

FOR LEASE OR GROUND LEASE

700 S GRADY WAY

RENTON, WA 98057



KIDDER.COM

km Kidder
Mathews

700 S GRADY WAY

Property Highlights

For lease or ground lease

9,789 SF building

1.8 AC lot

150 surface parking stalls

8 car dealerships within 5 minutes of site

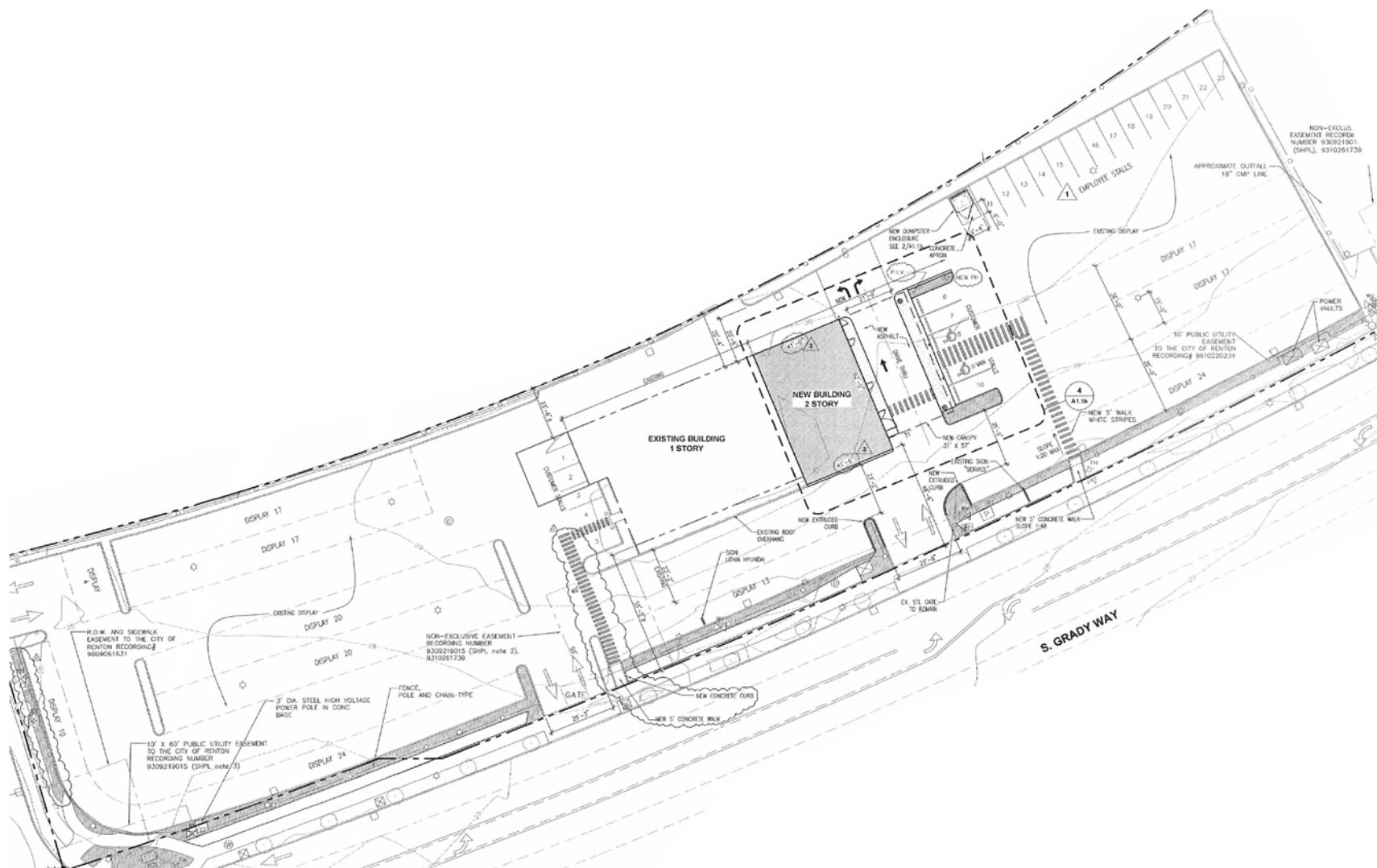
5 minute drive to Renton landing

3 minutes from Boeing manufacturing plant

