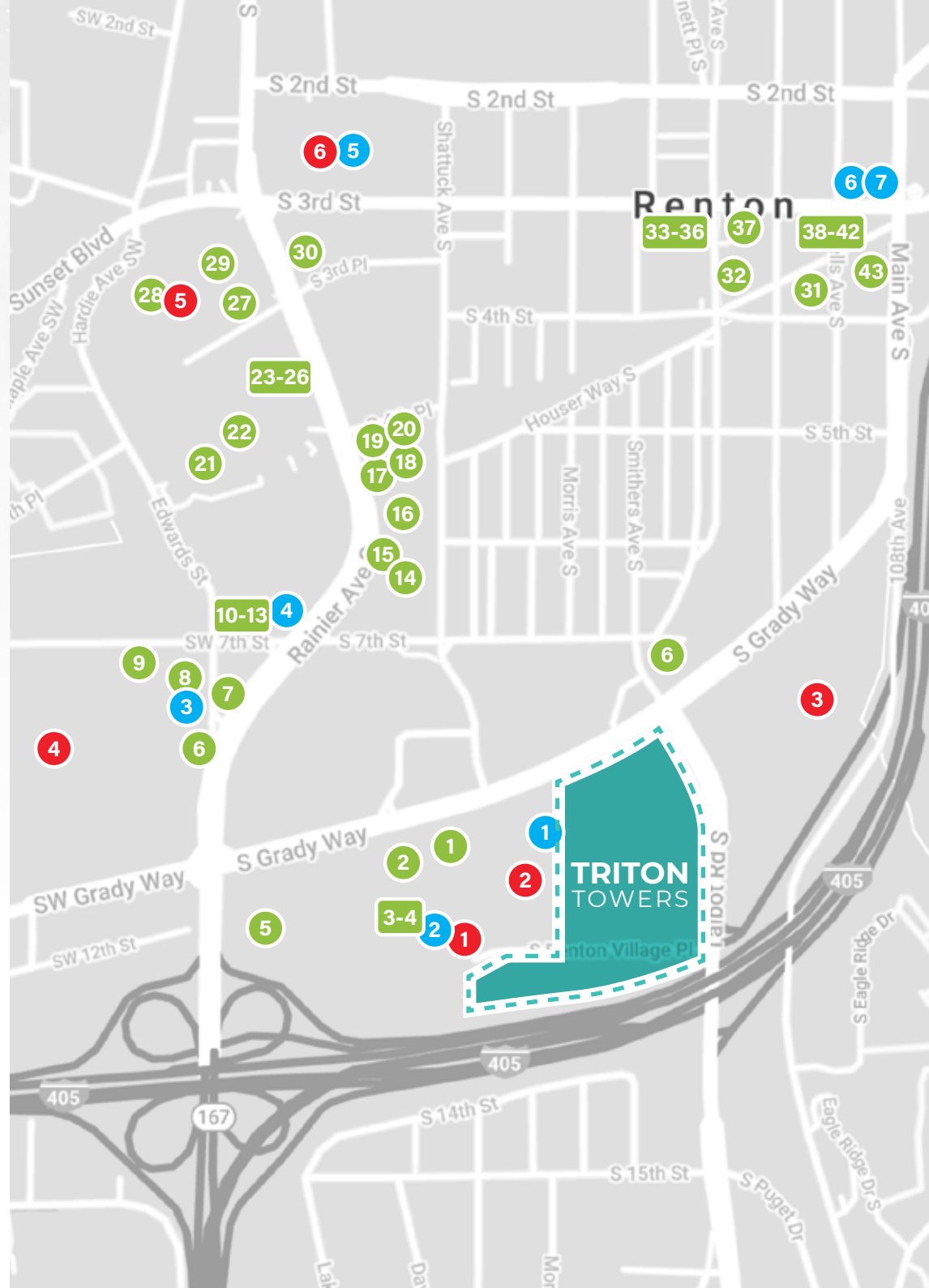
- | | |
|---------------------------------|--------------------------------|
| 1. McDonald's | 23. Subway |
| 2. Applebee's | 24. Jack in the Box |
| 3. Genki Sushi | 25. Jimmy John's |
| 4. The Lemongrass | 26. Chipotle Mexican Grill |
| 5. Yankee Grill | 27. Teriyaki Box |
| 6. Sonic Drive-In | 28. Papa Murphy's Pizza |
| 7. Pho & Thai | 29. Pabla Indian Cuisine |
| 8. Popeyes | 30. Taco Bell |
| 9. Jimmy Mac's Roadhouse | 31. Melrose Grill |
| 10. Domino's Pizza | 32. The Fit Bar Superfood Cafe |
| 11. King Buffet | 33. Burger Town |
| 12. L&L Hawaiian Barbecue | 34. Smoking Monkey Pizza |
| 13. Ono Teriyaki | 35. Wild Ginger Teriyaki |
| 14. IHOP | 36. Blossom Vegetarian |
| 15. KFC | 37. Naan-N-Curry |
| 16. Mazatlan | 38. Pho 801 |
| 17. Habanero's Taqueria & Grill | 39. Jaguar Mexican |
| 18. Taqueria La Rancherita | 40. La Hacienda Santa Fe |
| 19. Clyde's Southern BBQ | 41. Cedar River Smokehouse |
| 20. Orange Juice Bar & Gyros | 42. Marianna Ristorante |
| 21. Buffet Renton | 43. O-Cha Thai |
| 22. Feast Buffet | |

