

FOR LEASE

TIME SQUARE

500-800 SW 39TH STREET | RENTON, WA 98057

Time Square offers companies a Class A suburban office campus environment

*As-Is Deals \$5.00/RSF/Year NNN
1 to 3 Year Lease Terms*

 VIEW PROPERTY VIDEO

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 Kidder
Mathews

FOR LEASE



PROPERTY HIGHLIGHTS

Lobbies recently updated with new finishes, furniture, and artwork

Outstanding freeway access to I-405, SR-167, and minutes from I-5

Convenient location puts you 10 minutes from SeaTac Airport and 20 minutes from downtown Bellevue and Seattle

A parking ratio of over 4/1,000 SF to accommodate all of your parking needs

ON-SITE AMENITIES INCLUDE:

Fitness center with locker rooms, showers, and the latest equipment

Conference center with the capacity for 50 people and state-of-the-art audio visual capabilities

Restaurant- quality dining in the cafe with both indoor and outdoor seating, as well as catering capabilities to accommodate in-office functions

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AVAILABILITIES

Building	Suite	Size	Floor	Available	Notes
600	200	10,460	2	Now	
600	250	7,272	2	Now	Great combination of open area/private offices
660	245	3,104	2	Now	Abundant glass-line, quality build-out
660	215 / 225 / 245	11,143	2	Now	Abundant glass-line, quality build-out
660	225	2,844	2	Now	Abundant glass-line, quality build-out
660	205	3,906	2	Now	Quality build-out
700	100/110	46,952	1	Now	Can deliver entire floor
700	1st & 2nd	95,992	1 & 2	Now	Can deliver entire building
700	2nd	49,040	2	Now	Can deliver entire floor CLICK FOR VIRTUAL TOUR
800	2nd	30,977	2	Now	

