

TRITON TOWERS

WWW.TRITONTOWERS.COM


700 South Renton Village Place // 707 South Grady Way
555 SOUTH Renton Village Place

RENTON | WASHINGTON

NEWMARK

CAMPUS OVERVIEW

| | TRITON TOWER ONE | TRITON TOWER TWO | TRITON TOWER THREE |
|------------------------|---|-----------------------------|--------------------------|
| ADDRESS | 555 S. Renton Village Place | 700 S. Renton Village Place | 707 S. Grady Way |
| BUILDING SF | 136,081 SF | 132,793 SF | 132,573 SF |
| YEAR BUILT / RENOVATED | 1980 / 2007 | 1986 / 2013 | 1987 / 2017 |
| PARKING RATIO | 4.2 spaces/ 1,000 SF | 4.6 spaces/ 1,000 SF | 4.9 spaces/ 1,000 SF |
| TYPICAL FLOOR PLATE | 20,739 SF | 20,328 SF | 20,138 SF |
| TELECOM | Century Link and Comcast | Century Link | Century Link and Level 3 |
| CEILING HEIGHTS | Unfinished 12'4" Finished 8'6" | | |
| OWNERSHIP | Cerberus Lincoln Property Company | | |
| MANAGEMENT | Lincoln Property Company | | |
| BUILDING HOURS | 8:00am-6:00pm. Building can be accessed 24/7 with a building access card. | | |



Triton Towers offers **prominent signage with exposure to 196,000 vehicles per day from I-405.***

* source: ESRI Traffic Count Profile

BUILDING FEATURES



Two state-of-the-art conference centers with audio/visual equipment, Wi-Fi, and presentation tools; located in Tower One and Tower Three



Common picnic areas under shaded trees



Full-time day porter service



Interactive digital directories located in Tower One and Tower Three lobbies



New exercise facility and shower & locker room in Tower Three. Showers and lockers in Tower One



Premium bike storage



Abundant free surface parking



Views from Triton Tower Two

TRITON TOWER TWO TENANT LOUNGE

The ground floor of Triton Tower Two has been re-programmed for tenant amenities including:



Co-working Area

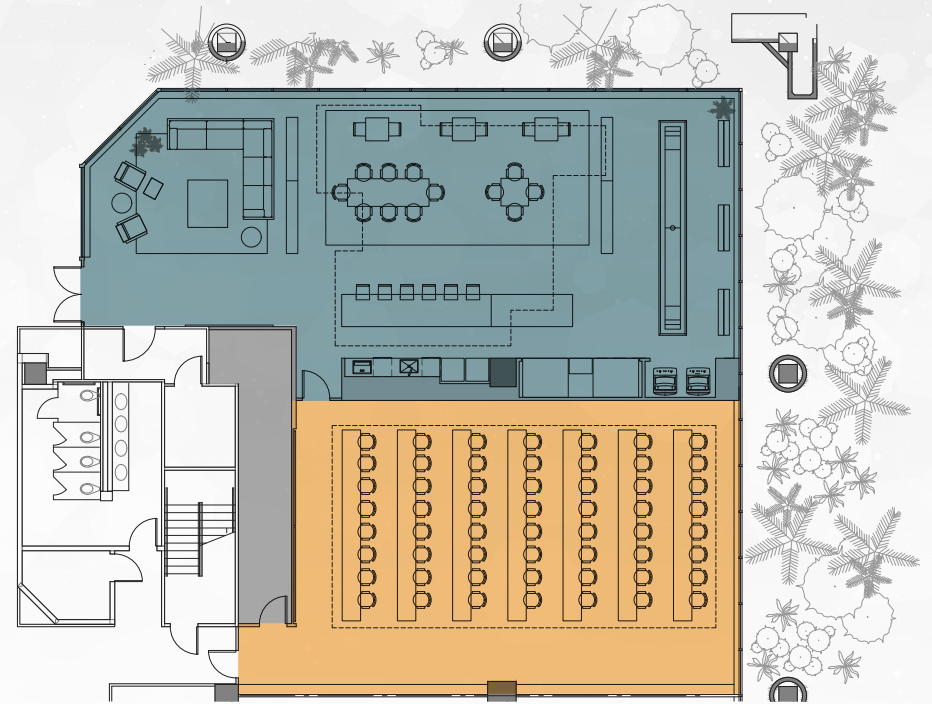


Game Room



Kitchenette Area / Lounge

Click [here](#) for a virtual tour of the space.





