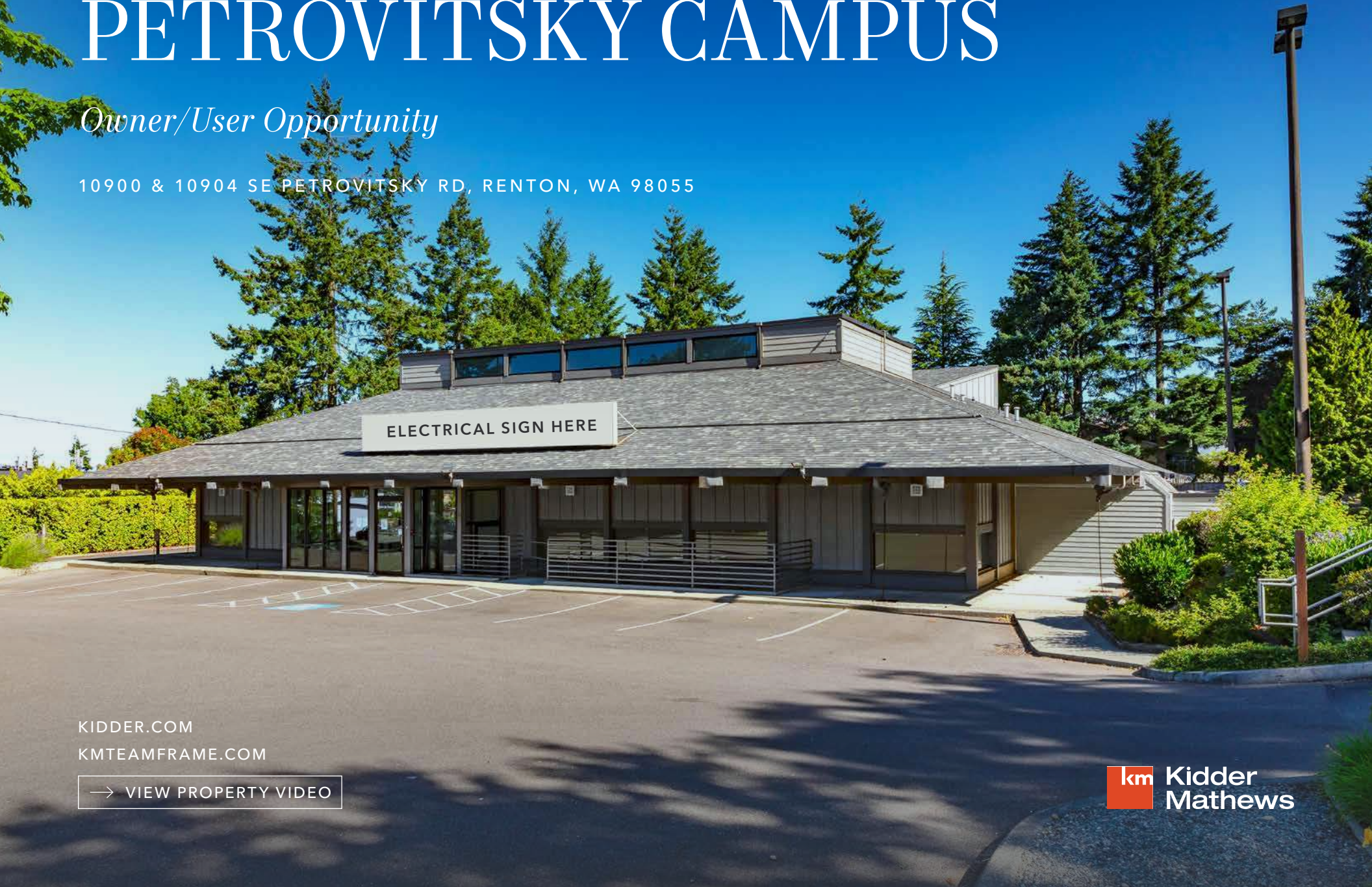


OFFERING MEMORANDUM

PETROVITSKY CAMPUS

Owner/User Opportunity

10900 & 10904 SE PETROVITSKY RD, RENTON, WA 98055



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→ VIEW PROPERTY VIDEO

km Kidder
Mathews

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EXECUTIVE SUMMARY

Section 01

MEDICAL/OFFICE BUILDINGS IN RENTON, WA

Kidder Mathews is proud to offer 10900 & 10904 SE Petrovitsky Road – a highly adaptable owner-user opportunity in a campus setting. Situated along a prominent corridor in Renton, this combined 13,490-square-foot property presents a rare chance for an operator to occupy both buildings or to occupy one while leasing the other. The north building is a single-story structure totaling 5,632 square feet, while the south building offers two floors totaling 7,858 square feet, all positioned on a 1.45-acre parcel. With a parking ratio of 5.8 stalls per 1,000 square feet, the site ensures excellent accessibility for both clients and employees.

PROPERTY OVERVIEW

ADDRESS	10900 & 10904 SE Petrovitsky Rd Renton, WA 98055
EST. BLDG SIZE	13,490 SF total North: 5,632 SF South: 7,858 SF
STORIES	North: 1 Story South: 2 Stories
LAND SIZE	1.45 AC (63,162 SF)
ZONE	CA
YEAR BUILT	North: 1974 South: 1976
PARCEL NO.	292305-9030
ON SITE PARKING & GATES STALLS	78 Stalls(5.8/1000)

Offered at **\$4,250,000**







OPPORTUNITY HIGHLIGHTS



Location & Access

10900 & 10904 SE Petrovitsky Road are located along a prominent corridor in Renton, offering excellent proximity to the city's residential neighborhoods, commercial centers, and regional healthcare corridors. The property benefits from convenient access to I-405 & Highway 167, supporting connectivity throughout the greater Puget Sound. Ample on-site parking with a 5.8 per 1,000 SF ratio ensures strong accessibility for clients, patients, or employees.



Owner-User Flexibility