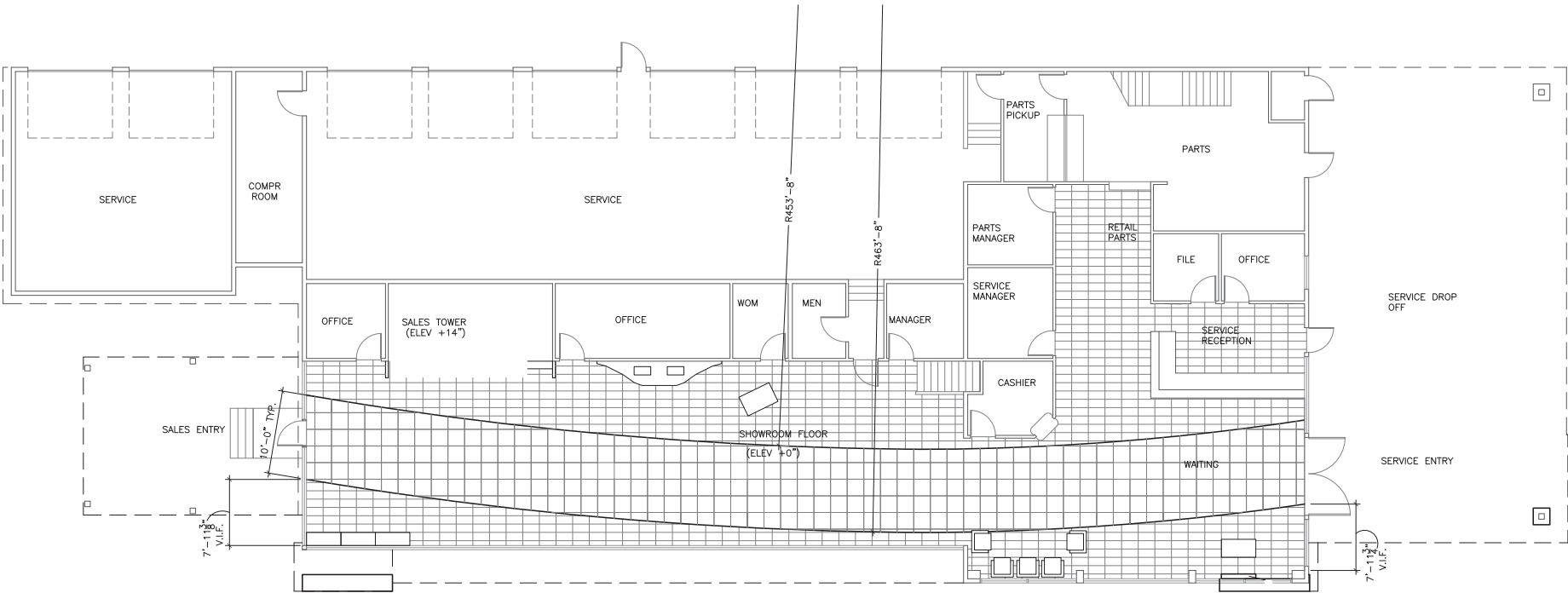
Contact broker for tours, please do not
disturb Tenant

Call brokers for rates





FLOOR PLAN







DEMOGRAPHICS

POPULATION

	5 Minutes	10 Minutes	15 Minutes
2010 CENSUS	17,013	86,918	234,097
2020 CENSUS	19,543	98,639	263,126
2025 ESTIMATED	20,052	99,405	265,439
2030 PROJECTED	19,260	96,860	259,783

