

# 44 CENTER






1800 NE 44TH ST, RENTON, WA 98056

NEW FACADE COMING SOON



NEW REDUCED OFFICE/RETAIL RATE : \$23.00 PSF NNN

## FEATURES

-  GREAT VISIBILITY FROM NE 44TH ST
-  AMPLE SURFACE PARKING  
(PARKING RATIO: 5/1,000 RSF)
-  8,400 SF OF 2ND FLOOR OFFICE
-  10,600 SF OF RETAIL & RESTAURANT
-  DIRECT ACCESS TO I-405

**Renton, WA** is an inner-ring suburb of Seattle, straddling the southern shore of Lake Washington and is centrally located in the heart of the Puget Sound region. Renton is the home of aerospace innovation and sits lakeside with views of Mount Rainier making it the perfect growing bedroom community.

### FOR MORE INFORMATION, PLEASE CONTACT:

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**Jack Franz** | jfranz@orioncp.com | 925.482.7232  
**Jack Deane** | jdeane@orioncp.com | 206.707.1315  
1218 Third Ave, Suite 2200, Seattle, WA 98101 | orioncp.com



## FOR LEASE

44 CENTER is a neighborhood center conveniently located just off I-405 with over 150K cars passing per day and easy access on and off the freeway. Neighboring businesses include Starbucks, Taco Del Mar, McDonald's, and Subway.

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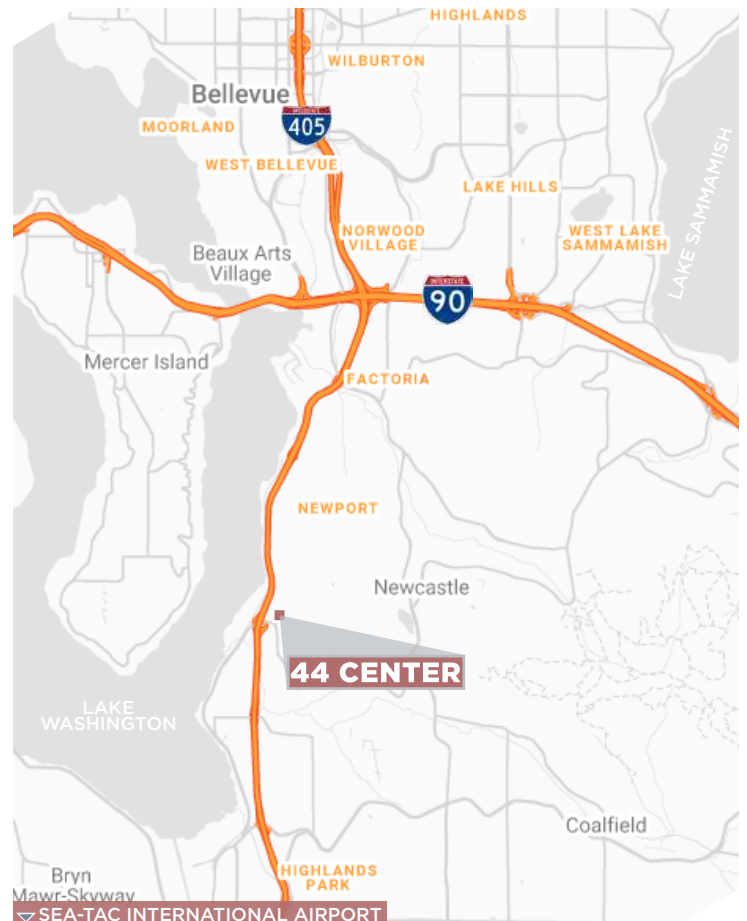
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## GETTING AROUND

44 Center is located just minutes away from the Seahawks Training Facilities and has easy access to and from Mercer Island, Downtown Seattle, and Sea-Tac International Airport.

- 2 MINUTES ▶ I-90 ACCESS
- 5 MINUTES ▶ THE LANDING (SHOPPING AREA)
- 10 MINUTES ▶ DOWNTOWN RENTON
- 10 MINUTES ▶ DOWNTOWN BELLEVUE
- 15 MINUTES ▶ MERCER ISLAND
- 15 MINUTES ▶ SEA-TAC INTERNATIONAL AIRPORT
- 20 MINUTES ▶ DOWNTOWN SEATTLE



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