This offering presents a rare opportunity for an owner-user to occupy both buildings or occupy one and lease the other. Together, the two buildings total approximately 13,490 square feet across a 1.45-acre parcel. The north building provides 5,632 SF on one level, while the south building offers 7,858 SF across two floors, creating flexible options for medical, professional, or educational uses. Owner/tenant willing to consider negotiated sale - lease back for one or both buildings.



Parking Opportunity

The site features excellent parking with a 5.8/1,000 ratio, supporting both staff and visitor needs. Additionally, the generous lot layout provides easy maneuvering and future adaptability.



EXECUTIVE SUMMARY





PROPERTY OVERVIEW

Section 02

BUILDING RENOVATIONS SUMMARY

South Building (10904 SE Petrovitsky Road)

YEAR BUILT: 1976

Renovation History

1997-1998	Interior remodels and second story added by prior ownership.
2000 - 2001	Buildout for school and office layouts.
2012 - 2013	Commercial vinyl flooring installed throughout the first floor clinic space, private treatment rooms, two restrooms, and laundry area. Office carpeting installed.
2013	Patio built on east side under covered area; remodeled in 2024.
2014	New shingled roofing installed, along with foam insulation and TPO membrane.
2017	LED upgrades completed for parking lot pole lights and building perimeter flood lighting.
2018 - 2024	Fire alarm and security systems upgraded, including full replacement of smoke and heat detectors.
2021	Complete HVAC system replacement with new Trane furnaces and air conditioning equipment.
2021	South parking lot repaved and striped; east parking lot and alley seal-coated and striped.
2023 - 2024	New storefront commercial metal framing and windows installed at main foyer entrance.
2023 - 2024	Upper dormer area renovated with new commercial windows, James Hardie siding, and trim.

