

# TRITON TOWERS

[WWW.TRITONTOWERS.COM](http://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



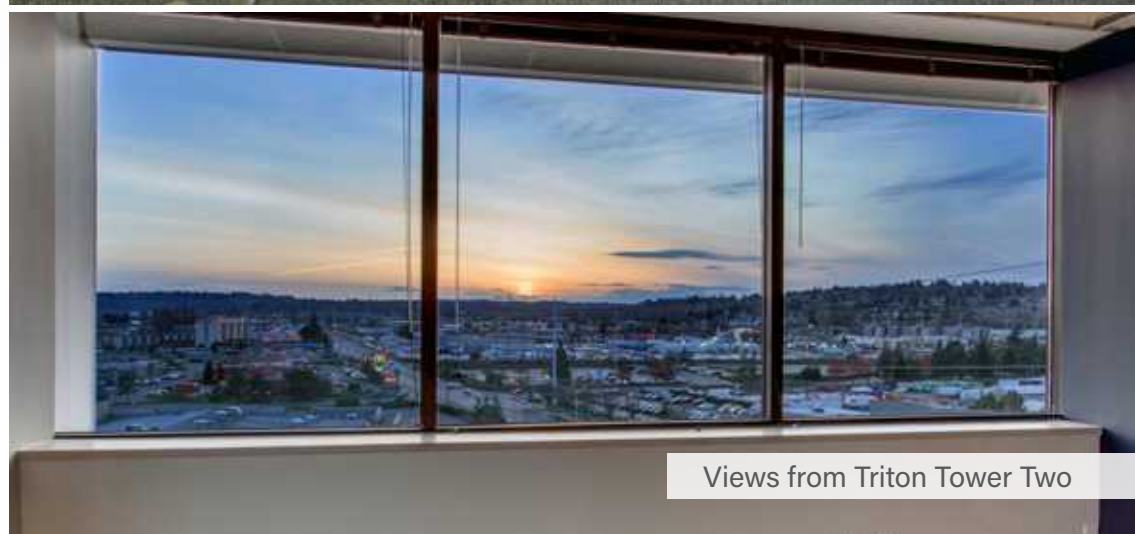
Premium bike storage



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

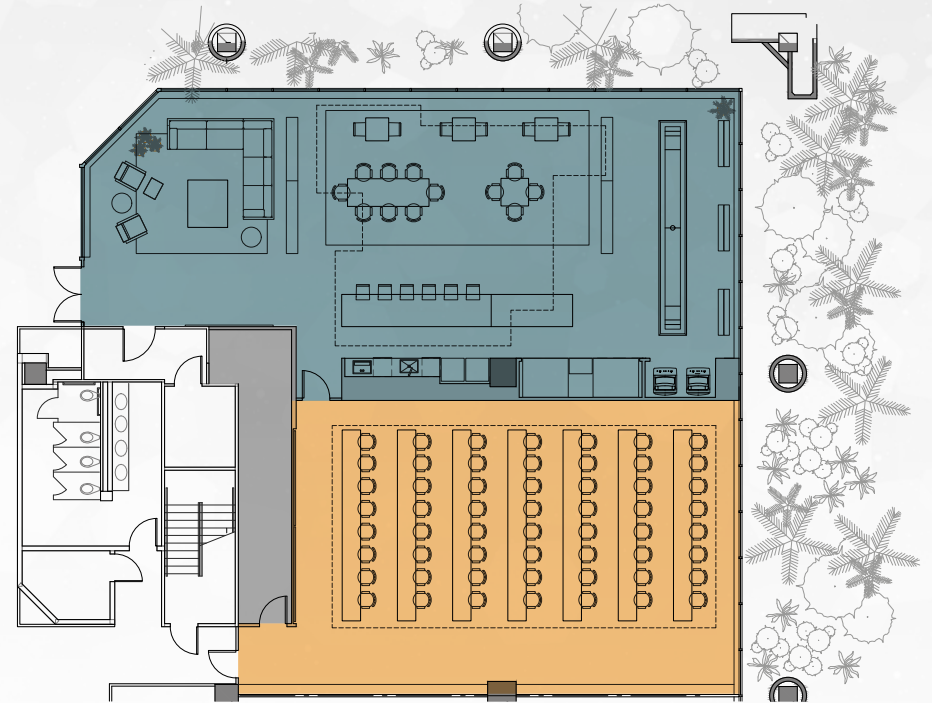


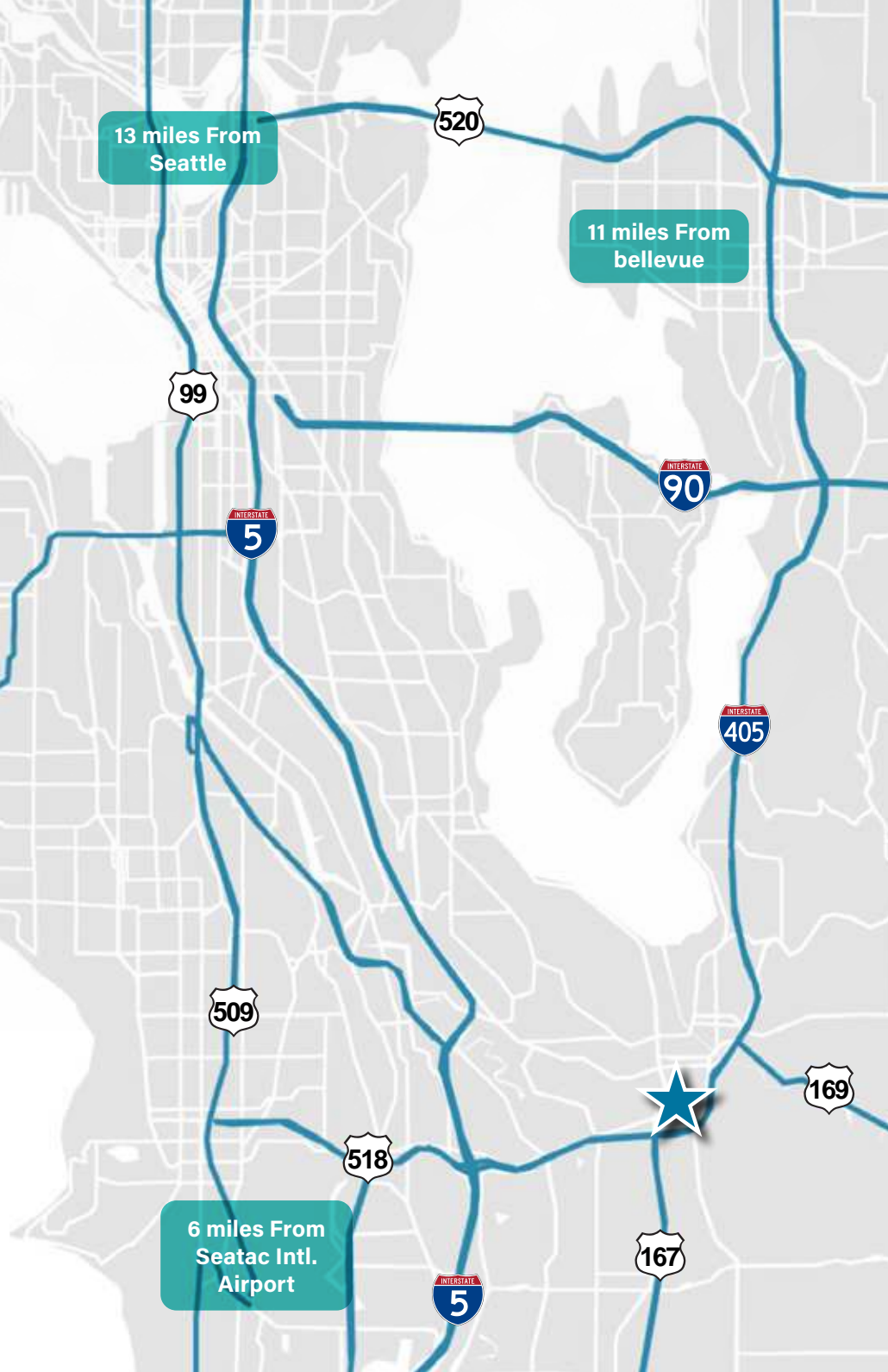
Game Room



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

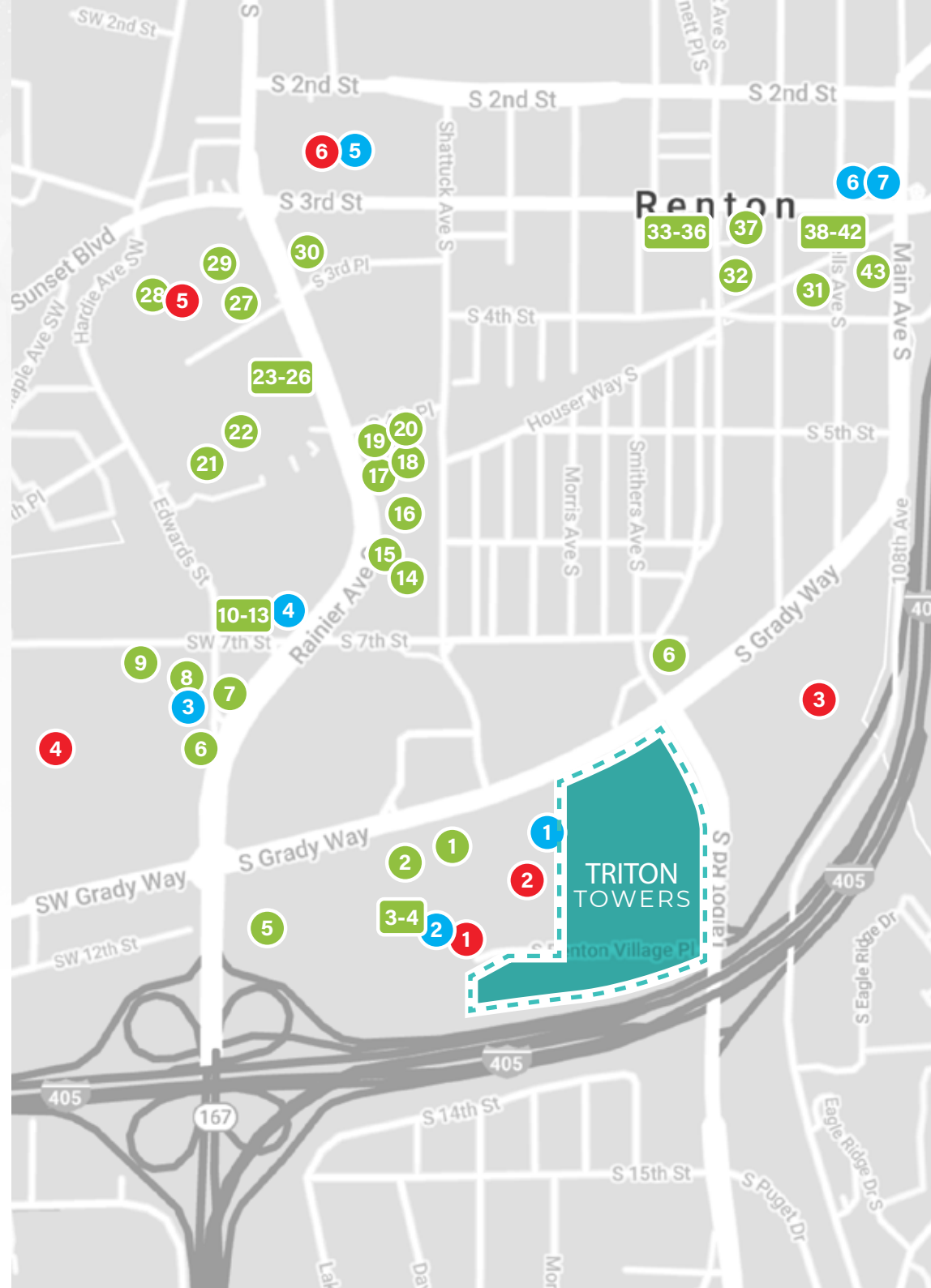
- |                                 |                                |
|---------------------------------|--------------------------------|
| 1. McDonald's                   | 23. Subway                     |
| 2. Applebee's                   | 24. Jack in the Box            |
| 3. Genki Sushi                  | 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                |                                |