PIVOTAL LOCATION

Triton Towers is strategically located between Seattle, Bellevue and SeaTac International Airport. Tenants enjoy direct freeway access to I-405 and easy access to I-5 & SR-167, public transit and unlimited neighborhood amenities and shopping destinations including **access to multiple lakeside and riverfront parks and dozens of food and drink options.**



Conveniently located **adjacent to a Park & Ride**



3 miles to the beautiful Gene Coulon Beach Park



3 miles to Westfield SouthCenter Mall



2 miles to Renton's premier shopping destination, The Landing



2 miles from Cedar River Park (well-maintained community park featuring multi-use athletic fields, an aquatic center & a 300-seat amphitheater).

AMENITIES WITHIN 1 MILE

RESTAURANTS

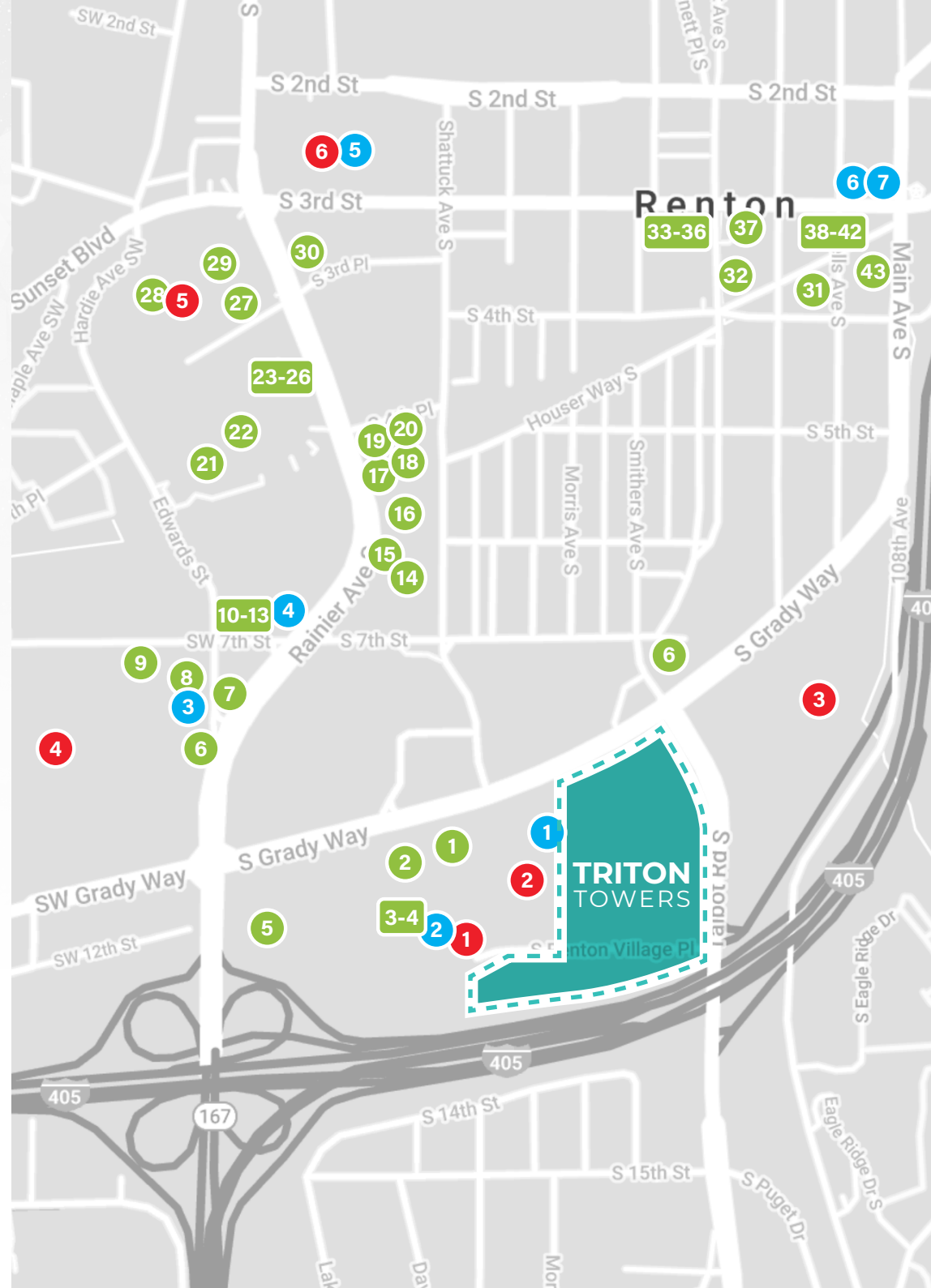
- | | |
|---------------------------------|--------------------------------|
| 1. McDonald's | 23. Subway |
| 2. Applebee's | 24. Jack in the Box |
| 3. Genki Sushi | 25. Jimmy John's |
| 4. The Lemongrass | 26. Chipotle Mexican Grill |
| 5. Yankee Grill | 27. Teriyaki Box |
| 6. Sonic Drive-In | 28. Papa Murphy's Pizza |
| 7. Pho & Thai | 29. Pabla Indian Cuisine |
| 8. Popeyes | 30. Taco Bell |
| 9. Jimmy Mac's Roadhouse | 31. Melrose Grill |
| 10. Domino's Pizza | 32. The Fit Bar Superfood Cafe |
| 11. King Buffet | 33. Burger Town |
| 12. L&L Hawaiian Barbecue | 34. Smoking Monkey Pizza |
| 13. Ono Teriyaki | 35. Wild Ginger Teriyaki |
| 14. IHOP | 36. Blossom Vegetarian |
| 15. KFC | 37. Naan-N-Curry |
| 16. Mazatlan | 38. Pho 801 |
| 17. Habanero's Taqueria & Grill | 39. Jaguar Mexican |
| 18. Taqueria La Rancherita | 40. La Hacienda Santa Fe |
| 19. Clyde's Southern BBQ | 41. Cedar River Smokehouse |
| 20. Orange Juice Bar & Gyros | 42. Marianna Ristorante |
| 21. Buffet Renton | 43. O-Cha Thai |
| 22. Feast Buffet | |