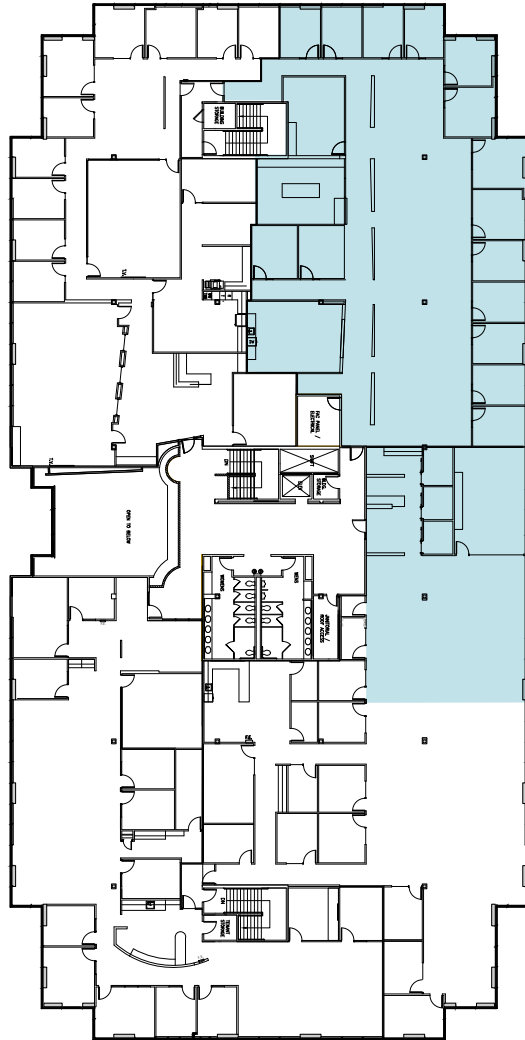
FOR LEASE

BUILDING 600 | 2ND FLOOR

SUITE 200

10,460

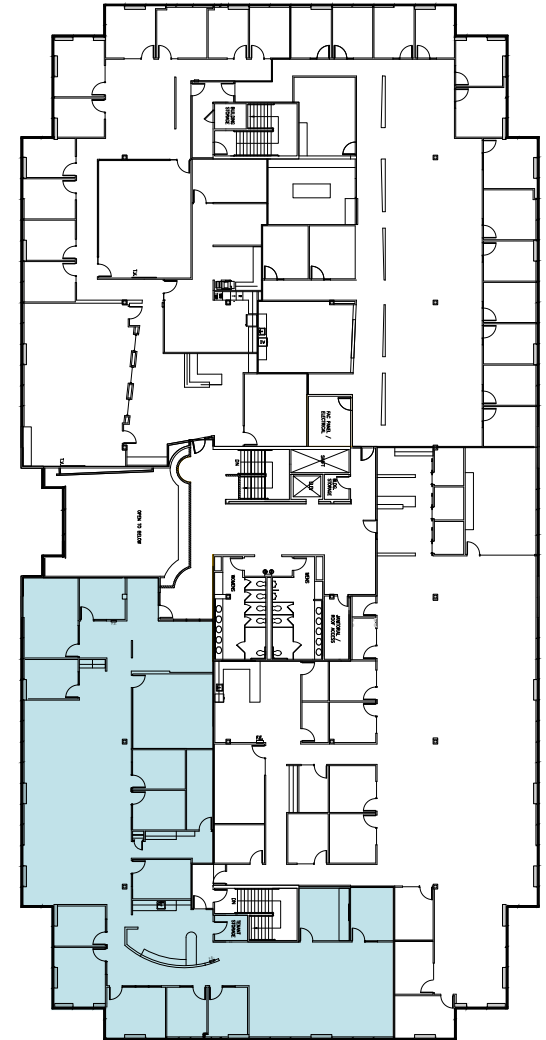