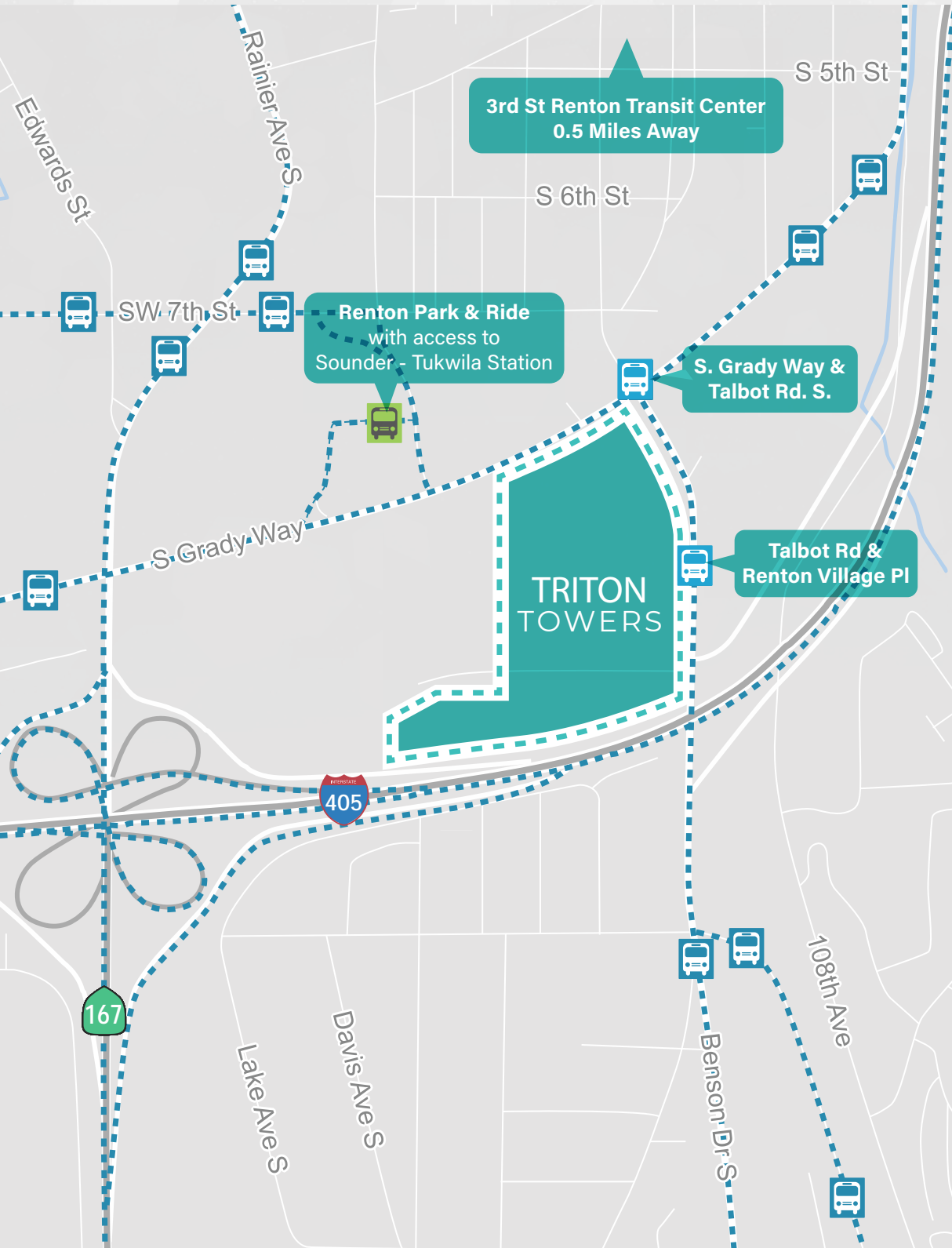
## COFFEE / TEA

- 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





3rd St Renton Transit Center  
0.5 Miles Away

Renton Park & Ride  
with access to  
Sounder - Tukwila Station

S. Grady Way &  
Talbot Rd. S.

Talbot Rd &  
Renton Village Pl

TRITON  
TOWERS

# 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

7,026 Total RSF Available

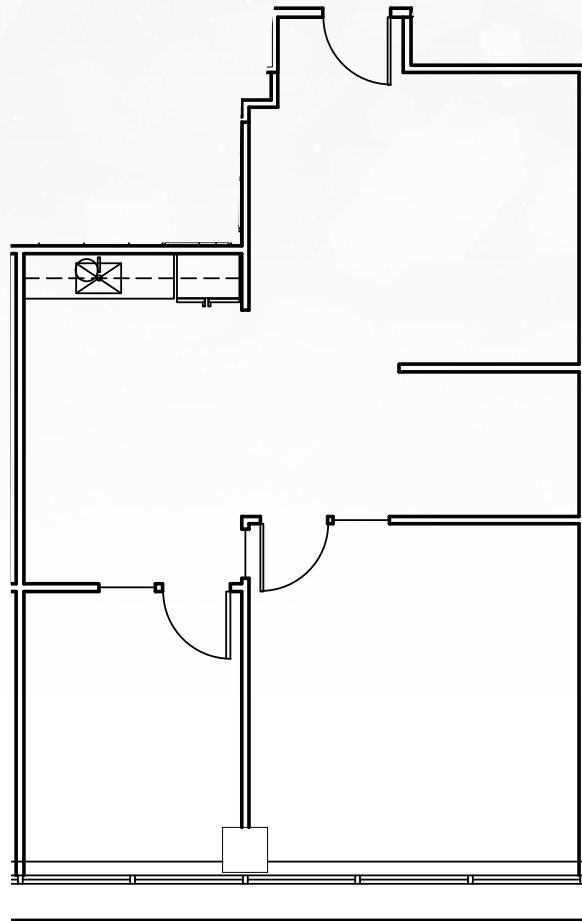
Floor	Suite	Square Feet
5	550	4,543
7	750	2,483



