



REDUCED RATE

MEDICAL OFFICE FOR SALE/LEASE

**17722 TALBOT RD S
RENTON**

17722-17726 TALBOT RD S, RENTON WA

CBRE

PROPERTY OVERVIEW

DESCRIPTION

17722 is a 6,901 SF Medical Office for sale/ lease in Renton. Located directly adjacent to Valley Medical Center, the building presents a prime opportunity for a user to purchase or lease a building with direct access to a host of hospital related amenities.

Valley Medical Center, located in Renton, Washington, is the largest nonprofit healthcare provider between Seattle and Tacoma. Serving the community since 1947, it operates as part of the UW Medicine system, which enhances its offerings with strong research and teaching collaborations. Valley Medical Center includes a hospital with various specialties, including emergency care, childbirth services, heart and vascular care, and orthopedics. It also runs a network of primary and urgent care clinics throughout the region, aiming to provide comprehensive and accessible healthcare services to its community.

HIGHLIGHTS

- **Adjacent to UW Medicine's Valley Medical Center**
- **Heavy Medical Buildout- space is move in ready for a variety of medical users**
- **34 Parking Stalls**
- **Easy Access to Seattle via I-5**

Sale Price: \$2,150,000

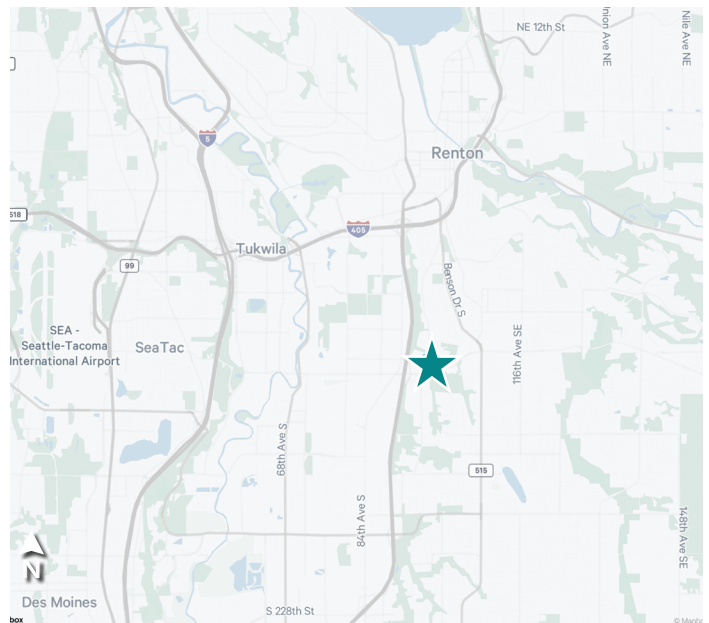
Lease Rate: \$19.80 PSF NNN

Address: 17722-17726 Talbot Rd S
Renton WA 98055

Building SF: 6,901

Lot Size: 0.52 AC

Zoning: CO (Commercial Office)

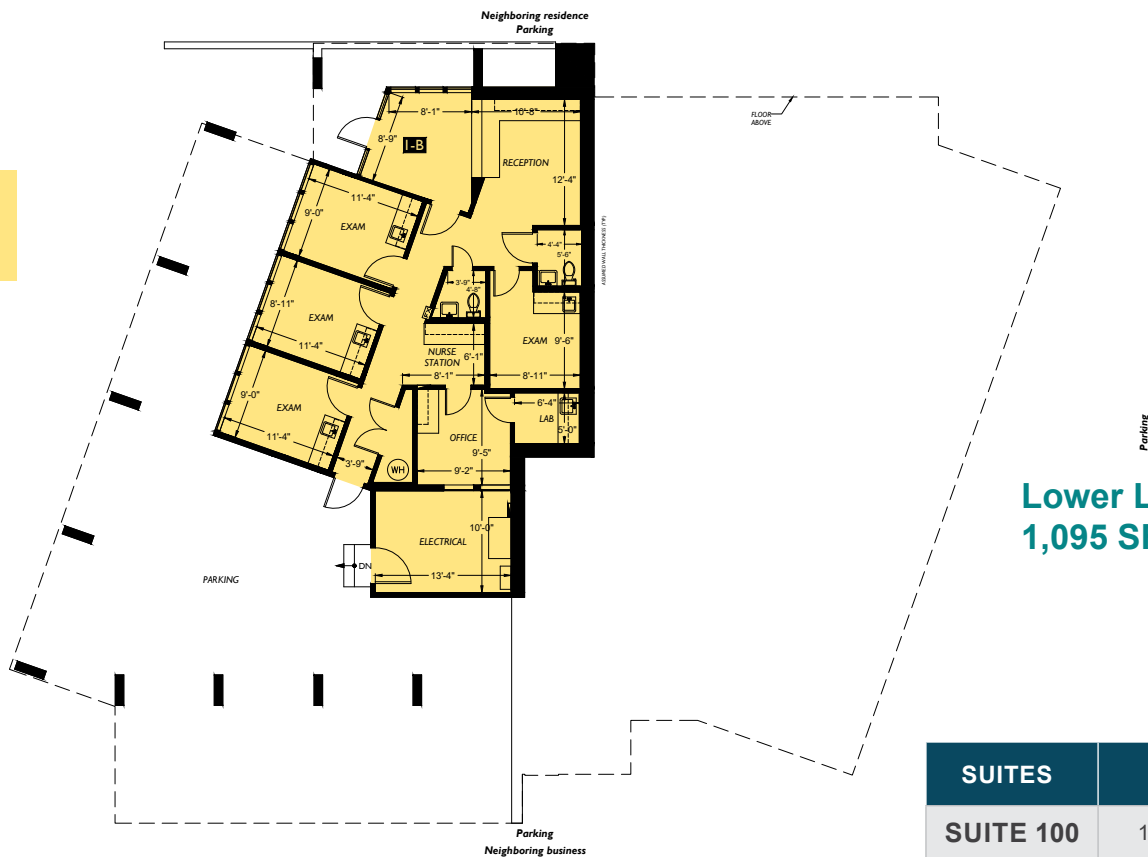


2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	724	5,152	9,546
EMPLOYEES	13,486	84,251	158,039
POPULATION	12,588	87,740	295,355
HOUSEHOLDS	4,993	32,988	108,599
AVERAGE HOUSEHOLD INCOME	\$116,908	\$120,300	\$118,037
DAYTIME POPULATION	22,414	134,900	327,395