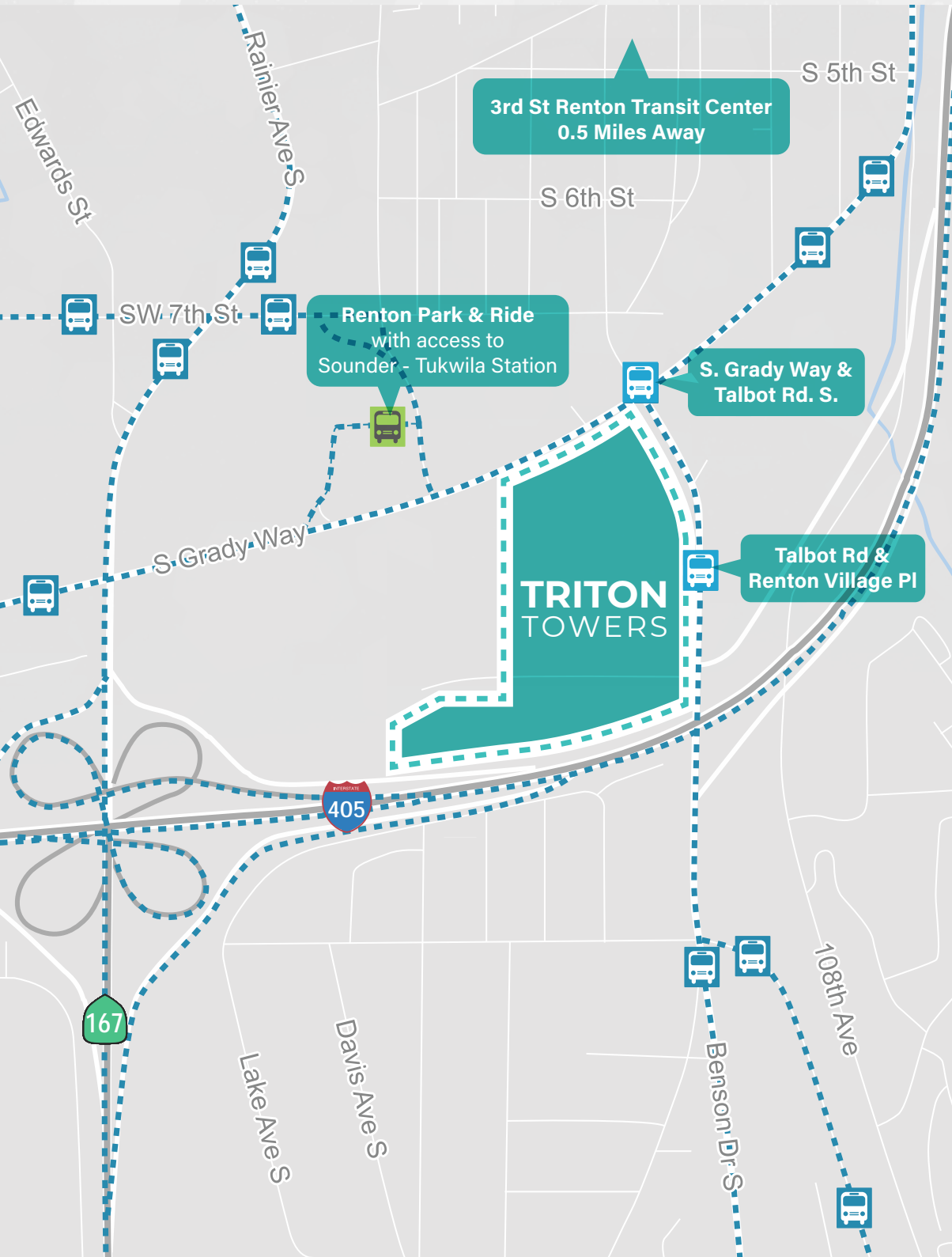
COFFEE / TEA

- Starbucks
- Oasis Tea Zone
- Dutch Bros. Coffee
- Starbucks
- Starbucks
- Common Ground Coffee
- Liberty Cafe

SHOPPING & GROCERY

- Uwajimaya
- Renton Village Shopping Center
- Fred Meyer
- Walmart
- Safeway
- Big 5 Sporting Goods





TRANSPORTATION OPTIONS

Renton Park & Ride:

101, 102, 148, 153, 167, 168 & 342

515 & South Grady Way:

101, 102, 148 & 153

Talbot Rd & Renton Village Pl:

102, 148 & 169



Bus Stop



Bus Route



Park and Ride Station

CURRENT AVAILABILITIES

TOWER ONE

30,485 Total RSF Available

Floor	Suite	Square Feet
2	240	999
3	300	5,628
5	500	3,904
5	520	2,681
5	570	1,735
5	580	2,253
6	625	5,784
7	740	3,867
7	760	3,634

