

# MEDICAL FOR LEASE

920 N First Street, Renton, 98057



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# Executive Summary

Medical office space available in a quiet and accessible location with ample street parking. Minutes from downtown Renton, this property can also be for sale, call for details.

- Landlord TI's will include NEW carpet & paint
- Property is professionally maintained
- All medical related uses will be considered.
- Zoning: R-10 (medical/dental office - approved conditional use)

# Property Highlight

- Landlord TI's will include NEW carpet & paint
- Building: 4,187 RSF, adjacent suite is Leased
- Property is professionally maintained
- All medical related uses will be considered.
- Zoning: R-10 (medical/dental office - approved conditional use)



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# Lease Information

**Intro Lease Rate \$18 psf NNN - \$22 psf NNN**

**Location** 920 N 1<sup>st</sup> St, Renton WA

**County** King

**SF Available** Main Floor ± 2,955 RSF

Main Floor - 2515 rsf

Finished basement with additional office – 440 rsf

**Lease Type** NNN



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# 920 N 1<sup>st</sup> St Property Highlights

## Availability

• Available Space- 2,955 RSF, Main floor: 2,515 RSF and Basement Storage: 440 RSF

**INTRO Lease Rate - \$18 psf NNN - \$22 psf NNN**

- Zoning: R-10 (medical/dental office – approved conditional use)

## Location

- Minutes from the vibrant, walkable heart of Downtown Renton
- Easy and convenient access to I-405 and SR-167

## Thriving Economy

Renton stands out with strengths in aerospace, technology, and healthcare, offering a thriving community backed by a track record of business success. The city's Community and Economic Development Department actively supports growth for both large and small enterprises. Recent milestones—such as securing the Seattle Sounders headquarters and the Blue Origin expansion—underscore Renton's position as a premier hub of opportunity in the Pacific Northwest.

## Transportation

- Commuter Rail
  - Tukwila Station 4.5 mi
  - Kent Station 7.8 mi
- Airport
  - Seattle Tacoma International 7.7mi
  - Seattle Paine Field International 33.3 mi
- Walk Score® Walker's Paradise (90)
- Transit Score® Good Transit (61)











# Demographic Overview

## Demographics 2025 Consensus

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<u>Population</u>	<u>12,446</u>	<u>115,593</u>	<u>259,596</u>
<u>Median Age</u>	<u>39.3</u>	<u>38.6</u>	<u>39.3</u>
<u>Median Home Value</u>	<u>\$619,508</u>	<u>\$630,585</u>	<u>\$668,359</u>
<u>Average Income</u>	<u>\$92,983</u>	<u>\$114,855</u>	<u>\$124,255</u>
<u>Median Household Income</u>	<u>\$70,433</u>	<u>\$89,639</u>	<u>\$97,211</u>
<u>Daytime Employment</u>	<u>10,446</u>	<u>51,508</u>	<u>105,489</u>
<u>Number of Business</u>	<u>1,364</u>	<u>6,122</u>	<u>11,207</u>

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Exclusively Listed By:

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