North Building (10900 SE Petrovitsky Road)

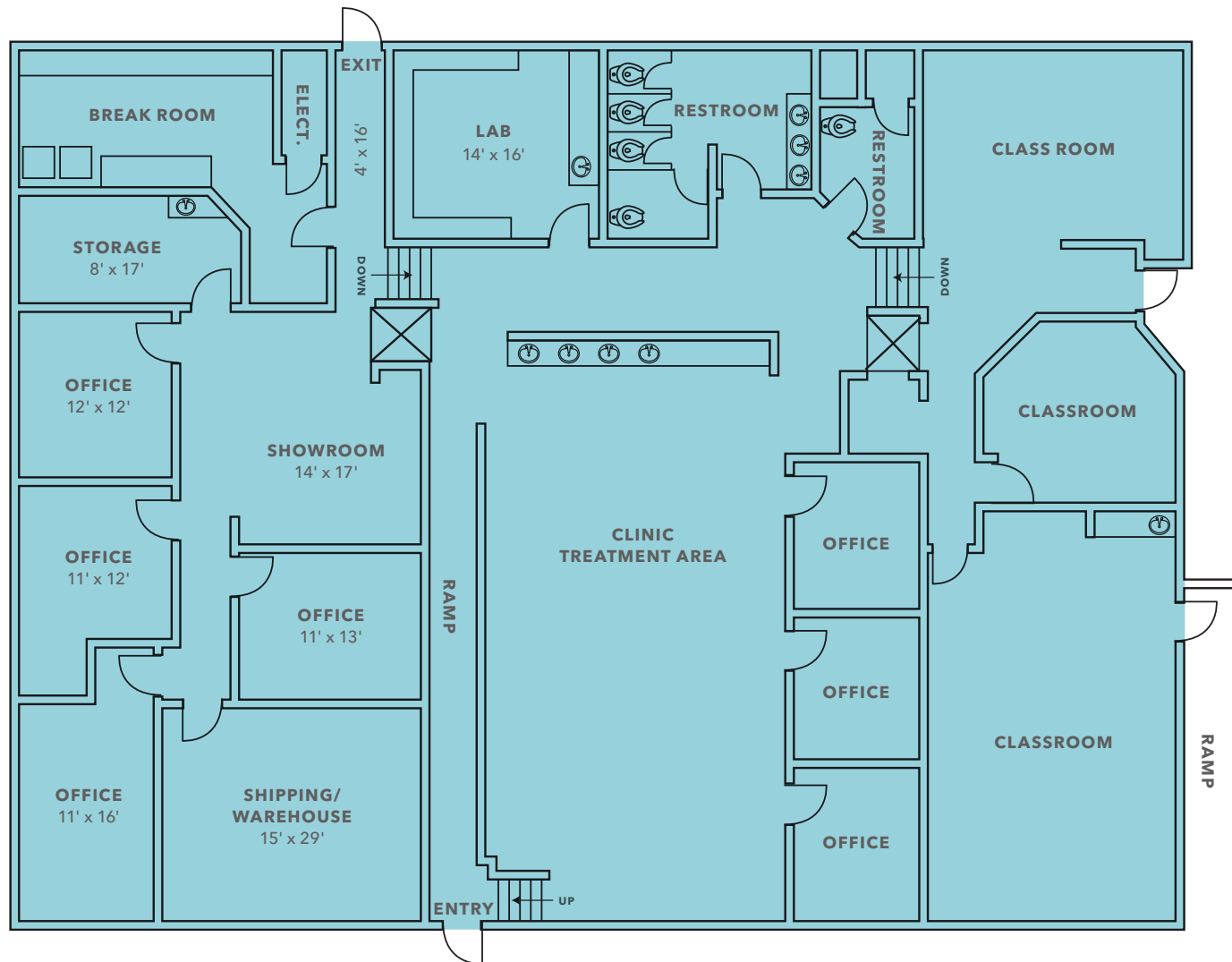
YEAR BUILT: 1974

Renovation History

2004	Complete interior remodel and buildout for school/clinic use, including private treatment rooms, classrooms, and offices.
2014	New shingled roofing and TPO membrane installed.
2017	LED perimeter flood lighting upgrades.
2018 - 2024	Fire alarm and security systems upgraded, including full replacement of smoke and heat detectors.
2019	New laminate flooring installed throughout most areas; main restroom remodeled.
2021	North parking lot repaved and striped; alley seal-coated; select catch basins replaced.
2023	Complete HVAC replacement with new Trane furnaces and air conditioning equipment.