TOWER TWO

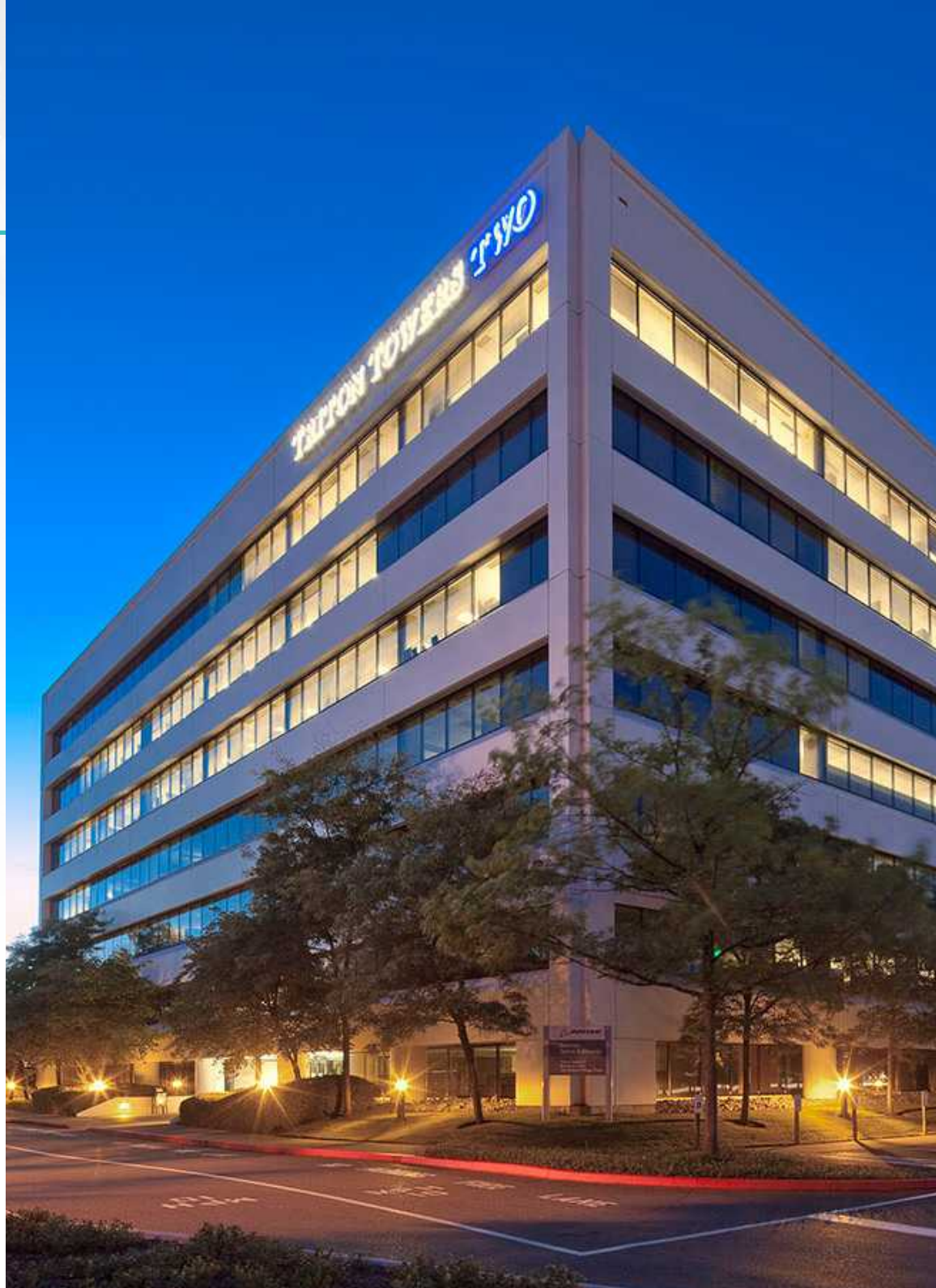
10,580 Total RSF Available

Floor	Suite	Square Feet
1	110	2,156
4	400	8,424

TOWER THREE

10,464 Total RSF Available

Floor	Suite	Square Feet
5	525	3,438
5	550	4,543
7	750	2,483

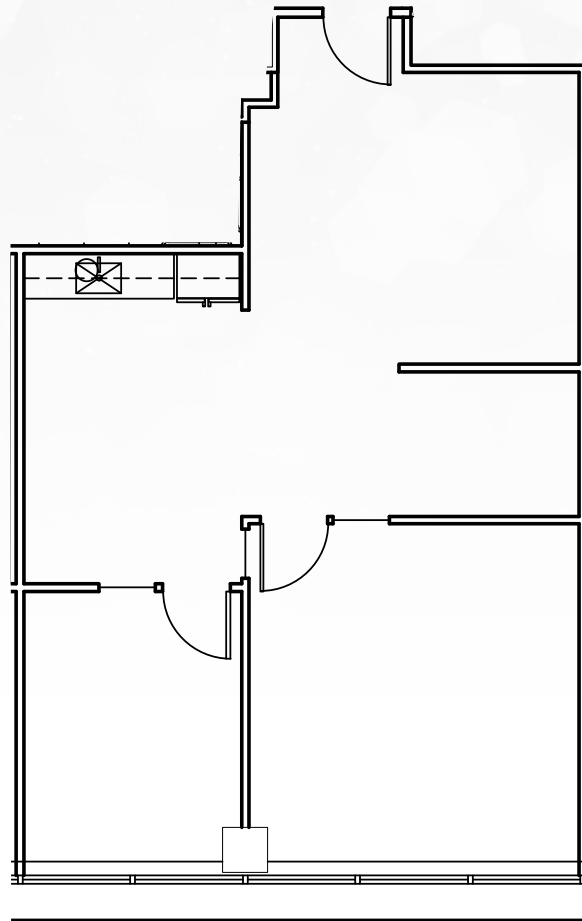


TRITON
TOWERS

FLOOR PLANS

