

MEDICAL FOR SALE OR 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

- Property is professionally maintained
- All medical related uses will be considered.
- Zoning: R-10 (medical/dental office - approved conditional use)
- Ample and Abundant “Free” Street parking including ramp access.
- All parking directly adjacent to main entrance

Sale/Lease Information

Property Highlights – Sale

- Price REDUCED \$1,295,000
- \$10,000 procuring brokerage Commission **BONUS**
– agreed PSA prior to October 31, 2025 and sale must close
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Property Highlights – Lease

- Landlord TI's will include NEW carpet & paint
- Lease Rate - \$20.00 psf plus NNN



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Available Space

- 920 North 1st Street, Renton WA
- King County Parcel - #7225000410
- Available Square Feet
 - Main Floor ± 2,955 RSF Main Floor (2515 rsf and finished basement with additional office 440 rsf)
- Building: 4,187 RSF, adjacent suite is currently Leased (Income but possible expansion)



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920 N 1st St Property Highlights

Availability

- Availability
- Building: 4,187 RSF – Available 2,955 RSF
- Sale Price REDUCED - \$1,295,000
- Lease Rate - \$20 psf NNN

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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