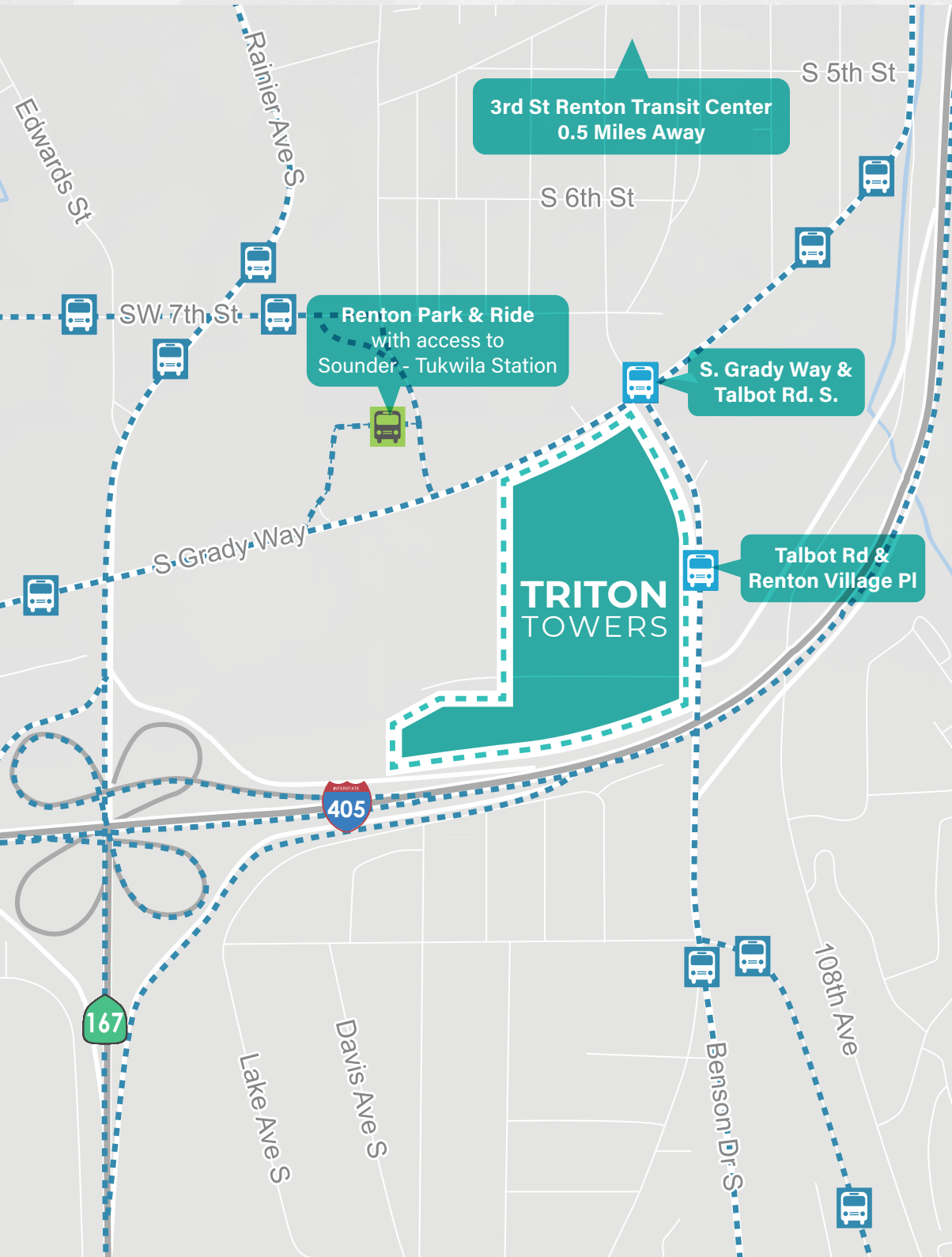
COFFEE / TEA

- Starbucks
- Oasis Tea Zone
- Dutch Bros. Coffee
- Starbucks
- Starbucks
- Common Ground Coffee
- Liberty Cafe

SHOPPING & GROCERY

- Uwajimaya
- Renton Village Shopping Center
- Fred Meyer
- Walmart
- Safeway
- Big 5 Sporting Goods





TRANSPORTATION OPTIONS

Renton Park & Ride:

101, 102, 148, 153, 167, 168 & 342

515 & South Grady Way:

101, 102, 148 & 153

Talbot Rd & Renton Village Pl:

102, 148 & 169



Bus Stop

..... **Bus Route**



Park and Ride Station

CURRENT AVAILABILITIES

TOWER ONE

24,666 Total RSF Available

| Floor | Suite | Square Feet |
|-------|-------|-----------------------|
| 2 | 280 | 9,322 |
| 3 | 300 | 5,628 |
| 7 | 700 | 7,463 (div. to 3,500) |