TOWER ONE

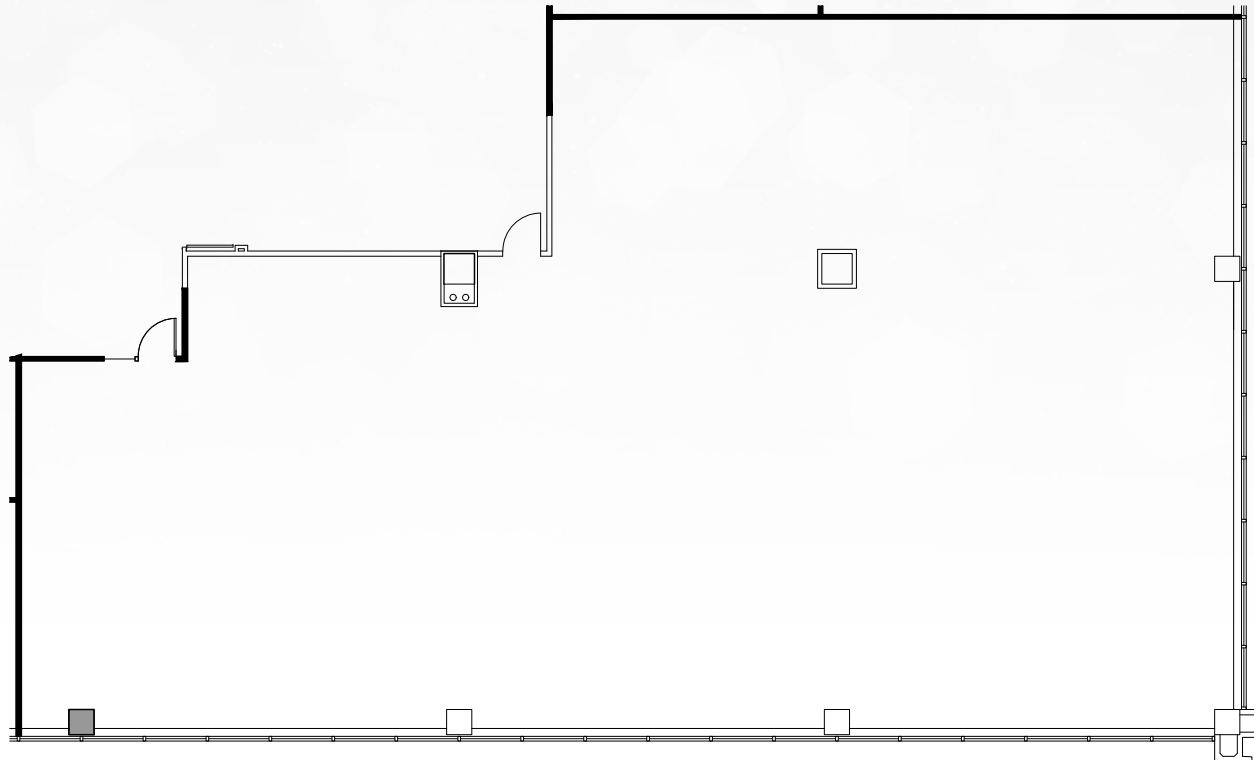
FLOOR 2, SUITE 240: 999 RSF



TRITON
TOWERS

FLOOR PLANS
TOWER ONE

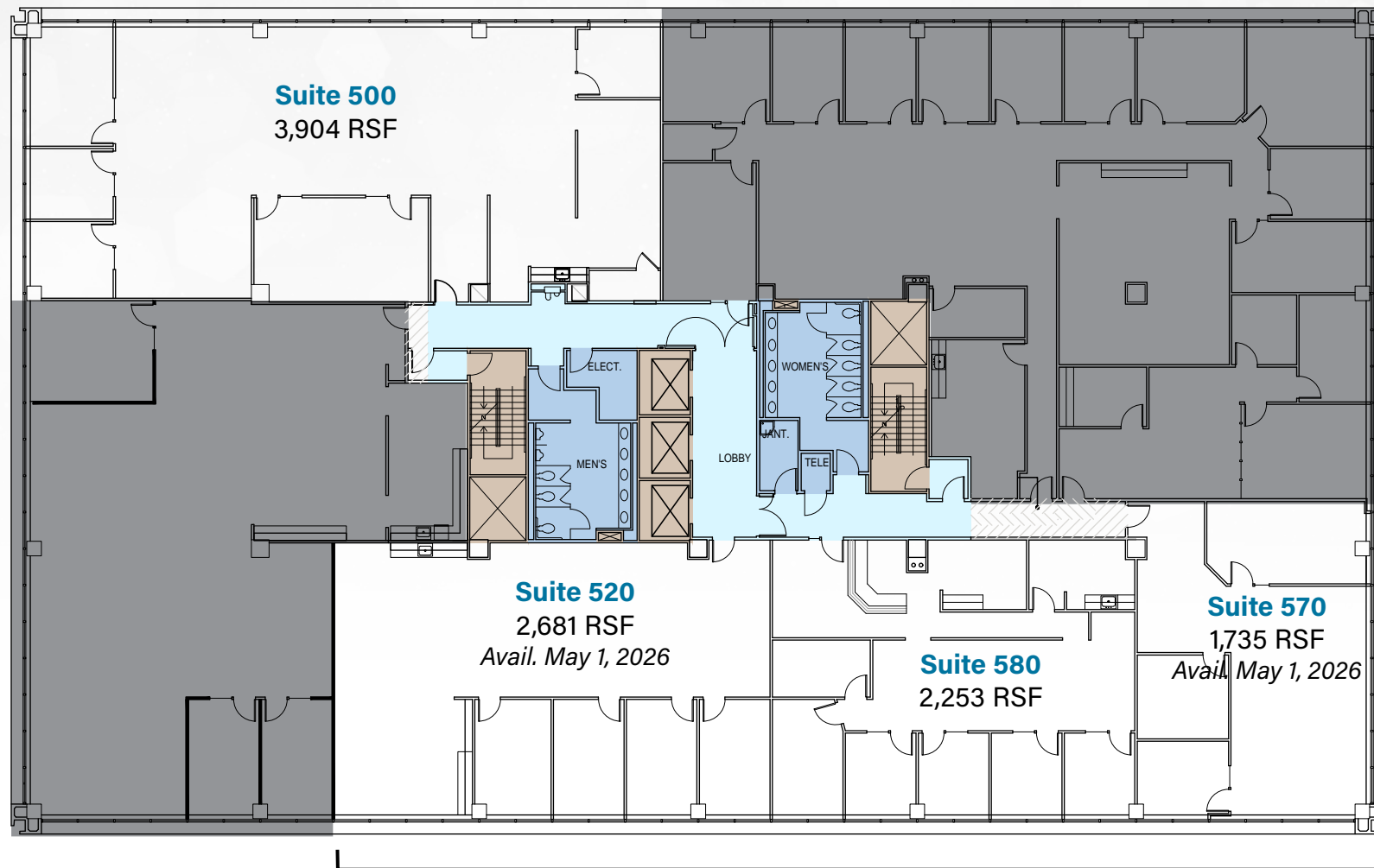
FLOOR 3, SUITE 300: 5,628 RSF



TRITON TOWERS

FLOOR PLANS TOWER ONE

FLOOR 5: 1,735 - 6,669 RSF



Suites 520 + 580 + 570: 6,669 RSF



