

800 16th Building

800 SW 16th Street, Renton, WA



FOR SALE

25,000 SF Stand-Alone Office Building on
3.25-Acre Site

Dave Speers
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80016th.com

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km Kidder
Mathews

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Features

AVAILABLE	±25,000 SF rentable area 12,500 SF upper level (100% office) 12,500 SF main level (75% office / 25% vehicle service bay)
SITE AREA	3.25 acre site (132,392 SF)
PARKING	110+ parking stalls striped on-site
ZONING	Medium Industrial (IM) Zoning City of Renton
AMENITIES	Two 10,000 gallon above ground fuel tanks and vehicle wash stations Two 2,000 gallon propane fueling station tanks Two natural gas fired back-up generators, hard plumbed to gas meter Drive-in large vehicle service bay at southeast corner of building 11" floor slab Hazardous materials storage room Passenger elevator in lobbies Computer server room
PRICE	\$7,500,000



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Recent Building Improvements

- 2014** New roof
- 2015** 5 new HVAC units installed
2 natural gas fired back-up generators
New paving and drainage
New office energy efficient ceiling lights
New parking lot lights
- 2016** Major office remodel



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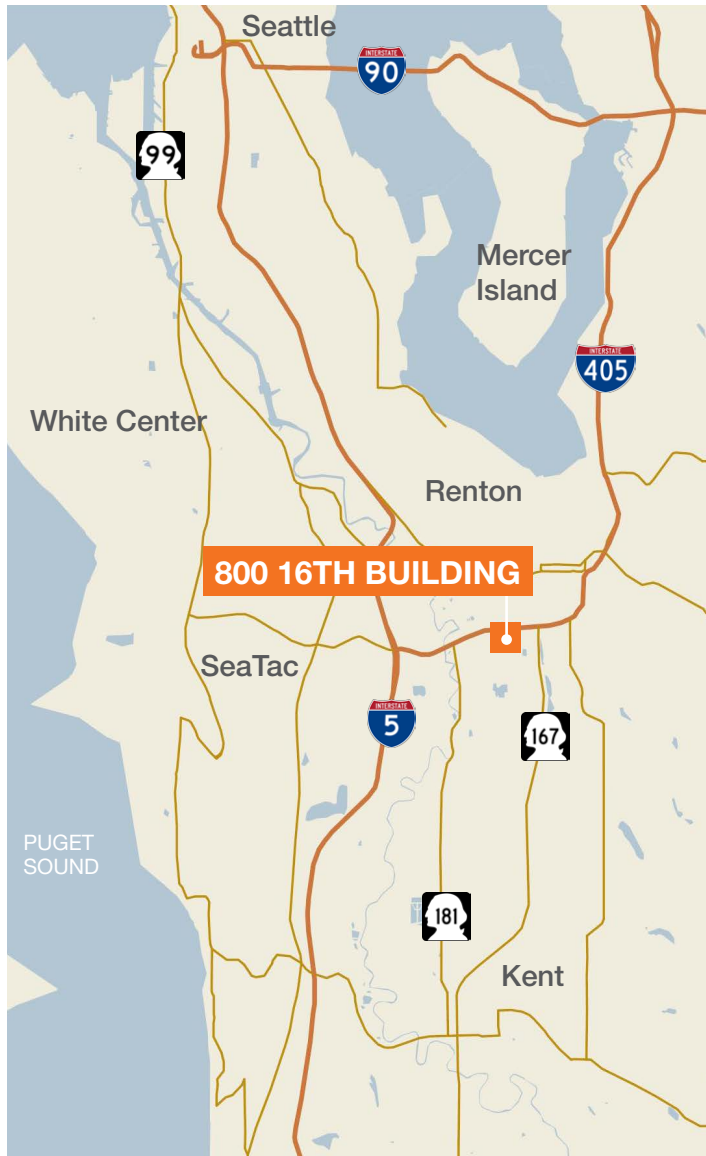
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Stand-Alone 2-Story Office Building Situated on an Exceptionally Large Land Parcel with Easy Access to Highway 405, 167 and Interstate 5