FLOOR PLAN | NORTH BUILDING

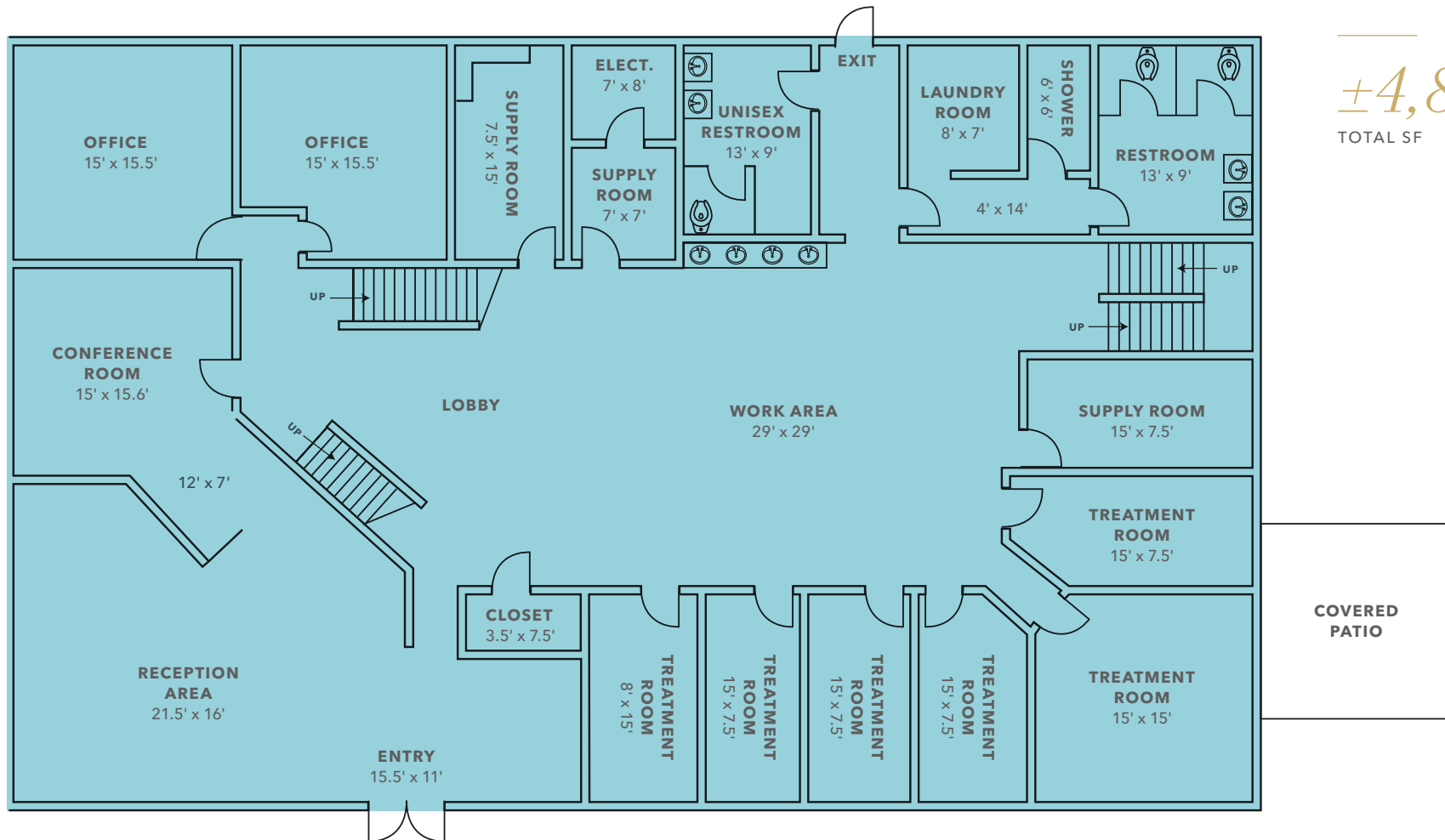
10900 SE PETROVITSKY RD



±5,632
TOTAL SF