TRITON
TOWERS

FLOOR PLANS
TOWER ONE

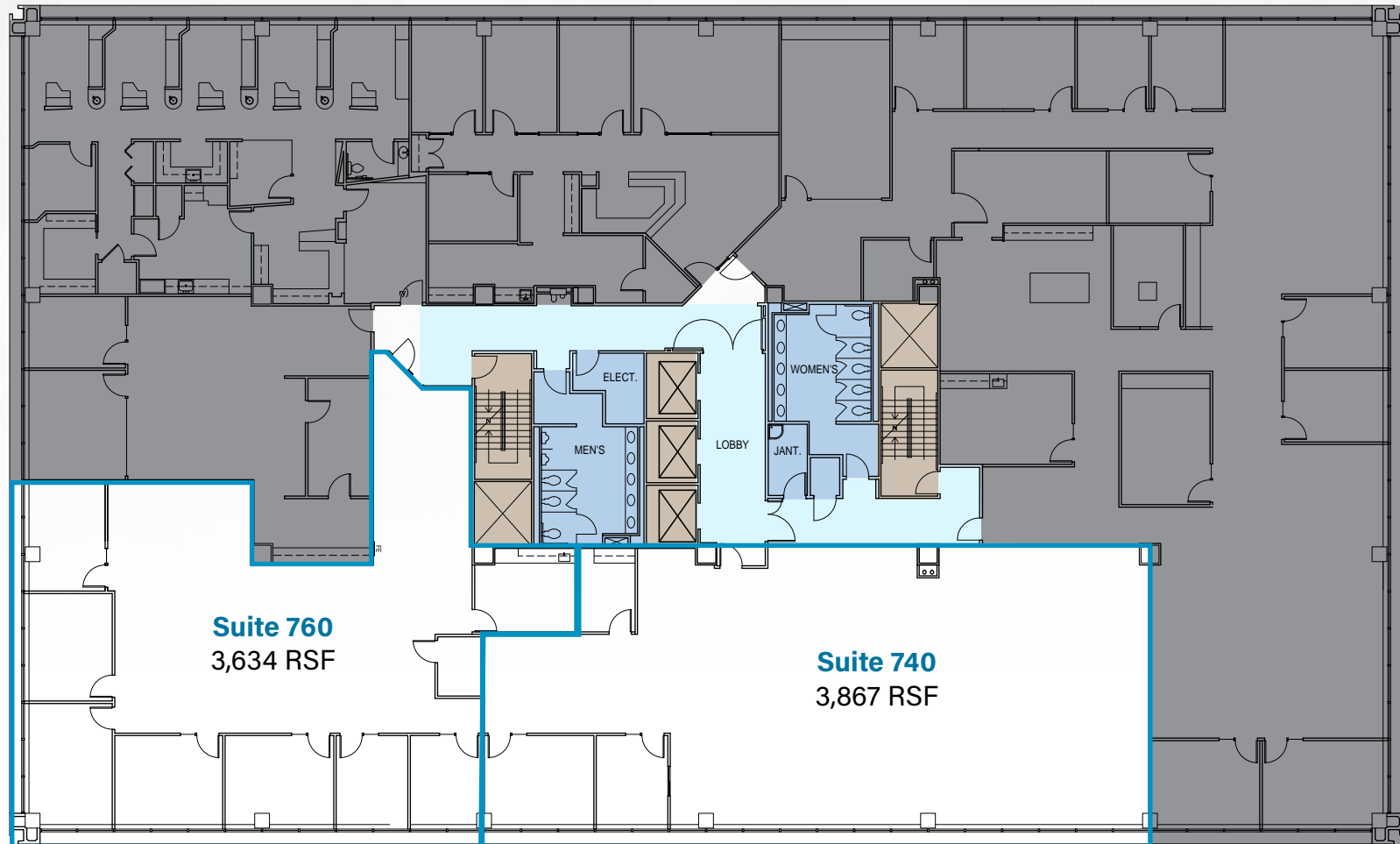
FLOOR 6, SUITE 625: 5,784 RSF



TRITON TOWERS

FLOOR PLANS TOWER ONE

FLOOR 7: 3,634 - 7,501 RSF



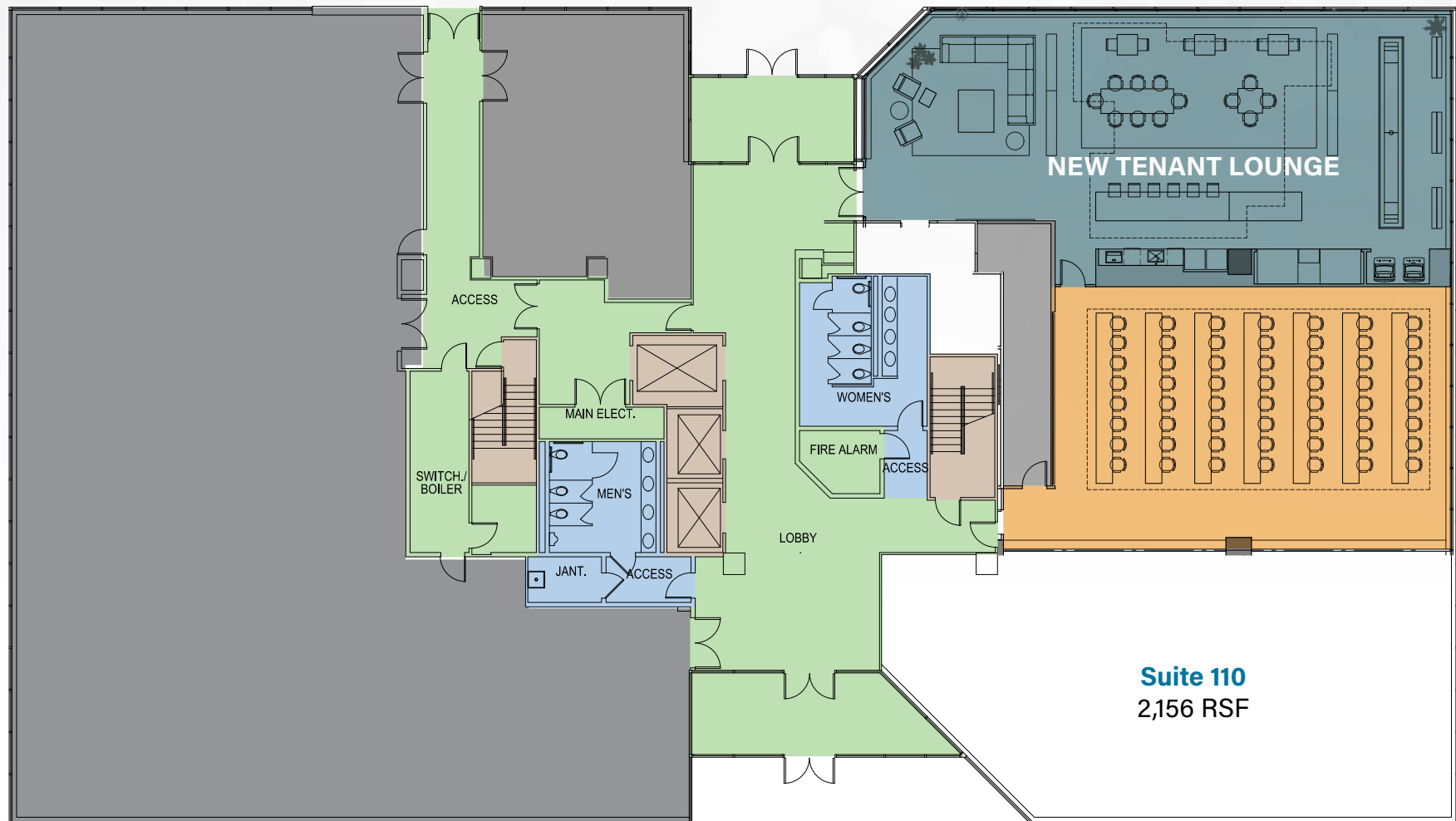
Suite 760
3,634 RSF

Suite 740
3,867 RSF

Suites 740 + 760: 7,501 RSF



