

1.66 - 2.58 ACRES FOR SALE RARE DEVELOPMENT OPPORTUNITY



601 SOUTH CARR ROAD

RENTON, WA 98055

LOCATED IN THE HEART OF THE RENTON MEDICAL MARKET

DEVELOPMENT HIGHLIGHTS

Ability to accommodate a ±42,000 SF medical office space with surface parking or ±75,000 SF with structured parking.

Zoning CO - Commercial Office
(click to view development standards) 

Parcel #'s 312305-9158 | 312305-9159 | 312305-9160

Lot Size 1.66 AC - 2.58 AC | 72,284 SF - 112,384 SF
(9158: 40,054 SF | 9159: 37,998 SF | 9160: 34,286 SF)

Located adjacent to Renton Medical Pavilion



Exceptional proximity to major hospital and medical services



Amenity Rich Location



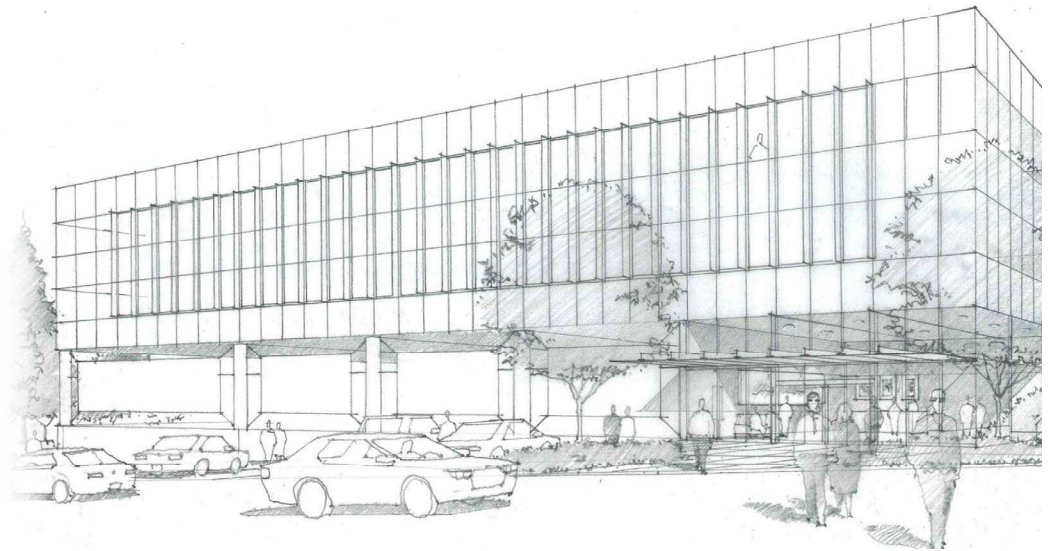
Minimal slope



1-2 proposed driveway entrances



Minimal tree removal



Conceptual Rendering



AREA OVERVIEW

2,500 +
HEALTHCARE BUSINESSES
WITHIN 5 MILES

30,000 +
VEHICLES ON S CARR
ROAD DAILY

275,300
2022 POPULATION
WITHIN 5 MILES



PROPERTY LOCATION

8 MILES
TO SEATAC AIRPORT

13 MILES
TO DOWNTOWN BELLEVUE

16 MILES
TO DOWNTOWN SEATTLE





1.66 - 2.58 ACRES OF
LAND FOR SALE

EXISTING MEDICAL
OFFICE FOR LEASE

Located across from Valley Medical Center, this site offers a unique and desirable development opportunity.

CONTACTS

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