RENTABLE SF



SUITE 250

7,272

RENTABLE SF



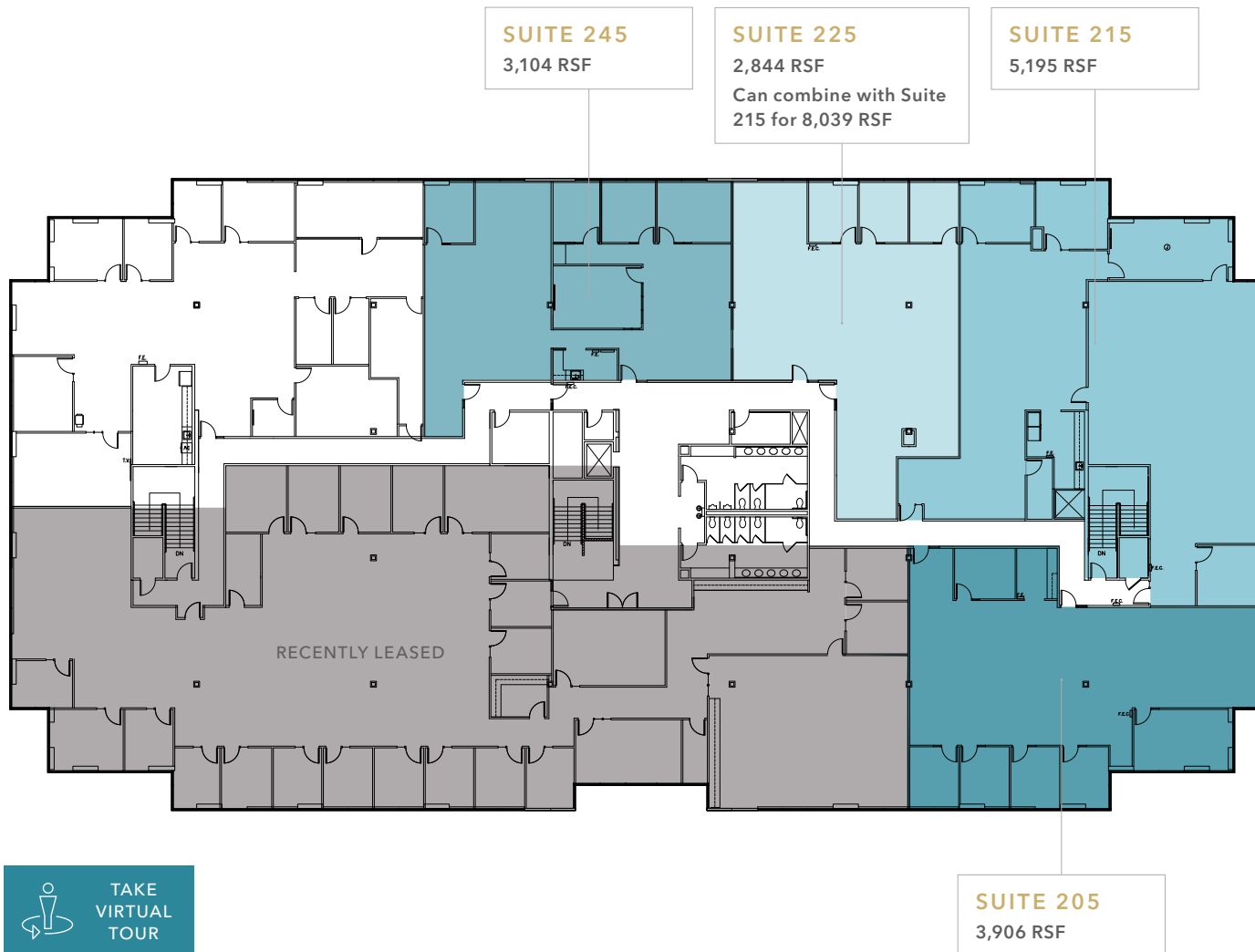
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FOR LEASE