FIRST FLOOR PLAN | SOUTH BUILDING

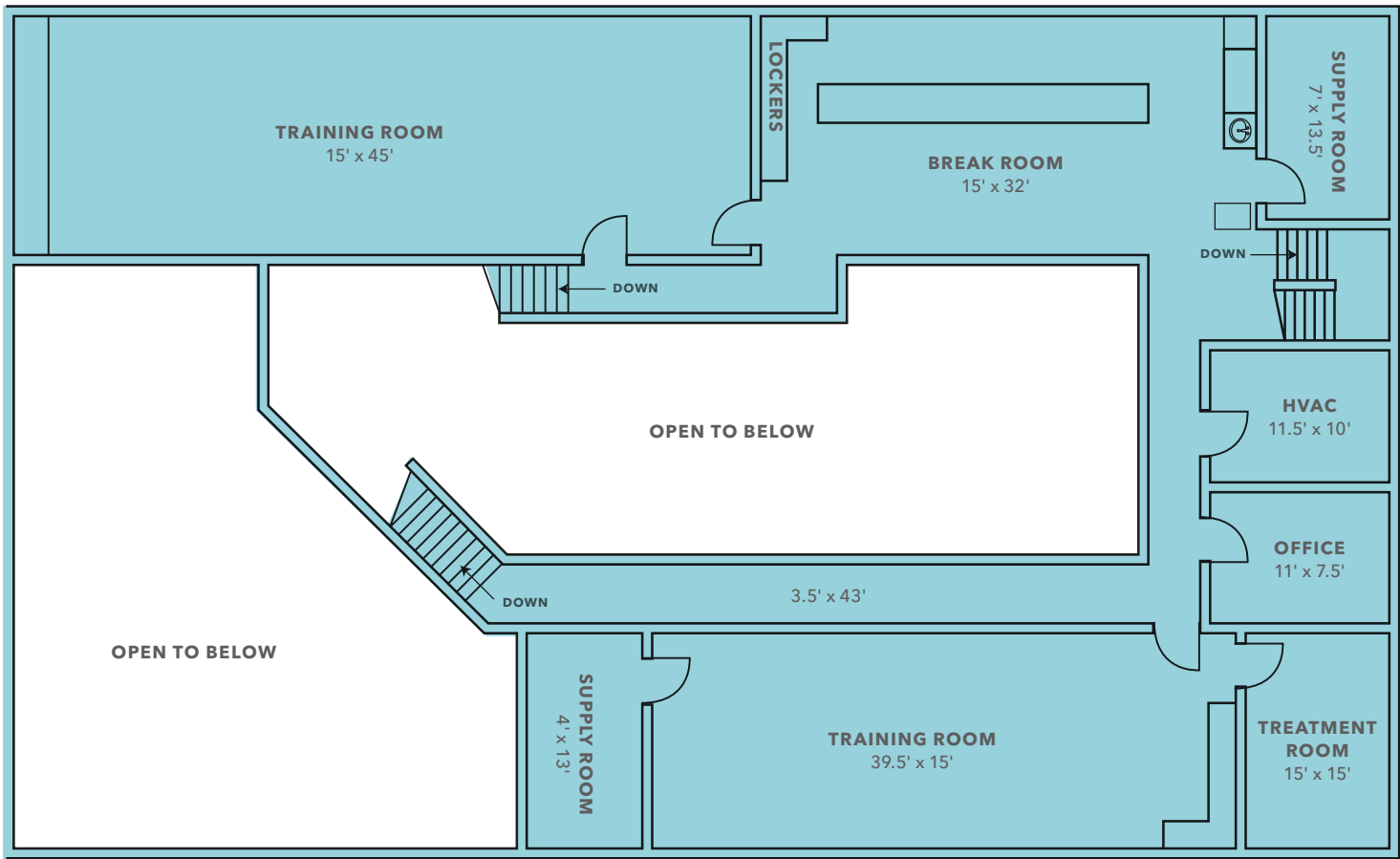
10904 SE PETROVITSKY RD



±4,840
TOTAL SF

