

FOR SALE

OWNER/USER OFFICE BUILDING

1025 S 3RD ST
RENTON, WA 98057



High Visibility



Brick Architecture



Flexible configurations

FEATURES

- ✓ 2 buildings ± 6,964 SF
- ✓ HVAC and Elevator
- ✓ Parking: Offsite street
- ✓ Single or multi-tenant layout
- ✓ Zoning: Center Downtown (CD)

HIGHLIGHTS

- Walkable Old Downtown Renton
- Flexible layout for single-user or multi-tenant
- Beautiful Brick Architecture
- Easy access to I-405, SR-167
- Annex building provides separate entrances

Pricing:

\$1,350,000

MAIN BUILDING

1025 S 3RD STREET

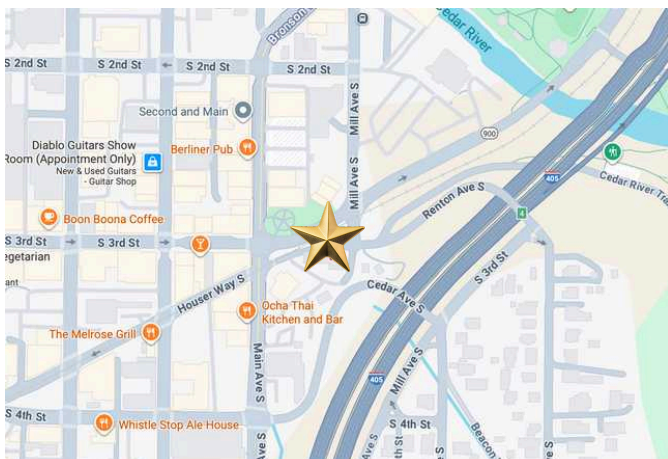
- ✓ Year: 1898 (approx)
- ✓ Size: 5,193 SF (bldg) | 3,601 SF (Land)
- ✓ Floors: Three (3)
- ✓ Elevator: One (1) passenger
- ✓ HVAC: Rooftop mounted, + wall
- ✓ Parcel #: 723150-0840
- ✓ Parking: Offsite

ANNEX BUILDING

1015 HOUSER WAY

- ✓ Year: 1957
- ✓ Size: 1,771 SF (bldg) | 1,571 SF (Land)
- ✓ Floors: One (1)
- ✓ Elevator: None
- ✓ HVAC: Rooftop mounted, + wall
- ✓ Parcel #: 723150-0730
- ✓ Parking: Offsite

LOCATION MAP



EXCLUSIVELY LISTED BY;

CLARK CORPORATE REALTY

Trevor Clark

206.850.8157

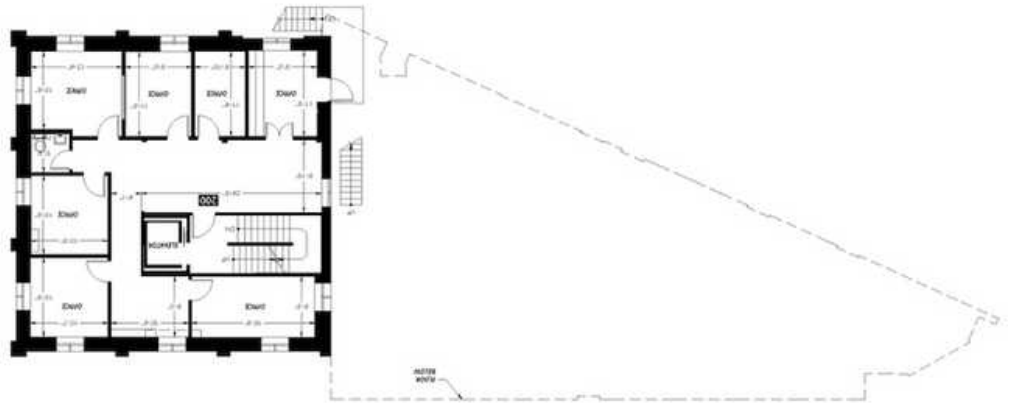
trevor@clarkPNW.com

BUILDING AREA SUMMARY

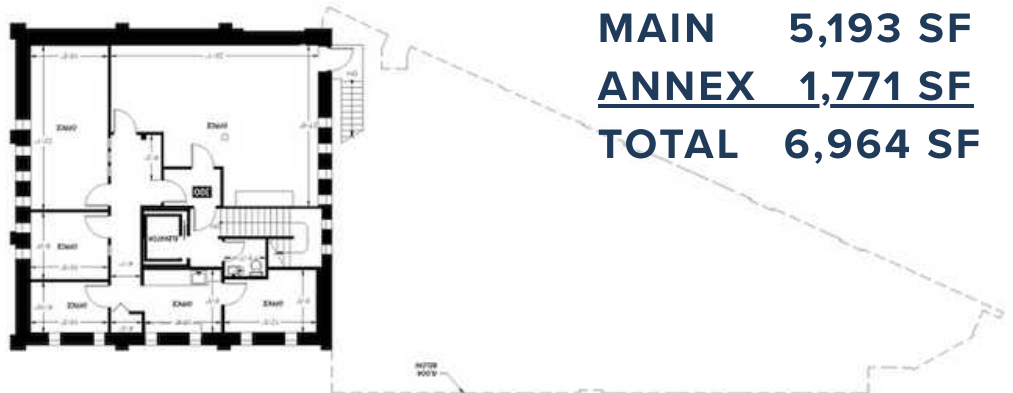
FLOOR 1 - 2,214 SF



FLOOR 2 - 1,508 SF



FLOOR 3 - 1,471 SF



TOTAL AREA:

MAIN 5,193 SF

ANNEX 1,771 SF

TOTAL 6,964 SF

DISCLAIMER: All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.



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