LOCATION HIGHLIGHTS

Adjacent to I-405 and approximately 1 mile east of I-5 and I-405 intersection

Centered between SR-181 (West Valley Road) and SR-167 (Valley Freeway)

Situated at the north end of the Kent Valley industrial corridor

Approximately 3/4 mile northeasterly of Southcenter Mall, the largest regional mall in the northwest

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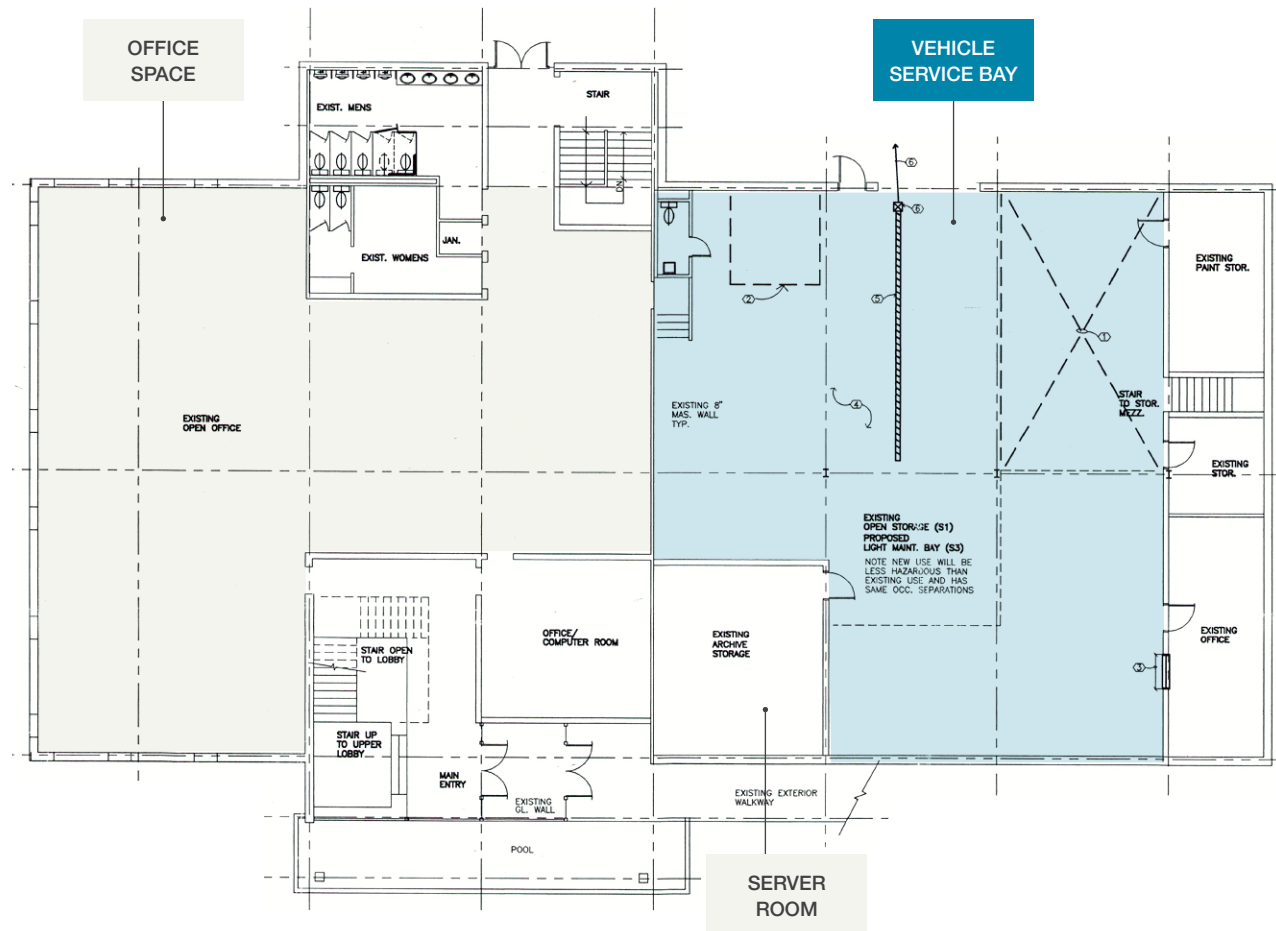
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Floor Plans