FLOOR 1, SUITE 110: 2,156 RSF

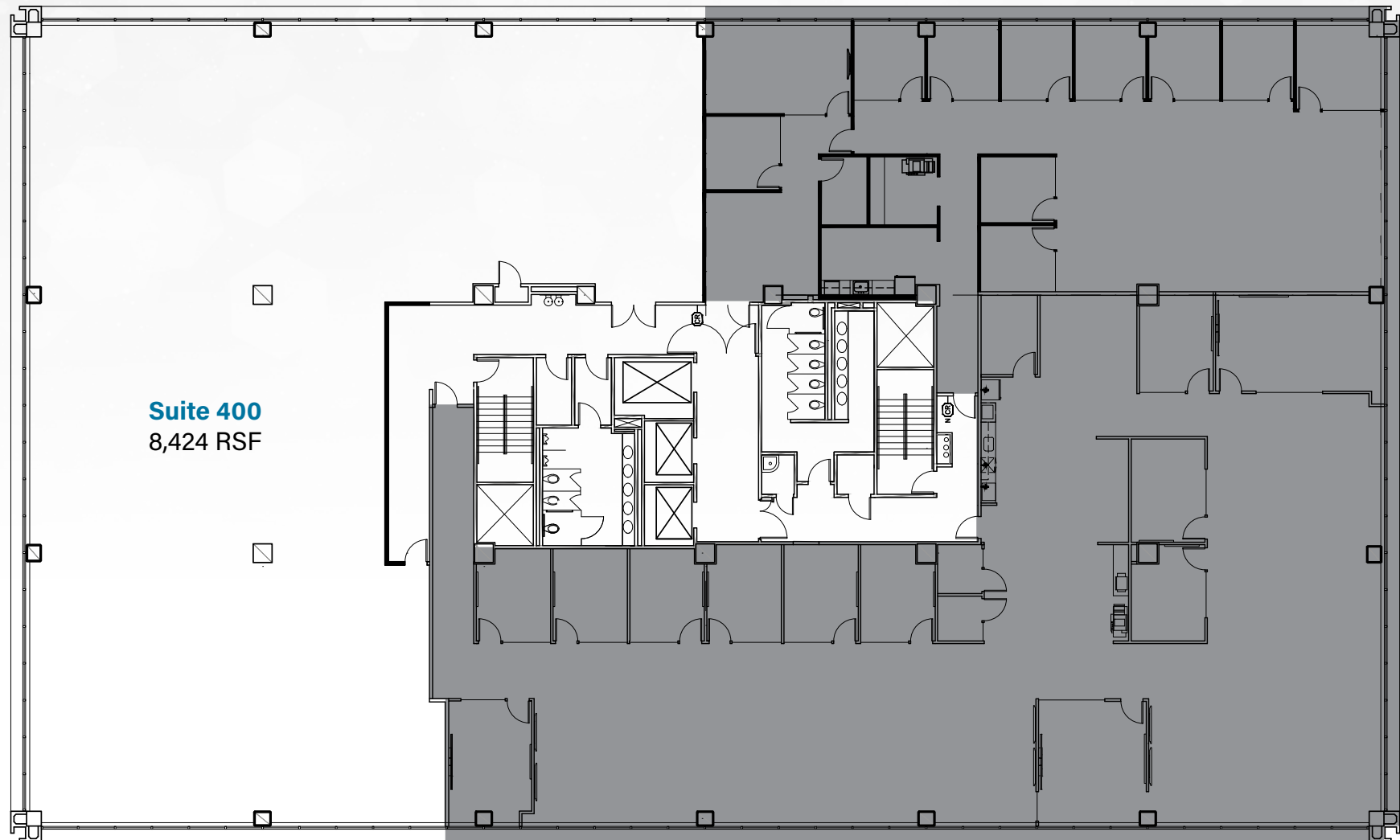


TRITON
TOWERS

FLOOR PLANS

TOWER TWO

FLOOR 4, SUITE 400: 8,424 RSF

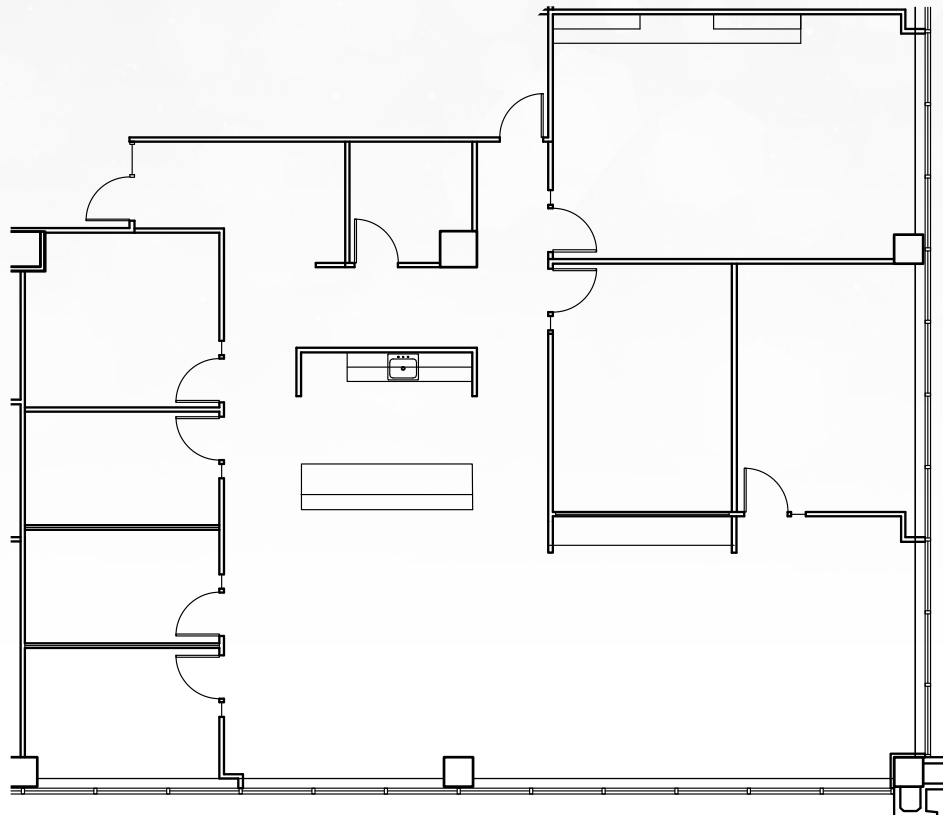


TRITON
TOWERS

FLOOR PLANS

TOWER THREE

FLOOR 5, SUITE 525: 3,438 RSF *AVAILABLE JUNE 1, 2026*

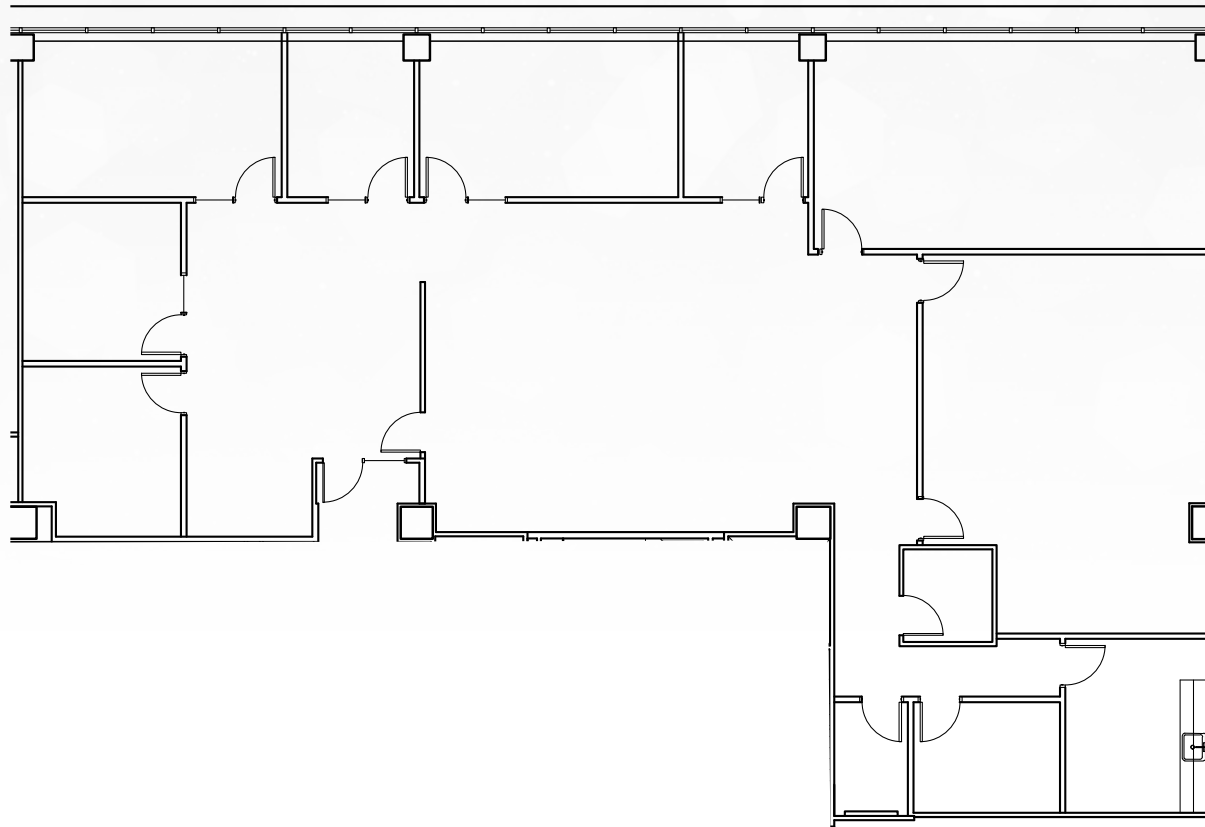