Source: CBRE Fast Report/Esri 2023

AVAILABLE FOR LEASE

Suite 100
1,095± rsf



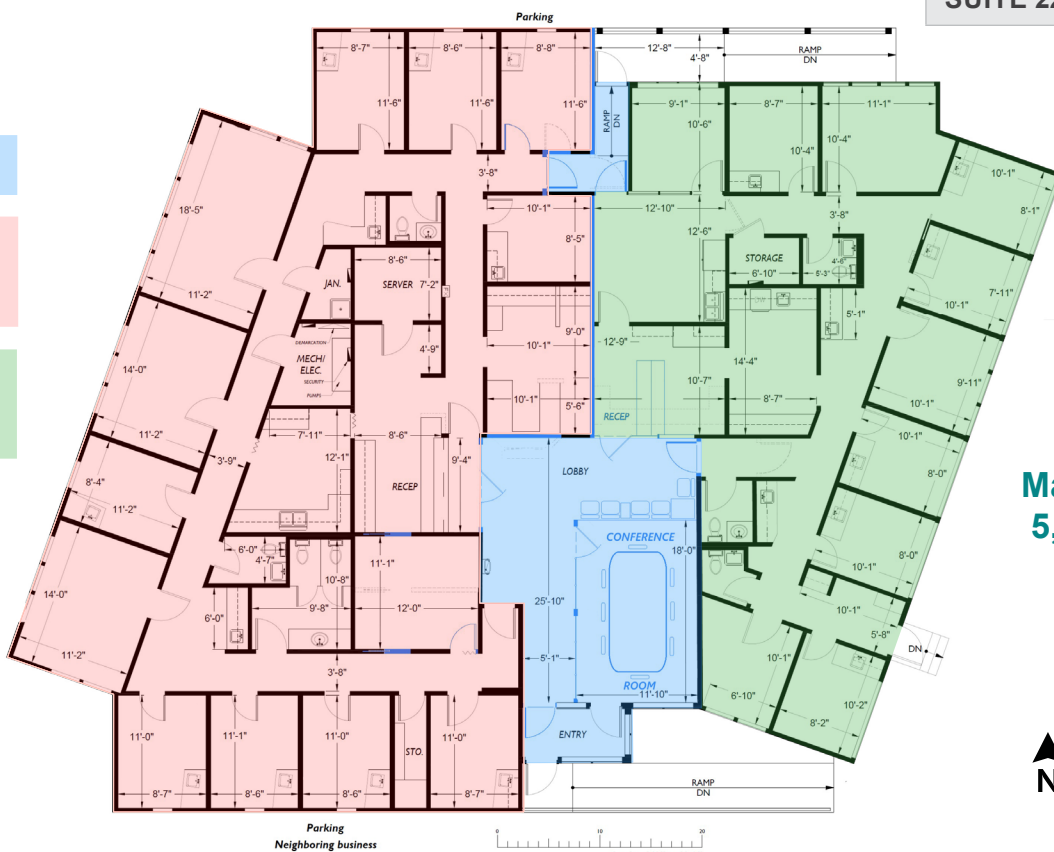
Lower Level
1,095 SF

SUITES	SF
SUITE 100	1,095± RSF
SUITE 210	3,416± RSF
SUITE 220	2,390± RSF

Common Area

Suite 210
3,416± rsf

Suite 220
2,390± rsf

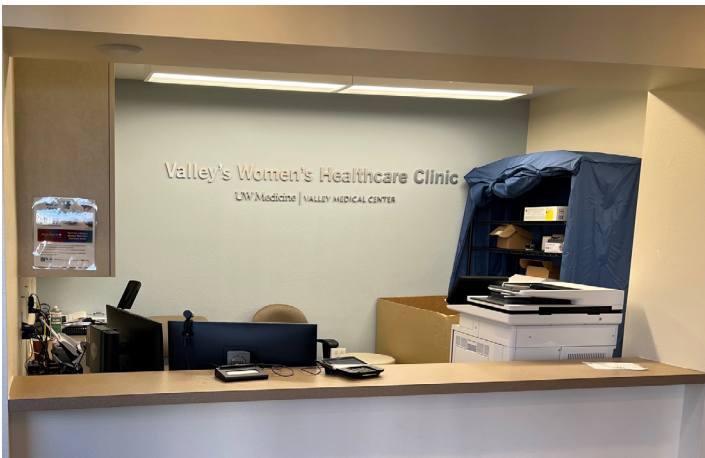


Main Level
5,806 SF

Talbot R. S.



Scale: 1/8" = 1'-0"



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CONTACT US

RYAN BRUNETTE

Associate

+1 206 794 9199

ryan.brunette@cbre.com

STEVE BRUNETTE

Senior Vice President

+1 206 595 0124

steve.brunette@cbre.com

PATRICK KANE

Associate

+1 206 379 1418

patrick.kane@cbre.com

CBRE, INC.

1420 5th Avenue

Suite 3800

Seattle, WA 98101

CBRE