BUILDING 660 | 2ND FLOOR



SUITE 215

5,195

RENTABLE SF (PLUG & PLAY)

SUITE 225

2,844

RENTABLE SF

SUITES 215 & 225 COMBINED

8,039

RENTABLE SF

SUITE 245

3,104

RENTABLE SF

ALL SUITES COMBINED

15,049

RENTABLE SF

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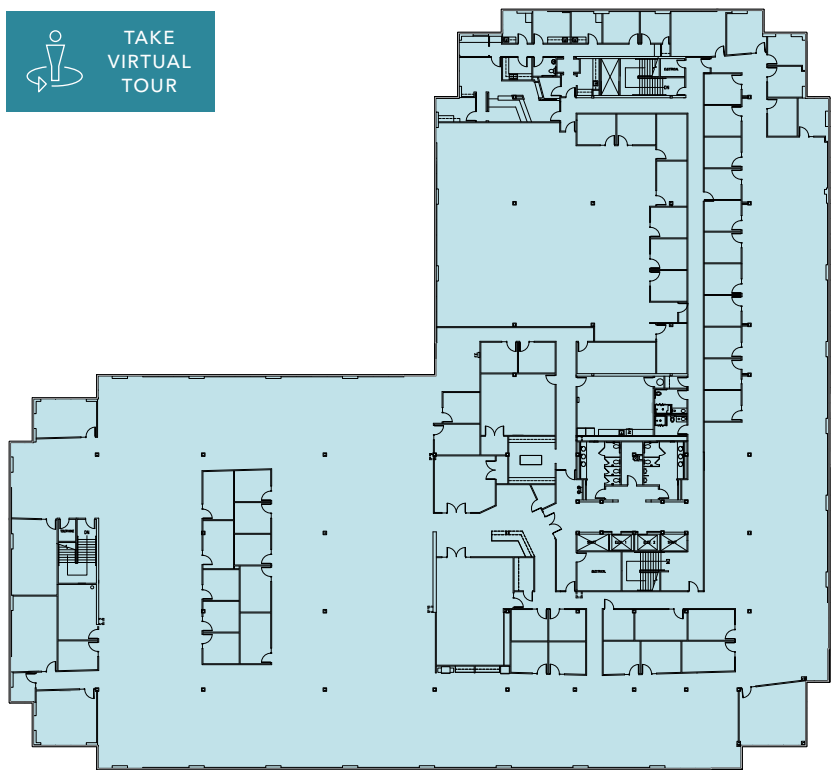
FOR LEASE