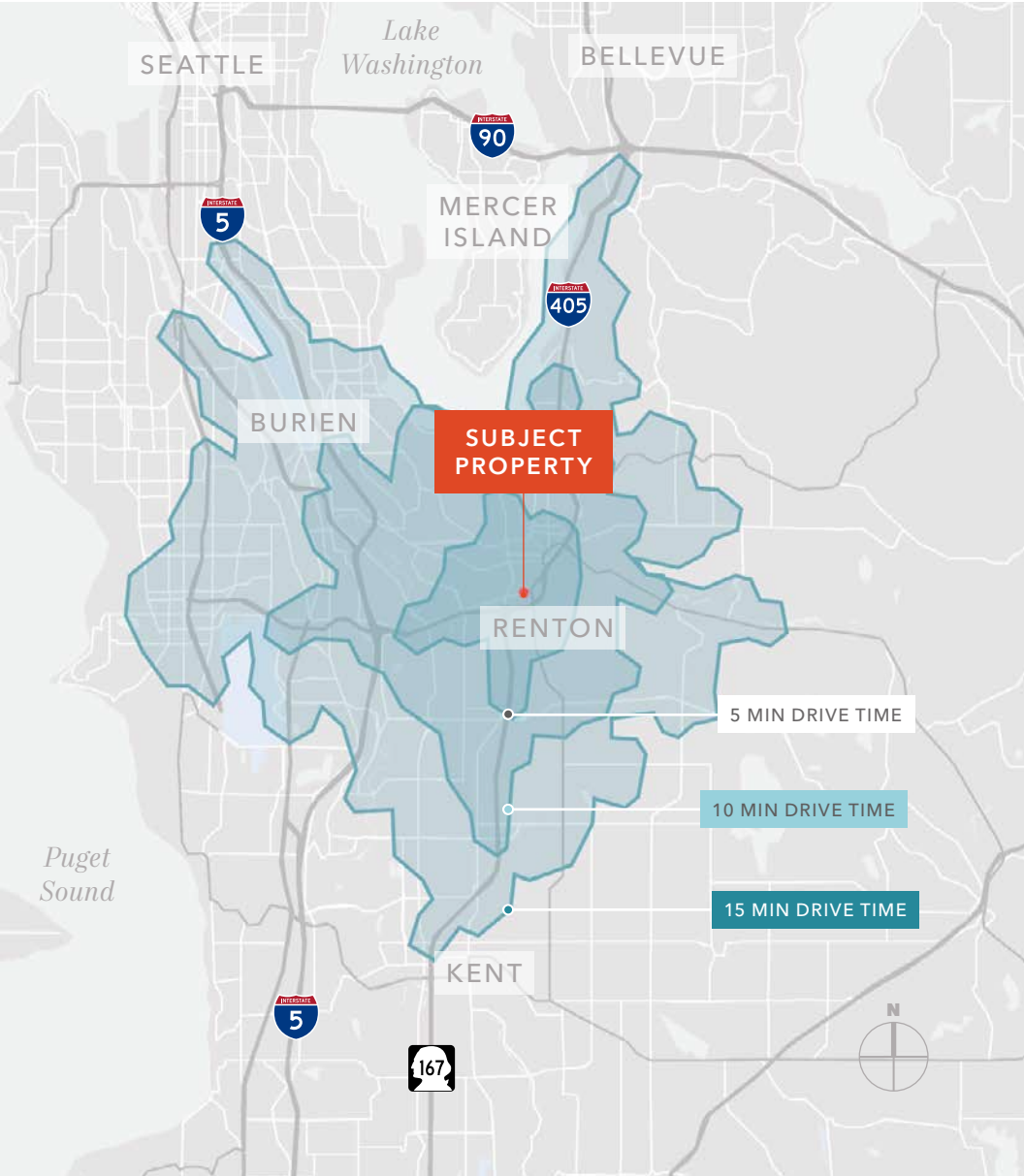
MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	36.6	36.0	36.6
% FEMALE	49.9%	49.3%	49.2%
% MALE	50.1%	50.7%	50.8%

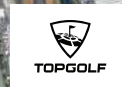
HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$90,847	\$102,506	\$108,921
2030 MEDIAN PROJECTED	\$90,812	\$102,657	\$109,123
2025 AVERAGE	\$114,918	\$129,872	\$140,369
2030 AVERAGE PROJECTED	\$115,306	\$130,470	\$140,993

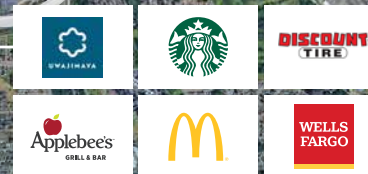
Data Source: ©2025, Sites USA



Lake Washington



SUBJECT PROPERTY



Exclusively listed by

NED WHALEN

Senior Vice President

206.491.5998

ned.whalen@kidder.com

BLAKE WEBER

Senior Vice President

206.898.1231

blake.weber@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.