# TRITON TOWERS

# FLOOR PLANS TOWER ONE

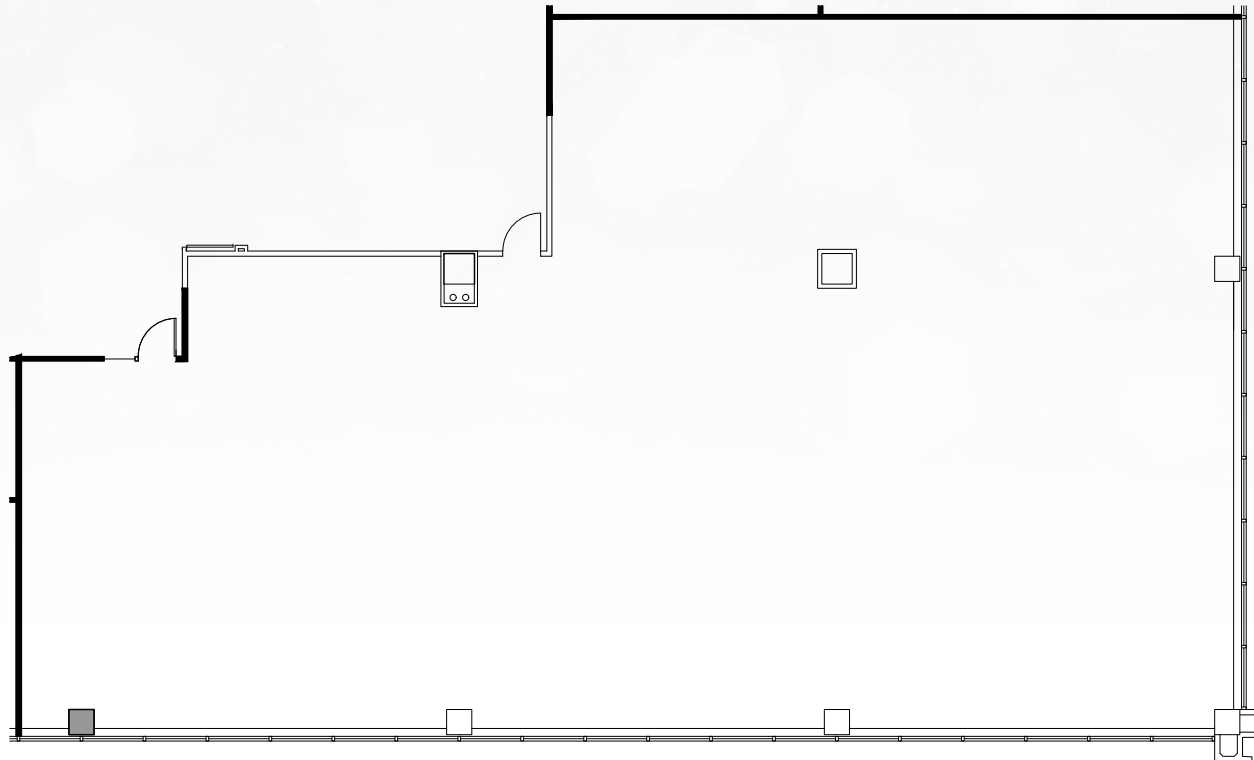
FLOOR 2, SUITE 240: 999 RSF



# TRITON TOWERS

# FLOOR PLANS TOWER ONE

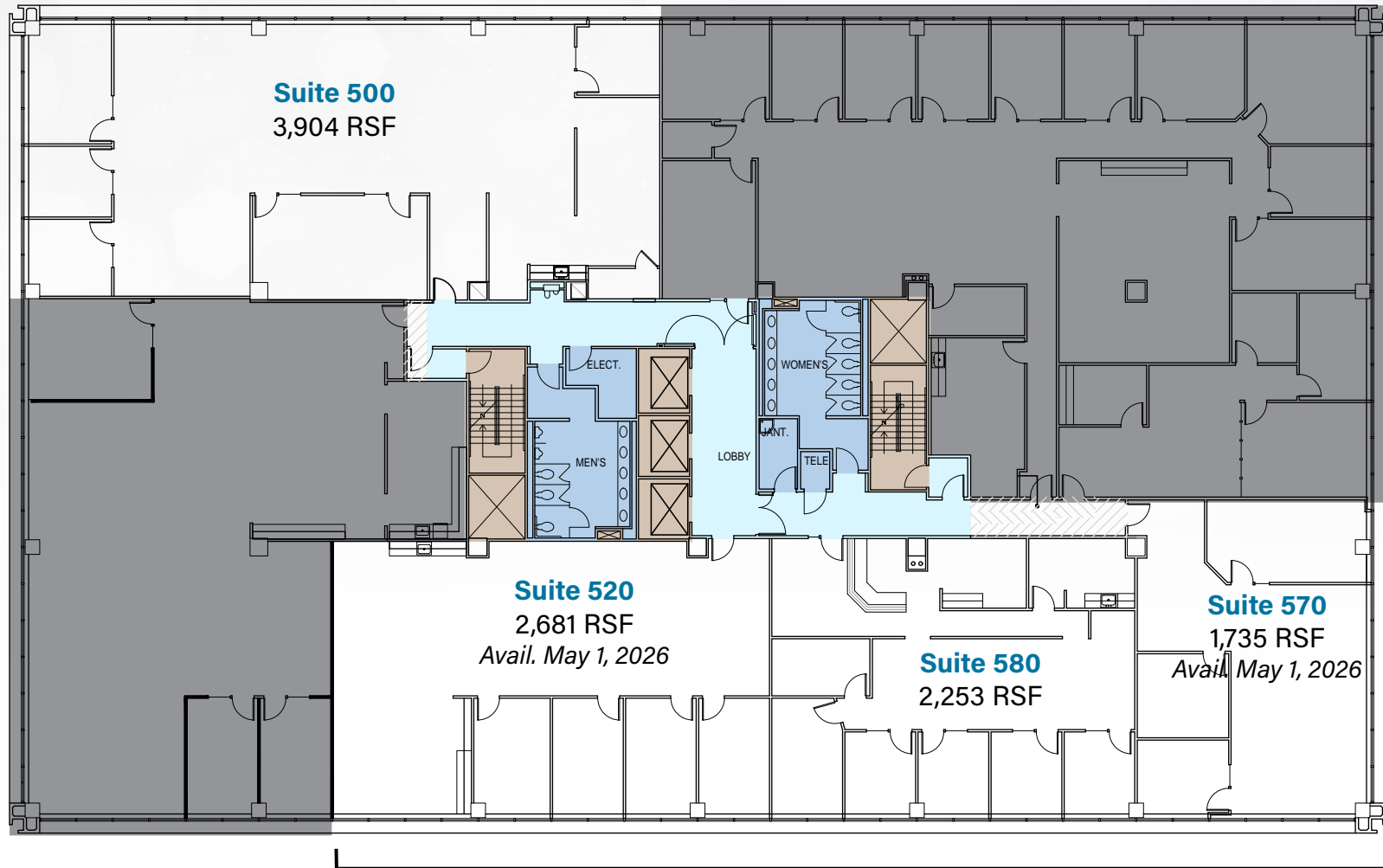
FLOOR 3, SUITE 300: 5,628 RSF



# TRITON TOWERS

# FLOOR PLANS TOWER ONE

FLOOR 5: 1,735 - 6,669 RSF



**Suite 500**  
3,904 RSF

**Suite 520**  
2,681 RSF  
*Avail. May 1, 2026*

**Suite 580**  
2,253 RSF

**Suite 570**  
1,735 RSF  
*Avail. May 1, 2026*

**Suites 520 + 580 + 570: 6,669 RSF**



# TRITON TOWERS

# FLOOR PLANS TOWER ONE

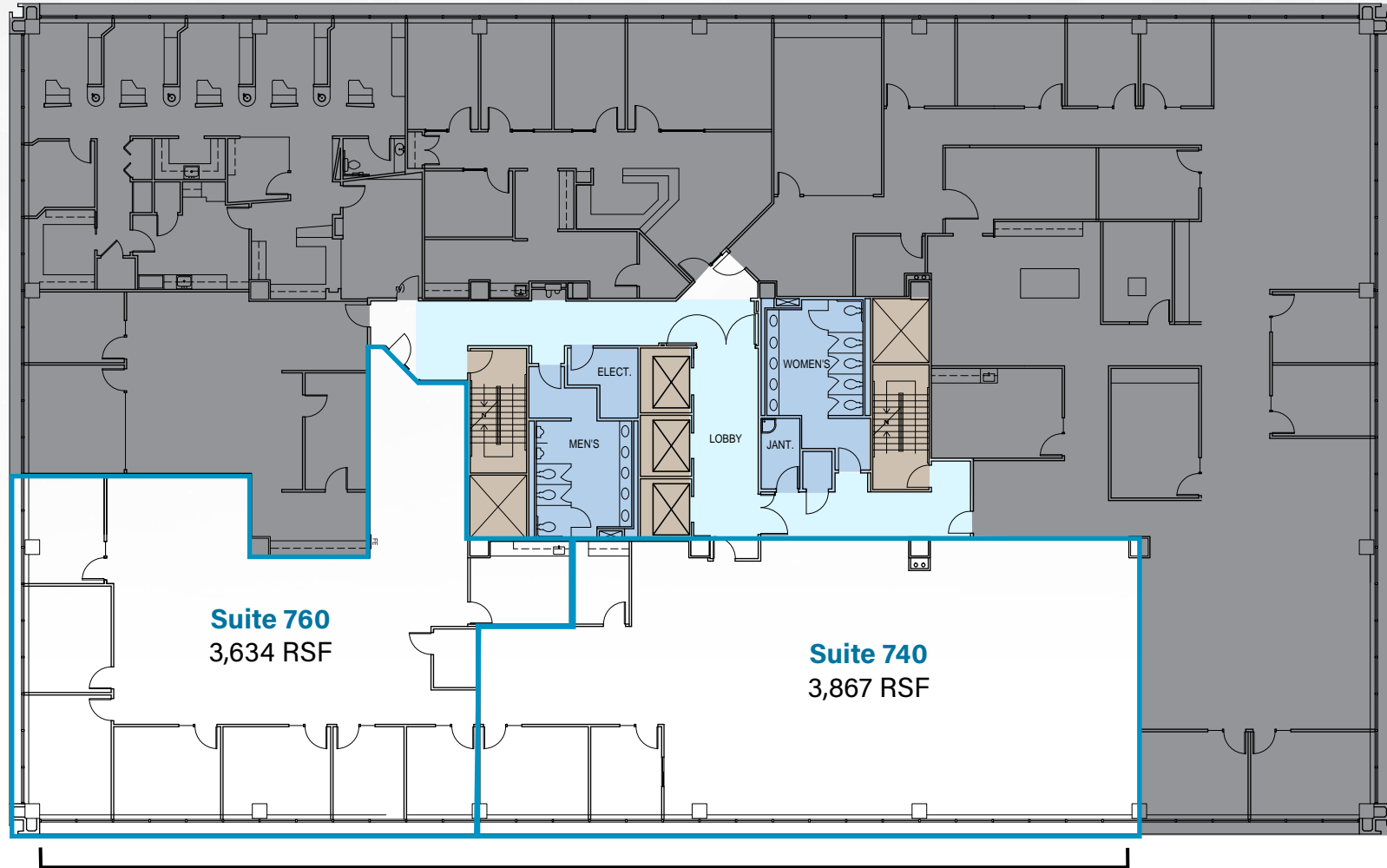
FLOOR 6, SUITE 625: 5,784 RSF



# TRITON TOWERS

# FLOOR PLANS TOWER ONE

FLOOR 7: 3,634 - 7,501 RSF



**Suite 760**  
3,634 RSF

**Suite 740**  
3,867 RSF

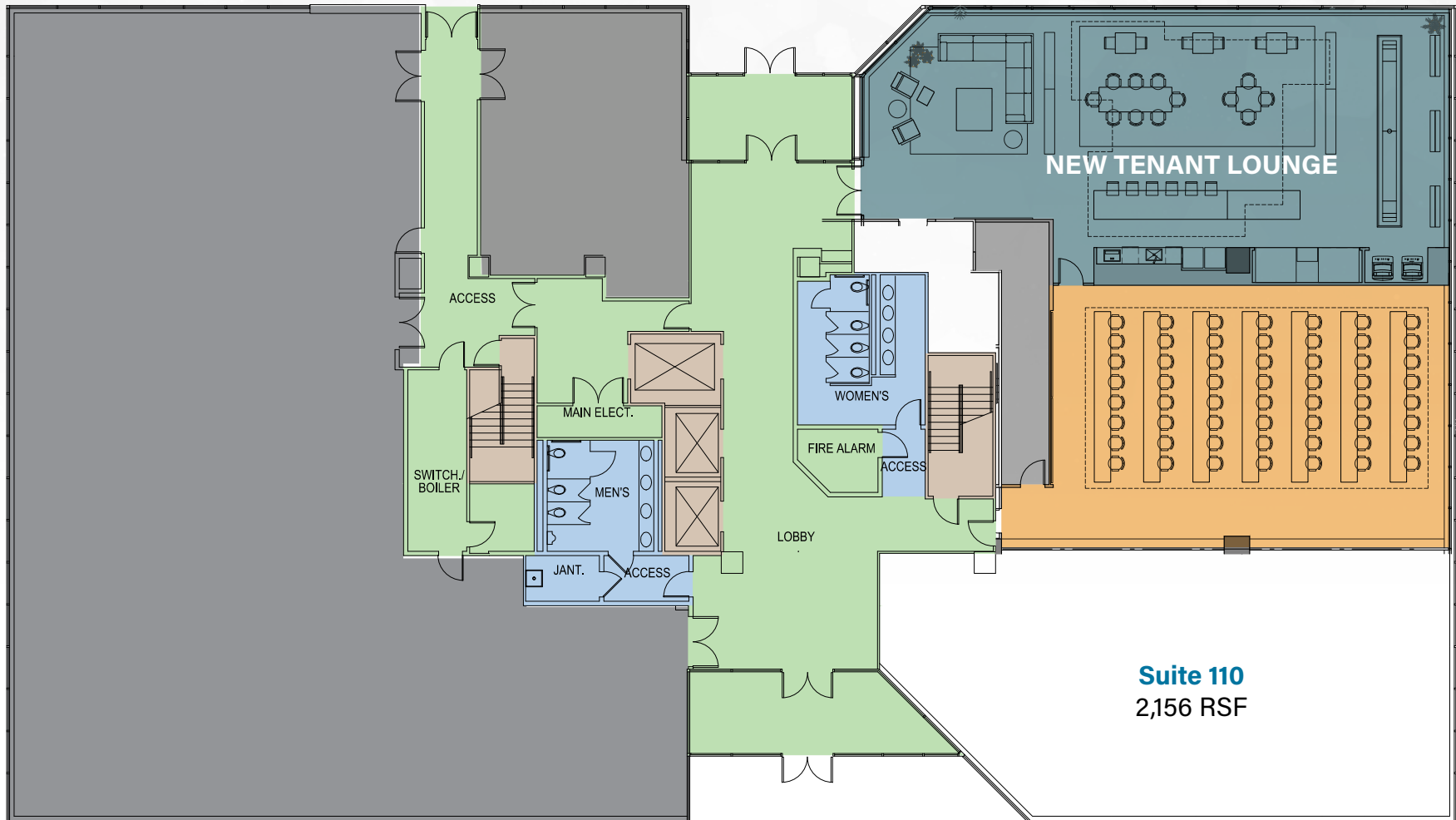
**Suites 740 + 760: 7,501 RSF**



# TRITON TOWERS

# FLOOR PLANS TOWER TWO

FLOOR 1, SUITE 110: 2,156 RSF



# TRITON TOWERS

# FLOOR PLANS TOWER TWO

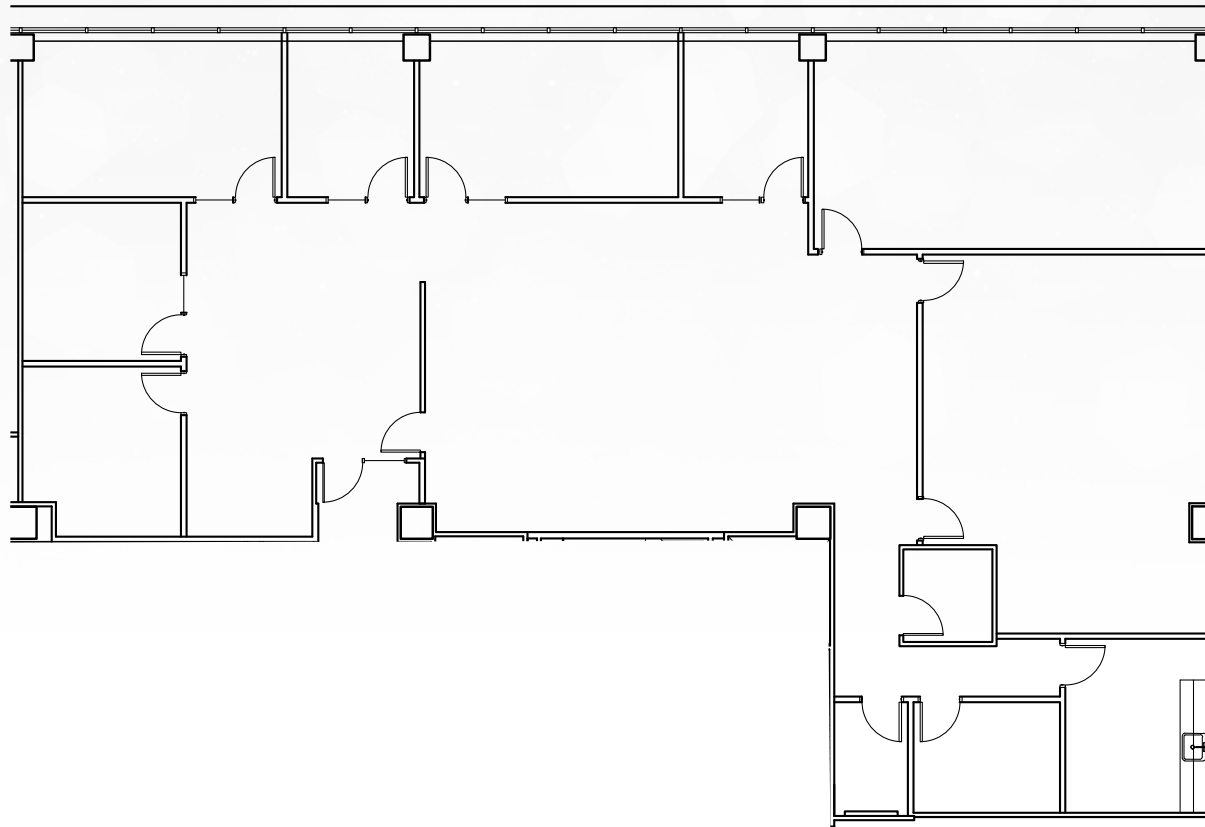
FLOOR 4, SUITE 400: 8,424 RSF



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# FLOOR PLANS TOWER THREE

FLOOR 5, SUITE 550: 4,543 RSF

