



# Shannon's Village Office Building

1640 Duvall Avenue NE | Renton, WA 98465

## OFFICE SPACE FOR LEASE

### SECOND FLOOR OFFICE SPACE



#### AVAILABILITY:

1453 SF | \$27.00/SF, NNN | Available Now

#### FEATURES:

- Desirable Renton Highlands Location
- Building Signage
- Great Visibility along Busy Duvall Ave
- Other Tenants Include Bank of America, Subway, and Dentistry Practices
- 2nd Floor Space | Elevator in Building
- Located on Bus Line/Good Parking
- Many Amenities Nearby: Planet Fitness, Alberton's, Starbucks, Arco, 76 Station, McDonald's, Ace Hardware
- Lots of natural light

#### 3 MILE DEMOGRAPHICS:

- Population: 90,133
- Income: \$173,800
- Daytime Population: 70,934

Exclusively Represented By:

**Leibsohn & Company**  
Commercial Real Estate Services

 RETAIL BROKERS  
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Retail Brokers Network Washington Affiliate

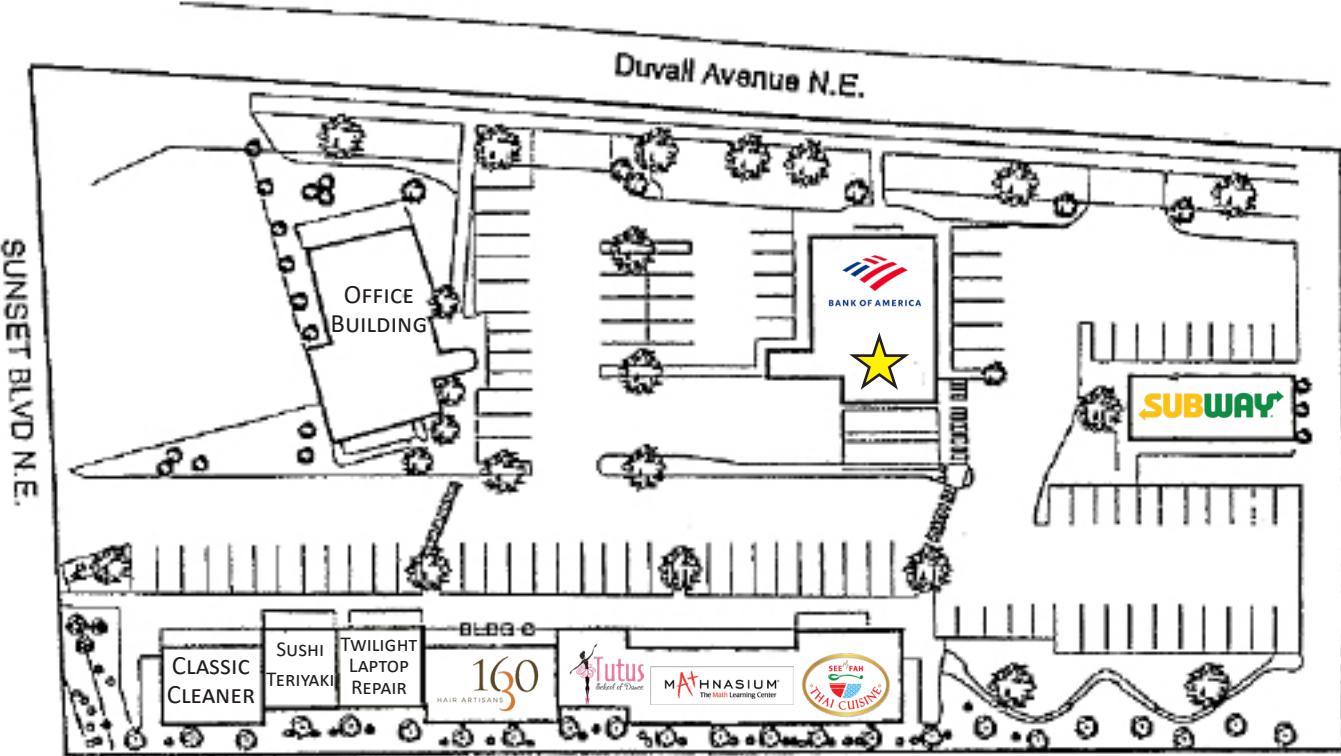
Ron Waldbaum  
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(425) 586-4640

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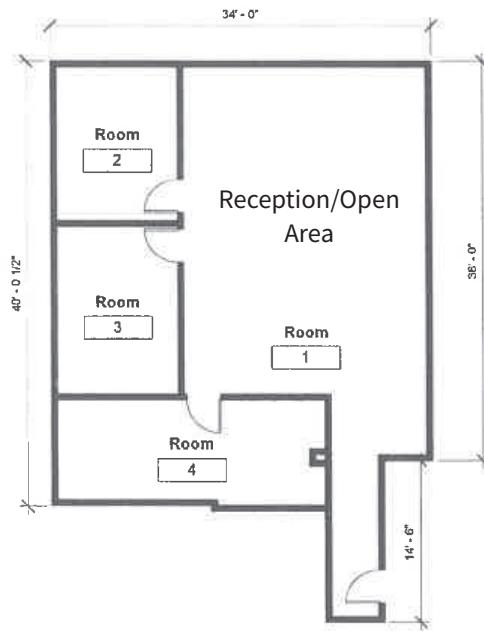
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