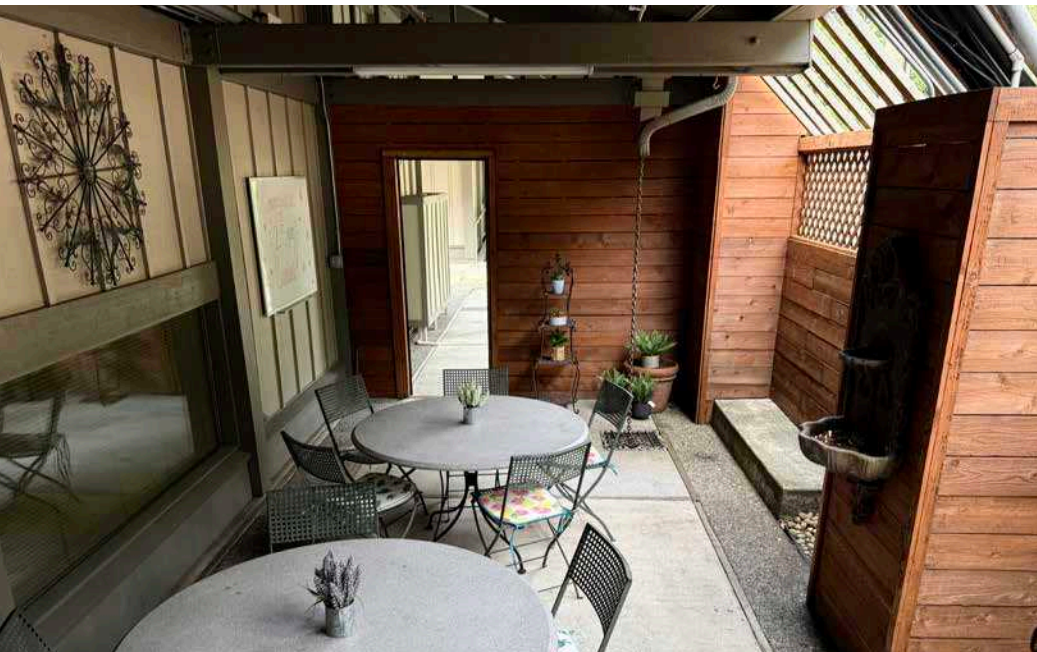
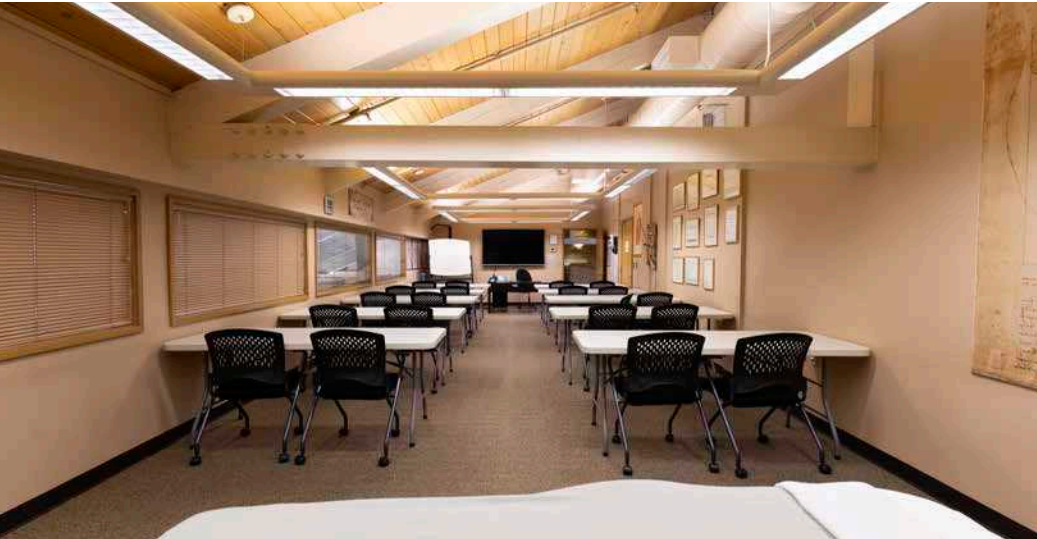
SECOND FLOOR PLAN | SOUTH BUILDING