TRITON
TOWERS

FLOOR PLANS

TOWER THREE

FLOOR 5, SUITE 550: 4,543 RSF

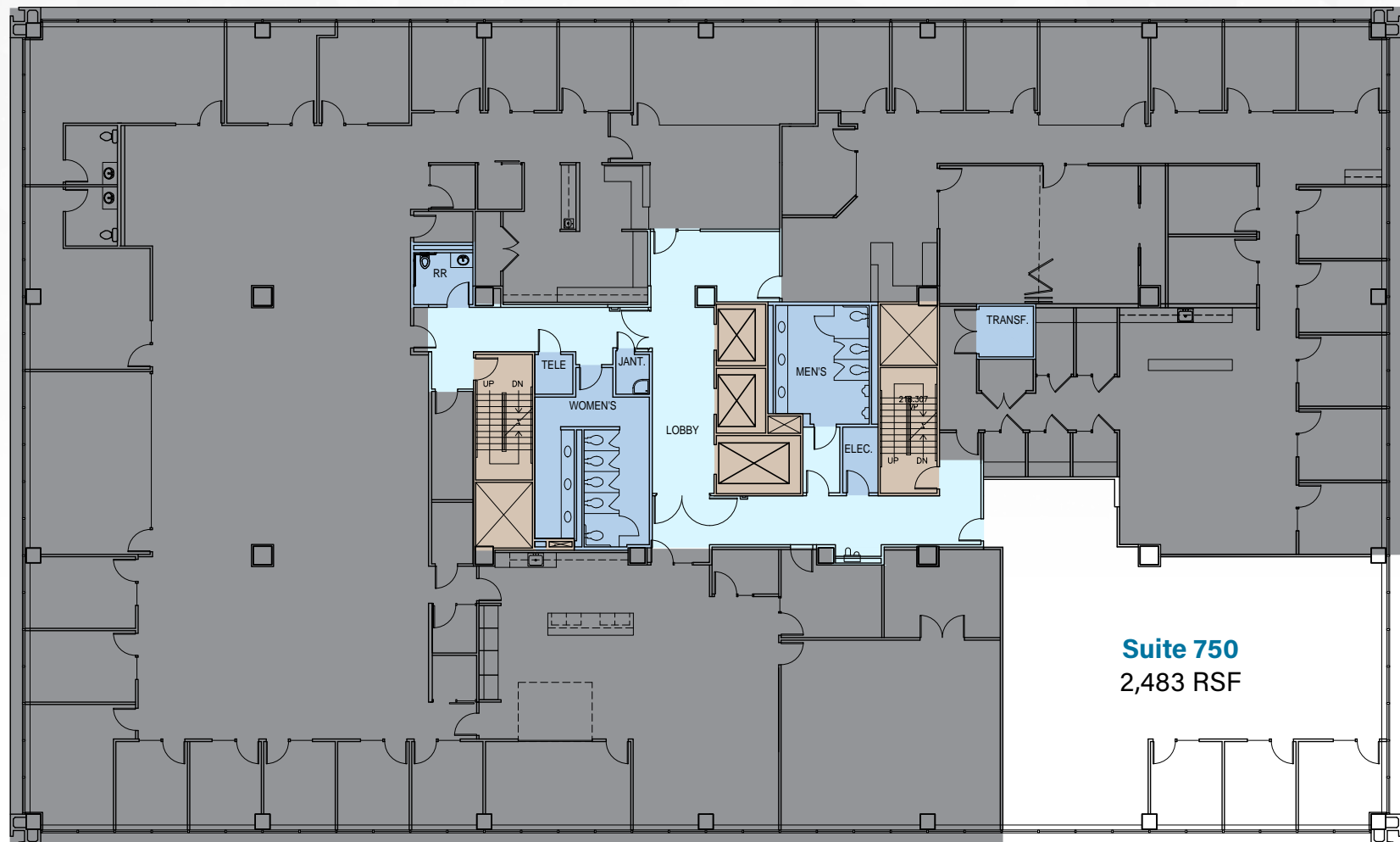


TRITON TOWERS

FLOOR PLANS TOWER THREE

FLOOR 7, SUITE 750: 2,483 RSF

POTENTIAL PLUG & PLAY OPPORTUNITY WITH FURNITURE



Suite 750
2,483 RSF



TRITON TOWERS

WWW.TRITONTOWERS.COM

700 South Renton Village Place // 707 South Grady Way
555 SOUTH Renton Village Place

RENTON | WASHINGTON

CAVAN O'KEEFE

Senior Managing Director
206.395.2903
cavan.okeefe@nmrk.com

TRACY TURNURE

Associate
425.372.9923
tracy.turnure@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK