

For Sale

211 Morris Ave S

RENTON, WA

**This image has been modified from its original form*

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Offering Summary

NAI Puget Sound Properties is pleased to present for sale 211 Morris Avenue South in Renton, WA. The property is comprised of a 4,666 square foot single-story office building, situated on a 12,284 square foot lot. Originally built in 1965, the building underwent a full remodel in 2006/2007, creating a beautiful open-concept office space with exterior private office suites. The property is currently owner-occupied with the ability to vacate soon after closing, creating an opportunity for an owner-user buyer.



\$1,400,000

BUILDING SIZE	4,666 SF
LOT SIZE	12,284 SF
ZONING	CD
YEAR BUILT/RENOVATED	1965/2007
HEATING/COOLING	Heat Pump (Roof-Mounted)

PARKING	24 Striped Spaces (Opportunity to add more to west side of building). Southern row of spaces is located on city owned land. The owner of subject property pays ground rent of \$5,000 annually for perpetual use.
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Investment Highlights

+ OWNER-USER OPPORTUNITY

Property will be delivered vacant at or soon after closing. (Seller may require a short-term lease back.)

+ FANTASTIC BUILDING CONDITION

Building went through a full remodel in 2006/2007 and current floor plan is open concept on the interior surrounded by a ring of private offices, bathrooms, mail room, breakroom and kitchen, etc.

+ PRIME LOCATION

Centrally located in the heart of downtown Renton's commercial core.

+ FLEXIBLE ZONING

Zoning allows for any office and retail uses. Including educational facilities and laboratories for light manufacturing, research, or testing.



[VIEW ZONING INFO](#)



Market Overview

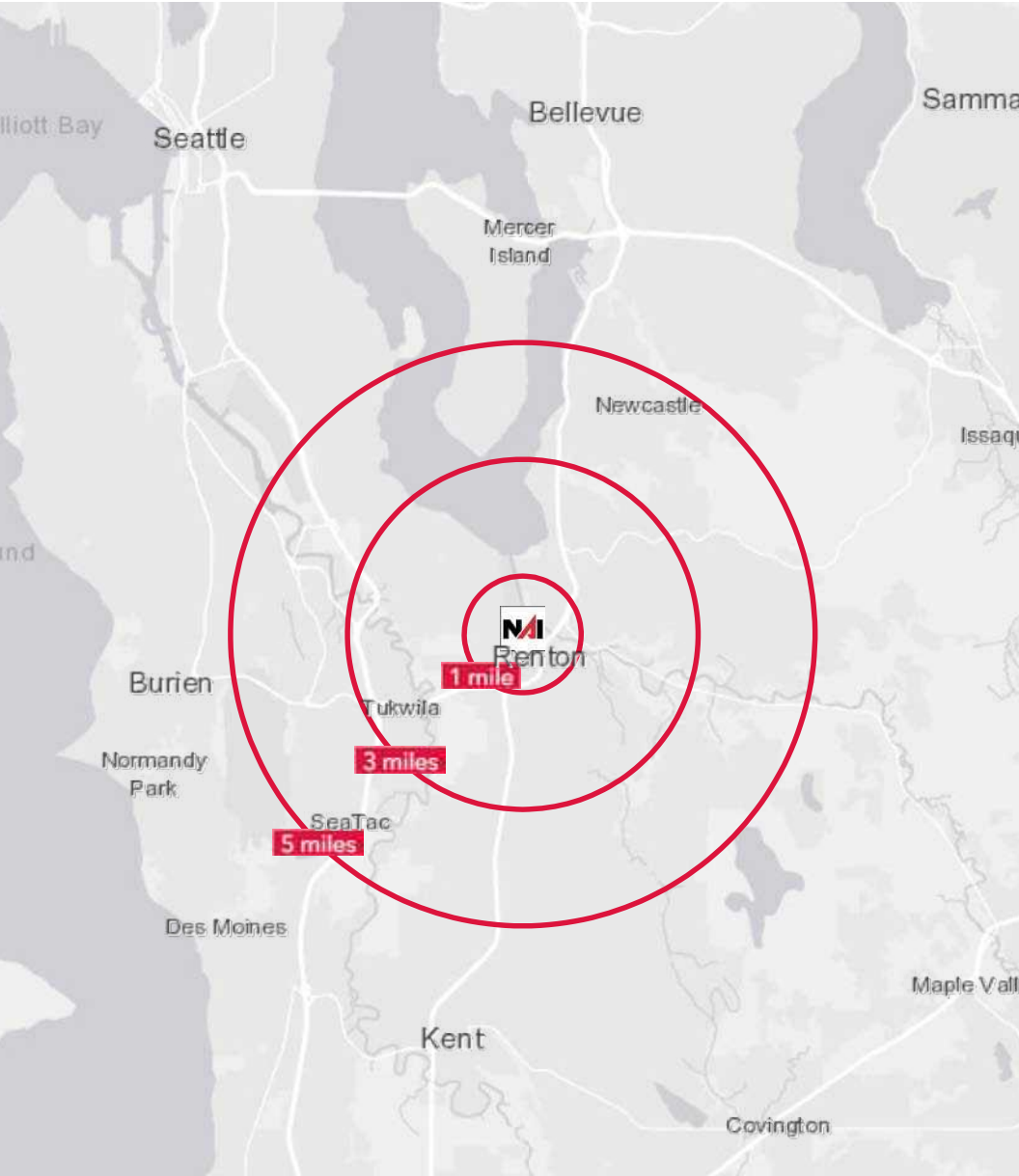
The Puget Sound Region is considered one of the fastest-growing markets in the United States.

Home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Renton is emerging as the next hot neighborhood since it is zoned appropriately and has room to grow. It offers convenient access to Seattle, Bellevue, Tacoma, and SeaTac International Airport. Home to 99,692 residents, this industrial city has transformed into one of the most affluent areas in the region. The city's close proximity to Seattle (11 miles) and Bellevue (9 miles) factor into being such a desirable location for commercial tenants. **Renton is well known for manufacturing, technology, and healthcare organizations**, including the Boeing 737 family of commercial airplanes, Valley Medical Center, Amazon Fulfillment Center, IKEA, Wizards of the Coast and Providence Health & Services. Boeing currently occupies 1.1 million square feet of factory space, which is next to the Renton Municipal Airport.

Renton is also adjacent to Tukwila's Westfield Southcenter, which is the largest shopping center in Washington and the Pacific Northwest. The 2-level indoor shopping mall has over 200 stores and eateries. **In addition to the mall, the surrounding area offers a plethora of retail amenities and activities.** Some include: iFLY Indoor Skydiving, Acme Bowl, Northwest Seaplanes, DEFY, Family Fun Center and The Museum of Flight.





Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	12,770	112,360	271,043
Households	5,884	44,259	100,457
Median Age	38.3	37.1	38.0
Median HH Income	\$65,500	\$88,343	\$98,859
Avg. HH Income	\$99,862	\$120,621	\$137,125
Renter Occupied Housing Units	4,243	22,613	42,533

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EXCLUSIVELY LISTED BY:

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NAI Puget Sound
Properties

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