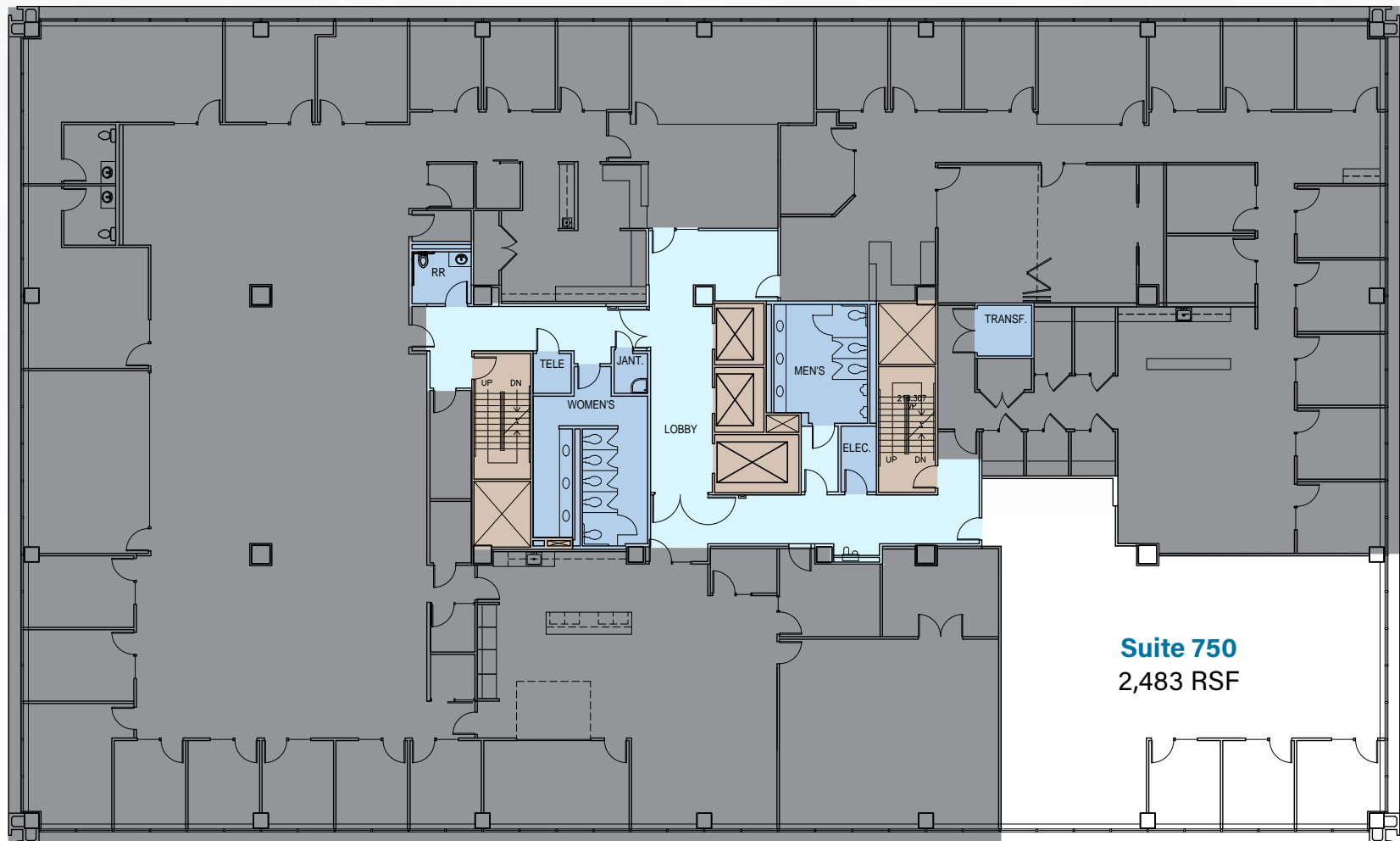


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# FLOOR PLANS TOWER THREE

**FLOOR 7, SUITE 750: 2,483 RSF**

*POTENTIAL PLUG & PLAY OPPORTUNITY WITH FURNITURE*



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