10904 SE PETROVITSKY RD



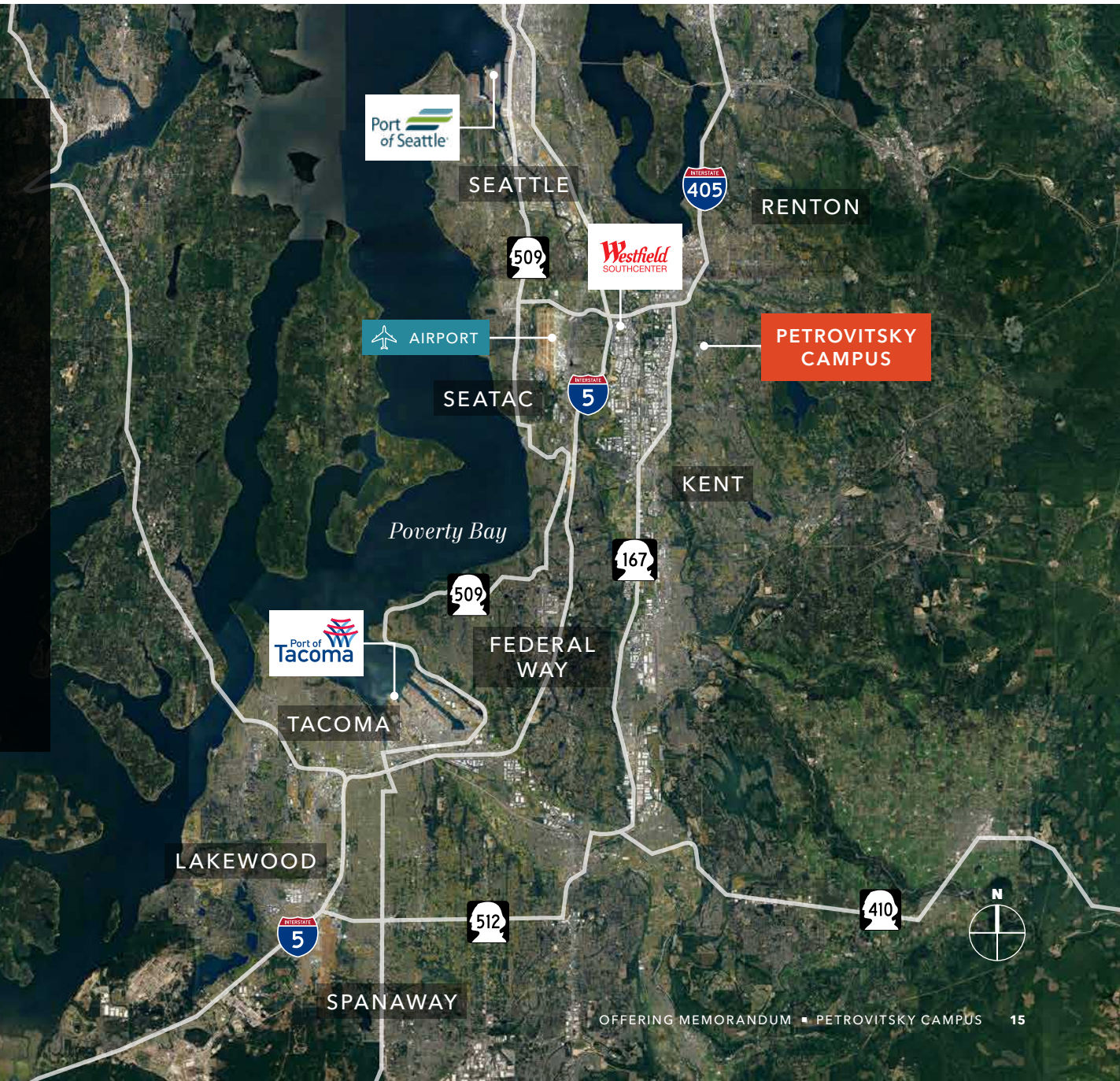
±3,018
TOTAL SF

PROPERTY OVERVIEW



DRIVE TIME

SOUTHCENTER MALL	10 MINUTES
SEATAC AIRPORT	14 MINUTES
KENT	14 MINUTES
BELLEVUE	22 MINUTES
SEATTLE	24 MINUTES
FEDERAL WAY	26 MINUTES
PORT OF TACOMA	30 MINUTES
PORT OF SEATTLE	35 MINUTES
GIG HARBOR	45 MINUTES



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