BUILDING 700 | 2ND FLOOR

CAN DELIVER ENTIRE FLOOR

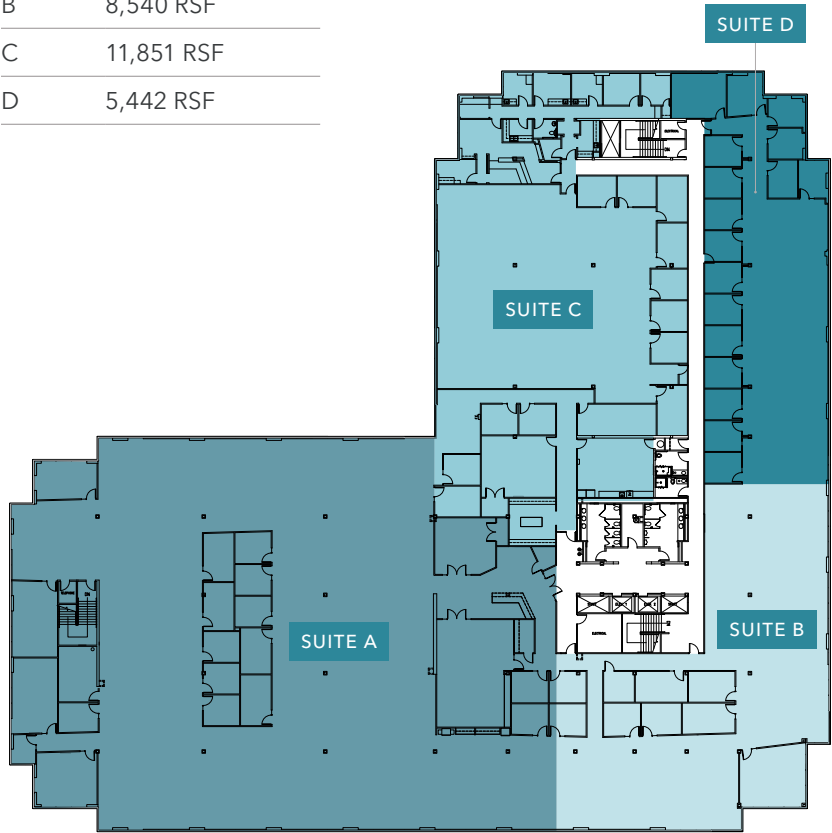
49,040

RENTABLE SF



2ND FLOOR DEMISED

Suite	Divisible to
A	23,207 RSF
B	8,540 RSF
C	11,851 RSF
D	5,442 RSF



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FOR LEASE

BUILDING 700

95,958 RSF

ENTIRE BUILDING

4,000 RSF

DIVISIBLE

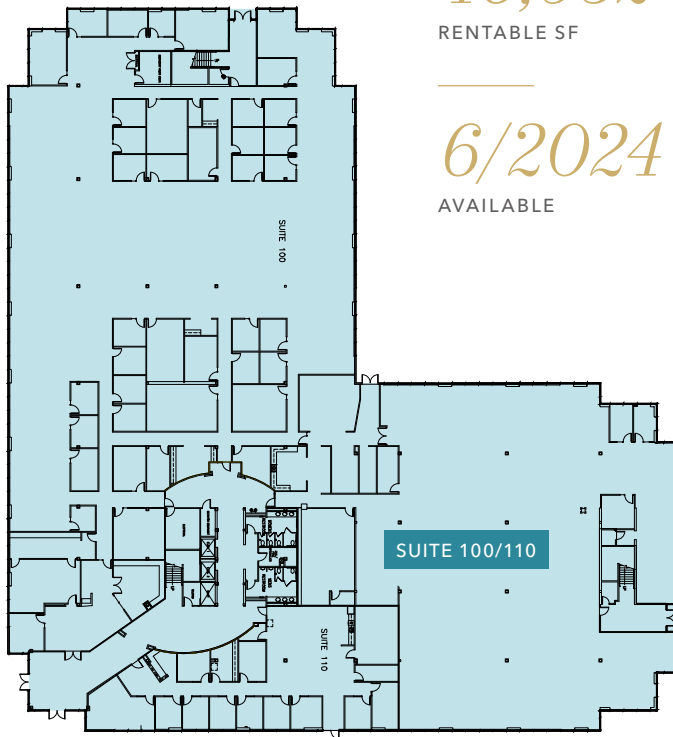
FIRST FLOOR AVAILABLE

46,952

RENTABLE SF

6/2024

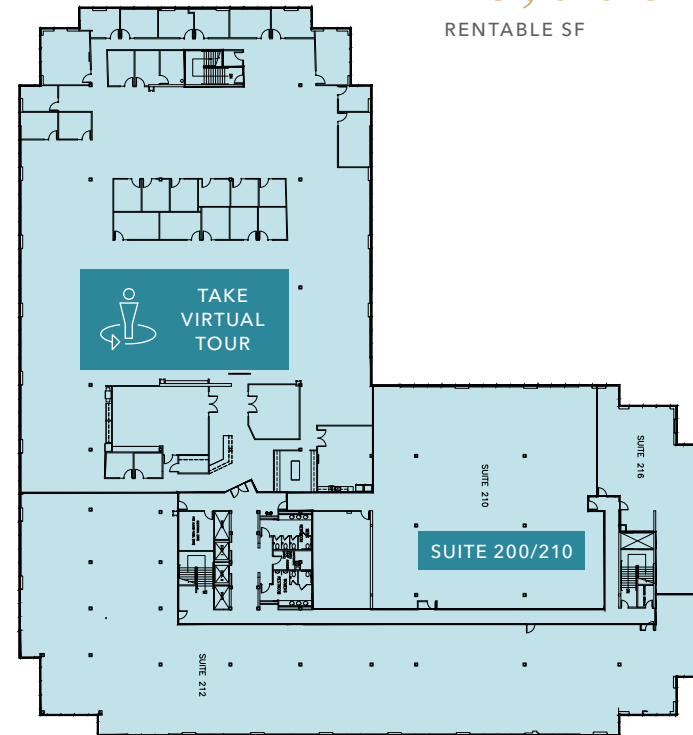
AVAILABLE



2ND FLOOR AVAILABLE

49,006

RENTABLE SF



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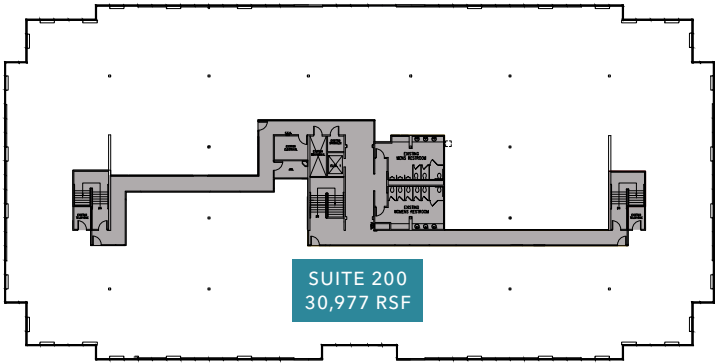