FIRST FLOOR



CONTIGUOUS SPACE

±12,500 SF

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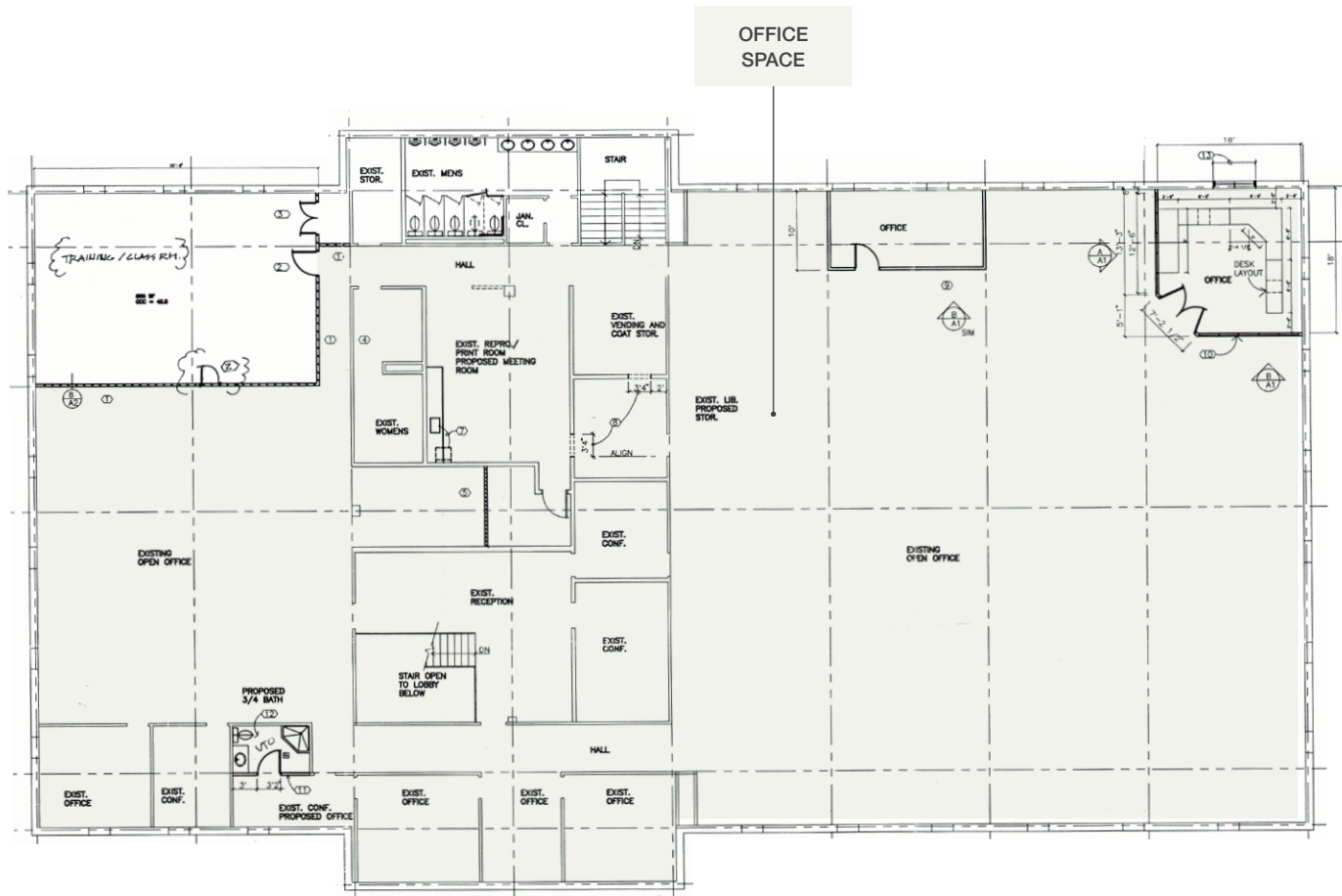


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Floor Plans

SECOND FLOOR



CONTIGUOUS SPACE

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