

EXCELLENT ACCESS TO I-405 & I-5

**116,148 SF**

801 SW 16TH ST, RENTON, WA 98057

RENTON  
PARK | **405**



AVAILABLE MAY 1, 2025

**Michael Roy** +1 206 940 7199  
michael.roy@kbcadvisors.com

**Kevin Skillestad** +1 206 715 0757  
kevin.skillestad@kbcadvisors.com

**Casey Trees** +1 206 856 4381  
casey.trees@kbcadvisors.com

**KBCADVISORS** | **nuveen**  
REAL ESTATE

# FLOOR PLAN

BUILDING B SUITE 135

TOTAL SF  
**116,148 SF**

OFFICE SF  
**14,000 SF**

DOCK-HIGH DOORS  
**25**

AMPLE  
**PARKING**

GRADE-LEVEL DOORS  
**2**

CLEAR HEIGHT  
**30'**

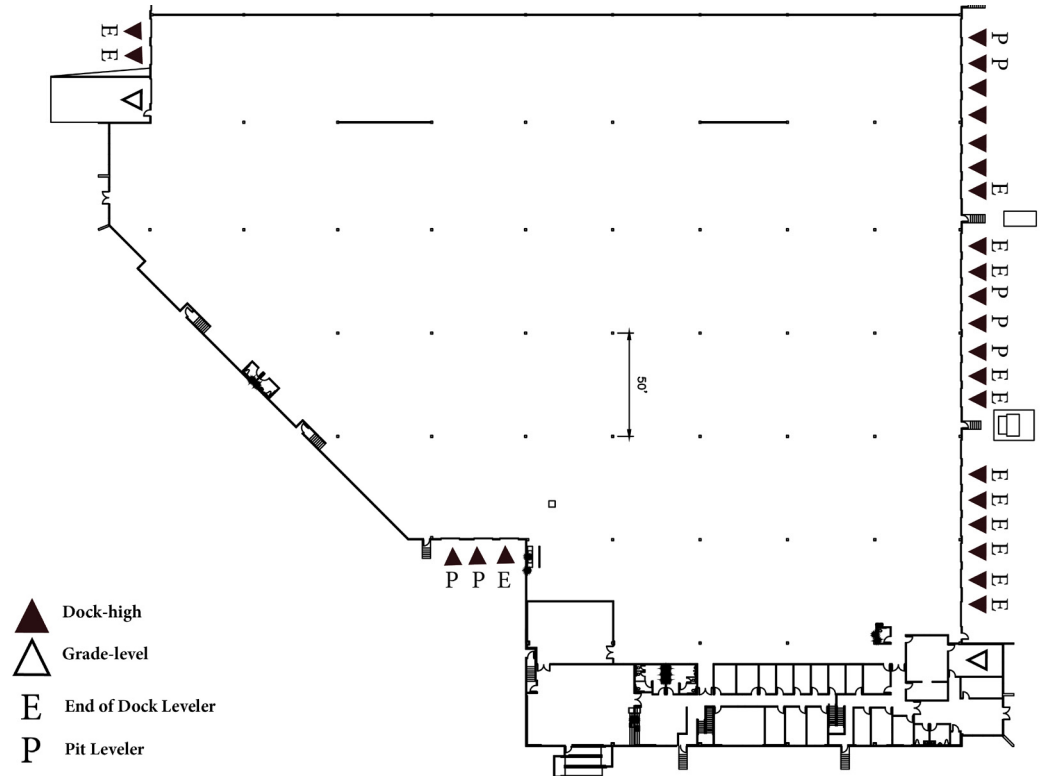
POWER  
**3,000 AMPS 277/480V**

ENERGY EFFICIENT  
**LIGHTING**

AVAILABLE  
**MAY 1, 2025**

ESFR  
**SPRINKLERS**

SECURED  
**TRUCK COURT**



**Michael Roy** +1 206 940 7199  
michael.roy@kbcadvisors.com

**Kevin Skillestad** +1 206 715 0757  
kevin.skillestad@kbcadvisors.com

**Casey Trees** +1 206 856 4381  
casey.trees@kbcadvisors.com

# PHOTOS

BUILDING B SUITE 135



**Michael Roy** +1 206 940 7199  
michael.roy@kbcadvisors.com

**Kevin Skillestad** +1 206 715 0757  
kevin.skillestad@kbcadvisors.com

**Casey Trees** +1 206 856 4381  
casey.trees@kbcadvisors.com

**KBCADVISORS** | **nuveen**  
REAL ESTATE

# CORPORATE NEIGHBORS

1	ALLIANCE PACKAGING
2	ALLPAK CONTAINER
3	ANHEUSER-BUSCH
4	CROWN PACKAGING
5	GLOBAL TRANSPORTATION SERVICES
6	GRAYBAR
7	HARTUNG GLASS INDUSTRIES
8	KAISER PERMANENTE
9	LINEAGE
10	METROPOLITAN APPLIANCE
11	MILL ROCK PACKAGING
12	NORTHWEST FORKLIFT
13	NORTHWEST GOURMET FOODS
14	OCEAN BEAUTY SEAFOODS
15	OLYMPIC PIPELINE
16	PHILLIPS 66
17	SCHWARTZ BROTHERS BAKERY
18	SEALED AIR
19	SEKISUI AEROSPACE
20	SERVPRO
21	SHEETS UNLIMITED
22	SWIRE COCA COLA USA
23	SYNESSO
24	TEMPRESS TECHNOLOGIES
25	TESLA
26	UNITED RENTALS
27	UNITED WAREHOUSE
28	VITAL MECHANICAL SERVICE
29	WSL INC.
30	XPO