BUILDING 800

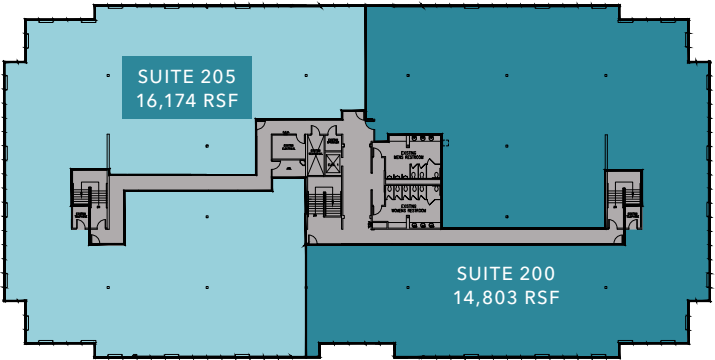
30,977 RSF
ENTIRE SECOND FLOOR

6,600 RSF
DIVISIBLE

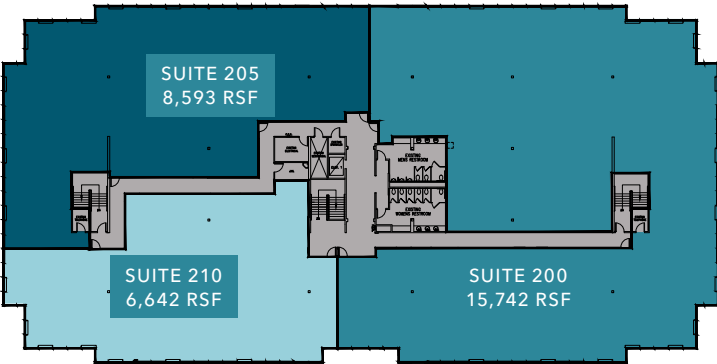
CAN DELIVER ENTIRE FLOOR



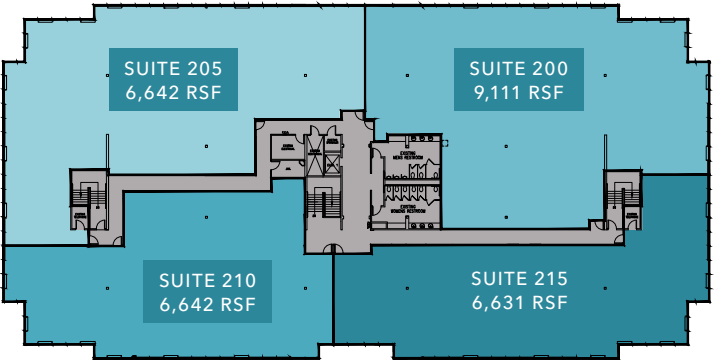
DEMISING OPTION 2

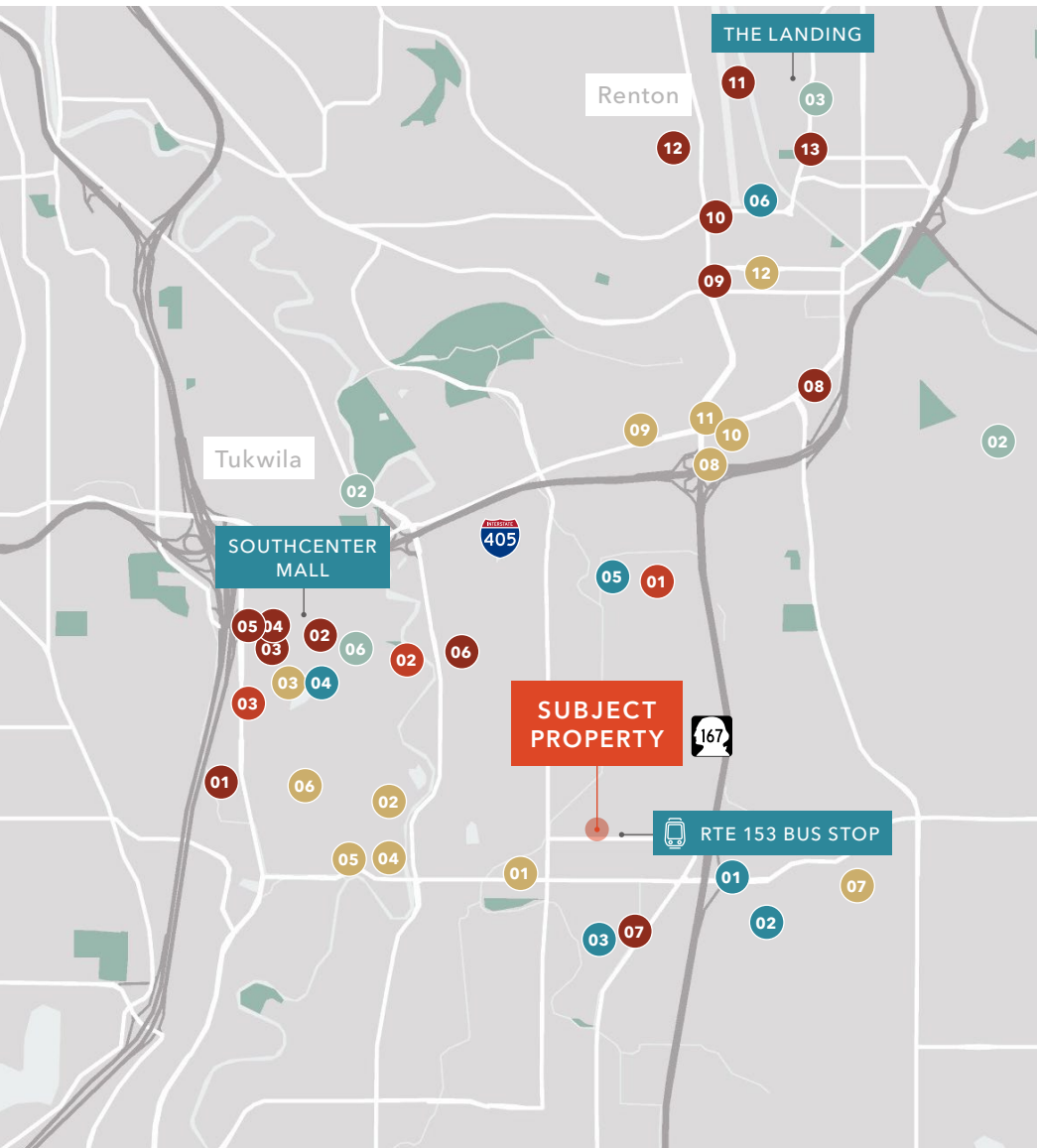


DEMISING OPTION 1



DEMISING OPTION 3





NEARBY AMENITIES

STORES

- 01 Ikea
- 02 Costco
- 03 Target
- 04 Home Depot
- 05 Goodwill
- 06 Best Buy
- 07 Fred Meyer
- 08 Uwajimaya
- 09 Walmart
- 10 McLendon Hardware
- 11 Safeway
- 12 Marshalls

RECREATION & PARKS

- 01 Foster Golf Links
- 02 Maplewood Golf Course
- 03 Top Golf

ACCOMMODATIONS

- 01 Hilton Garden Inn
