

1.66 - 2.58 ACRES FOR SALE RARE DEVELOPMENT OPPORTUNITY



LAND FOR SALE

UW Medicine
VALLEY
MEDICAL CENTER

UW Medicine
VALLEY
MEDICAL CENTER

S CARR ROAD



PRICE REDUCED TO \$2.25M - 1.66 ACRES

601 SOUTH CARR ROAD

RENTON, WA 98055

LOCATED IN THE HEART OF THE RENTON MEDICAL MARKET

DEVELOPMENT HIGHLIGHTS

Ability to accommodate a $\pm 42,000$ SF medical office space with surface parking or $\pm 75,000$ SF with structured parking.

Zoning

CO - Commercial Office
(click to view development standards)



Parcel #'s

312305-9158 | 312305-9159 | 312305-9160

Lot Size

1.66 AC: \$2.25M

(9159: 37,998 SF | 9160: 34,286 SF)

0.92 AC: Available - Not included in price
(9158: 40,054 SF)



Exceptional proximity to major hospital and medical services



Amenity Rich Location



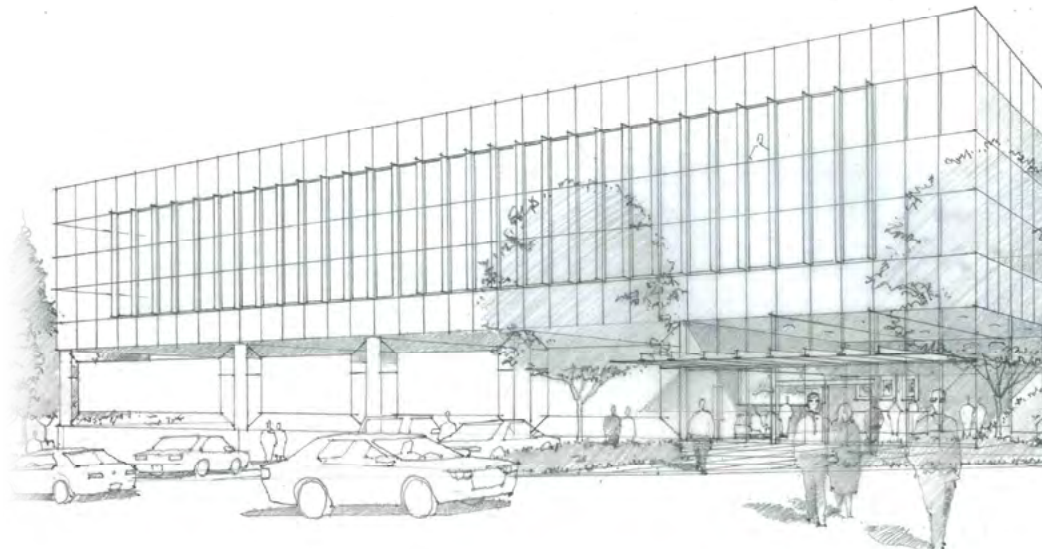
Minimal slope



1-2 proposed driveway entrances



Minimal tree removal



Conceptual Rendering



AREA OVERVIEW

2,500 +
HEALTHCARE BUSINESSES
WITHIN 5 MILES

30,000 +
VEHICLES ON S CARR
ROAD DAILY

275,300
2022 POPULATION
WITHIN 5 MILES



PROPERTY LOCATION

8 MILES
TO SEATAC AIRPORT

13 MILES
TO DOWNTOWN BELLEVUE

16 MILES
TO DOWNTOWN SEATTLE





**1.66 - 2.58 ACRES OF
LAND FOR SALE**

**EXISTING MEDICAL
OFFICE FOR LEASE**

**Located across from Valley Medical Center, this site
offers a unique and desirable development opportunity.**

CONTACTS

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