

# 44 CENTER





1800 NE 44TH ST, RENTON, WA 98056

NEW FACADE COMING SOON



NEW REDUCED OFFICE/RETAIL RATE : \$23.00 PSF NNN

## FEATURES

-  GREAT VISIBILITY FROM NE 44TH ST
-  AMPLE SURFACE PARKING  
(PARKING RATIO: 5/1,000 RSF)
-  8,400 SF OF 2ND FLOOR OFFICE
-  10,600 SF OF RETAIL & RESTAURANT
-  DIRECT ACCESS TO I-405

**Renton, WA** is an inner-ring suburb of Seattle, straddling the southern shore of Lake Washington and is centrally located in the heart of the Puget Sound region. Renton is the home of aerospace innovation and sits lakeside with views of Mount Rainier making it the perfect growing bedroom community.

### FOR MORE INFORMATION, PLEASE CONTACT:

**Bojidar Gabrovski**    bgabrovski@orioncp.com | 847.275.8474  
**Jack Franz**            jfranz@orioncp.com | 925.482.7232  
**Jack Deane**            jdeane@orioncp.com | 206.707.1315  
1218 Third Ave, Suite 2200, Seattle, WA 98101 | orioncp.com



## FOR LEASE

44 CENTER is a neighborhood center conveniently located just off I-405 with over 150K cars passing per day and easy access on and off the freeway. Neighboring businesses include Starbucks, Taco Del Mar, McDonald's, and Subway.

 **ORION**  
COMMERCIAL PARTNERS

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

# 44 CENTER

1800 NE 44TH ST, RENTON, WA 98056



## FOR MORE INFORMATION, PLEASE CONTACT:

Bojidar Gabrovski | [bgabrovski@orioncp.com](mailto:bgabrovski@orioncp.com) | 847.275.8474

Jack Franz | [jfranz@orioncp.com](mailto:jfranz@orioncp.com) | 925.482.7232

Jack Deane | [jdeane@orioncp.com](mailto:jdeane@orioncp.com) | 206.707.1315

1218 Third Ave, Suite 2200, Seattle, WA 98101 | [orioncp.com](http://orioncp.com)

 **ORION**  
COMMERCIAL PARTNERS

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

# 44 CENTER

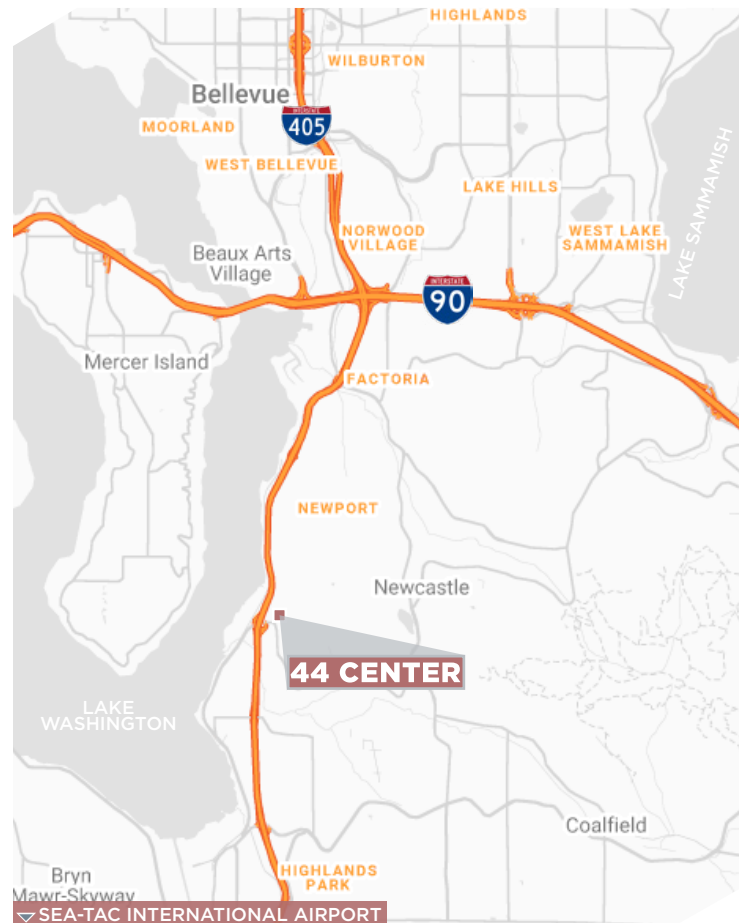
1800 NE 44TH ST, RENTON, WA 98056



## GETTING AROUND

44 Center is located just minutes away from the Seahawks Training Facilities and has easy access to and from Mercer Island, Downtown Seattle, and Sea-Tac International Airport.

- 2 MINUTES ▶ I-90 ACCESS
- 5 MINUTES ▶ THE LANDING (SHOPPING AREA)
- 10 MINUTES ▶ DOWNTOWN RENTON
- 10 MINUTES ▶ DOWNTOWN BELLEVUE
- 15 MINUTES ▶ MERCER ISLAND
- 15 MINUTES ▶ SEA-TAC INTERNATIONAL AIRPORT
- 20 MINUTES ▶ DOWNTOWN SEATTLE



### FOR MORE INFORMATION, PLEASE CONTACT:

Bojidar Gabrovski | bgabrovski@orioncp.com | 847.275.8474  
Jack Franz | jfranz@orioncp.com | 925.482.7232  
Jack Deane | jdeane@orioncp.com | 206.707.1315  
1218 Third Ave, Suite 2200, Seattle, WA 98101 | orioncp.com

**ORION**  
COMMERCIAL PARTNERS

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.