**Michael Roy** +1 206 940 7199  
[michael.roy@kbcadvisors.com](mailto:michael.roy@kbcadvisors.com)

**Kevin Skillestad** +1 206 715 0757  
[kevin.skillestad@kbcadvisors.com](mailto:kevin.skillestad@kbcadvisors.com)

**Casey Trees** +1 206 856 4381  
[casey.trees@kbcadvisors.com](mailto:casey.trees@kbcadvisors.com)

## 30-MINUTE DRIVE TIME





	FORKLIFT DRIVERS	WAREHOUSE WORKERS	ASSEMBLERS & FABRICATORS
2023 RESIDENT WORKERS	3,229	27,027	6,285
2018 - 2023 % CHANGE IN RESIDENT WORKERS	35%	5%	-7%
2023 NET COMMUTERS	2,490	18,336	3,599
AVERAGE HOURLY EARNINGS	\$24.01	\$22.97	\$22.76

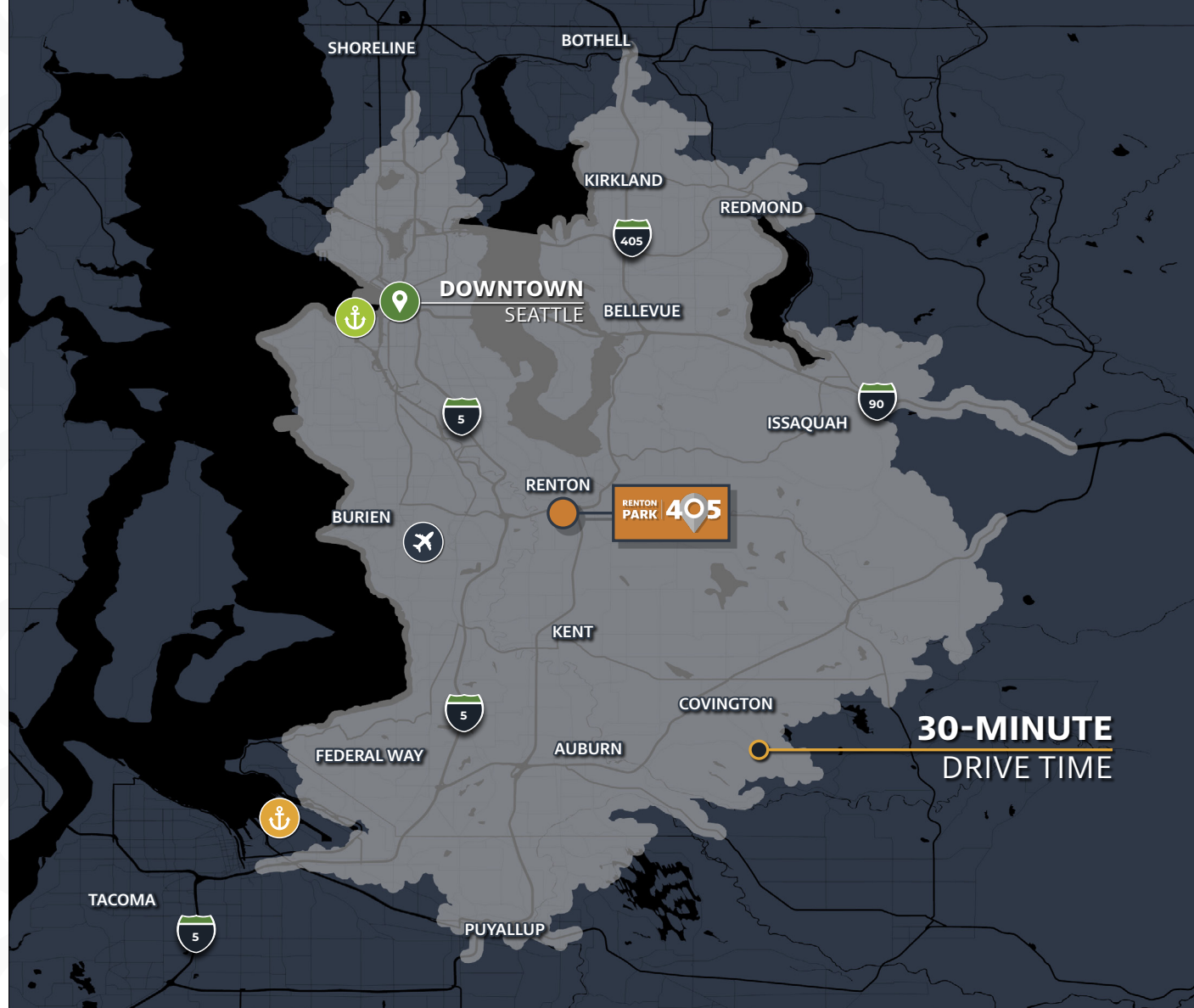
## 2023 POPULATION

2023 TOTAL POPULATION

30 MINUTES 1,839,596

## REGIONAL CONNECTIVITY

	PORT OF SEATTLE	11.5 MILES
	DOWNTOWN SEATTLE	12.5 MILES
	SEATAC INTERNATIONAL AIRPORT	4.3 MILES
	PORT OF TACOMA	22.2 MILES



**Michael Roy** +1 206 940 7199  
michael.roy@kbcadvisors.com

**Kevin Skillestad** +1 206 715 0757  
kevin.skillestad@kbcadvisors.com

**Casey Trees** +1 206 856 4381  
casey.trees@kbcadvisors.com