- 02 Hotel Interurban
- 03 Double Tree Suites by Hilton

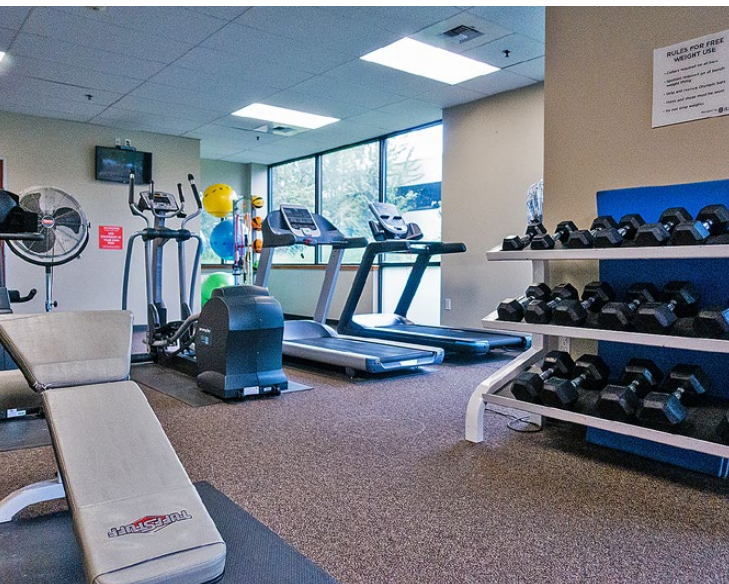
RESTAURANTS/BARS

- 01 The Habit Burger Grill
- 02 Olive Garden
- 03 Simply Thai
- 04 The Cheesecake Factory
- 05 Din Tai Fung
- 06 Wendy's
- 07 Starbucks
- 08 Berliner Pub
- 09 Royal Orchid Thai Restaurant
- 10 Exell's Famous Chicken
- 11 Red Robin
- 12 Kizuki Ramen
- 13 Panera Bread

LIFESTYLE & HEALTH

- 01 Valley Medical Center
- 02 UW Medicine Valley Med. Cntr.
- 03 Planet Fitness
- 04 CVS Pharmacy
- 05 Providence Health & Services
- 06 LA Fitness

FOR LEASE



*Exclusively
Leased by*

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