

# MEDICAL FOR SALE OR LEASE

**920 N First Street, Renton, 98057**

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# Executive Summary

Medical office space available in a quiet and accessible location with ample street parking. Minutes from downtown Renton

- Property is professionally maintained
- All medical related uses will be considered.
- Zoning: R-10 (medical/dental office - approved conditional use)
- Ample and Abundant “Free” Street parking including ramp access.
- All parking directly adjacent to main entrance

# Available Space

- 920 North 1st Street, Renton WA
- King County Parcel - #7225000410
- Available Square Feet
  - Main Floor ± 2,955 RSF Main Floor (2515 rsf and finished basement with additional office 440 rsf)
- Building: 4,187 RSF, adjacent suite is currently Leased (Income but possible expansion)

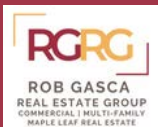
# Sale/Lease Information

## Property Highlights – Sale

- Price REDUCED \$1,295,000
- \$10,000 procuring brokerage Commission **BONUS**  
– agreed PSA prior to October 31, 2025 and sale must close
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## Property Highlights – Lease

- Landlord TI's will include NEW carpet & paint
- Lease Rate - \$20.00 psf plus NNN



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# 920 N 1<sup>st</sup> St

## Property Highlights

### Availability

- Availability
- Building: 4,187 RSF – Available 2,955 RSF
- Sale Price REDUCED - \$1,295,000
- Lease Rate - \$20 psf NNN

### Location

- Minutes from the vibrant, walkable heart of Downtown Renton
- Easy and convenient access to I-405 and SR-167

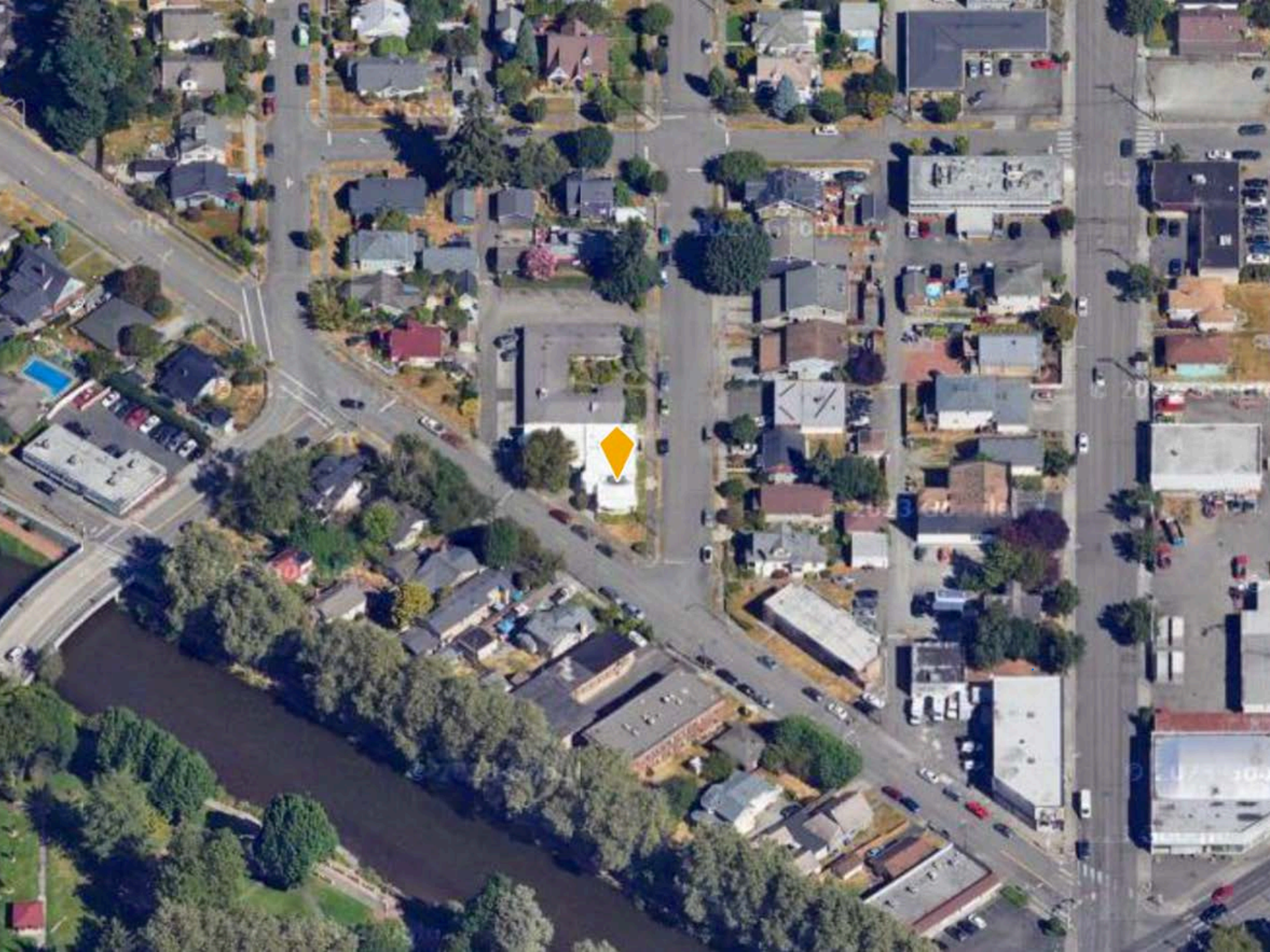
### Thriving Economy

Renton stands out with strengths in aerospace, technology, and healthcare, offering a thriving community backed by a track record of business success. The city's Community and Economic Development Department actively supports growth for both large and small enterprises. Recent milestones—such as securing the Seattle Sounders headquarters and the Blue Origin expansion—underscore Renton's position as a premier hub of opportunity in the Pacific Northwest.

### Transportation

- Commuter Rail
  - Tukwila Station 4.5 mi
  - Kent Station 7.8 mi
- Airport
  - Seattle Tacoma International 7.7mi
  - Seattle Paine Field International 33.3 mi
- Walk Score® Walker's Paradise (90)
- Transit Score® Good Transit (61)















# Demographic Overview

## Demographics 2025 Consensus

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<u>Population</u>	<u>12,446</u>	<u>115,593</u>	<u>259,596</u>
<u>Median Age</u>	<u>39.3</u>	<u>38.6</u>	<u>39.3</u>
<u>Median Home Value</u>	<u>\$619,508</u>	<u>\$630,585</u>	<u>\$668,359</u>
<u>Average Income</u>	<u>\$92,983</u>	<u>\$114,855</u>	<u>\$124,255</u>
<u>Median Household Income</u>	<u>\$70,433</u>	<u>\$89,639</u>	<u>\$97,211</u>
<u>Daytime Employment</u>	<u>10,446</u>	<u>51,508</u>	<u>105,489</u>
<u>Number of Business</u>	<u>1,364</u>	<u>6,122</u>	<u>11,207</u>



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