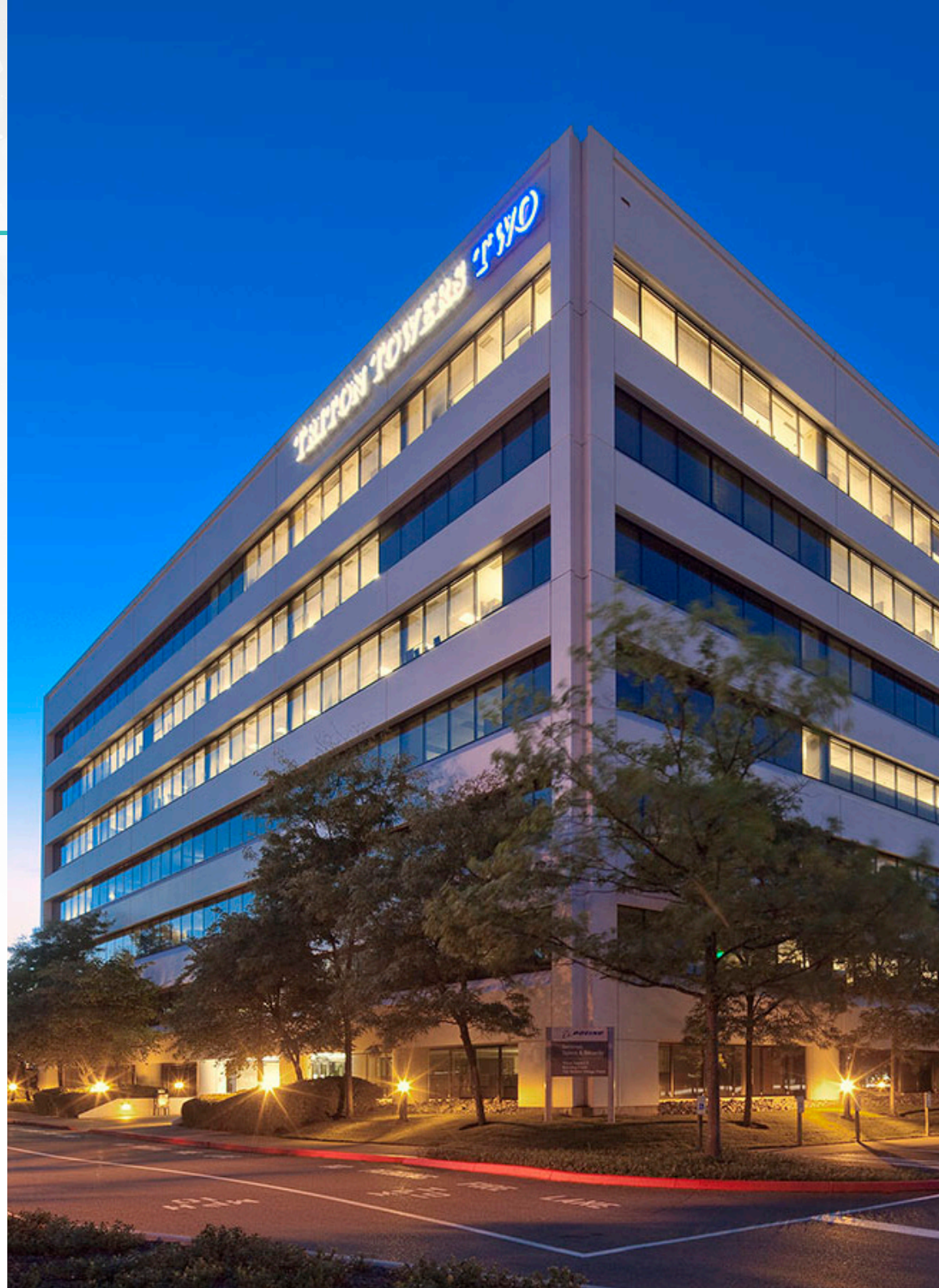
TOWER TWO

48,650 Total RSF Available

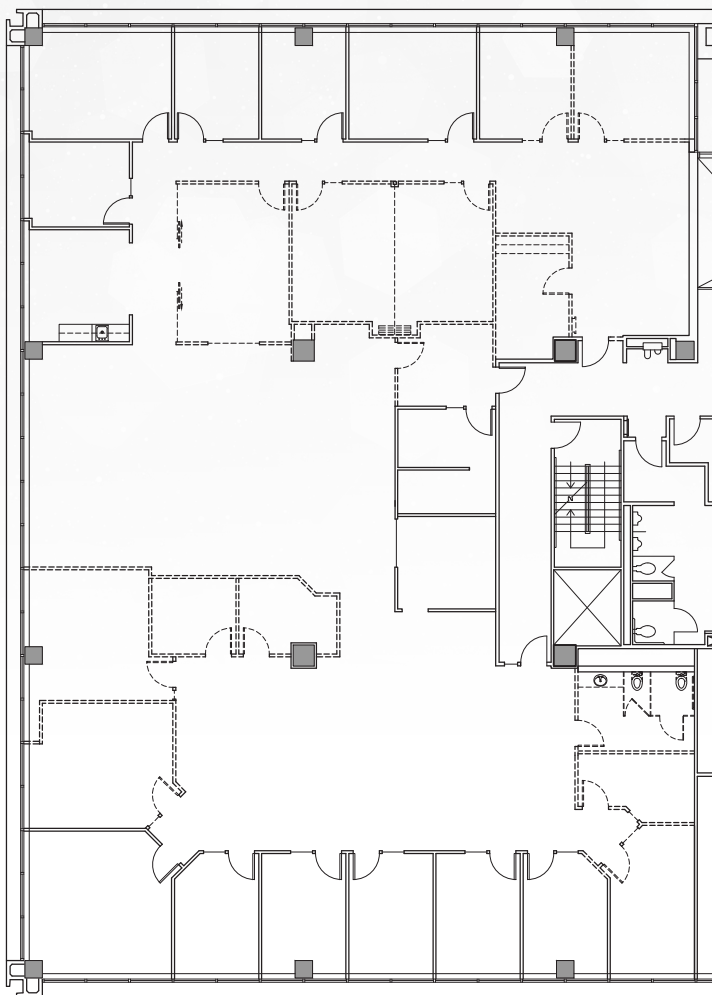
| Floor | Suite | Square Feet |
|-------|-------|-------------|
| 1 | 100 | 9,151 |
| 2 | 200 | 19,242 |
| 4 | 400 | 20,257 |

TOWER THREE

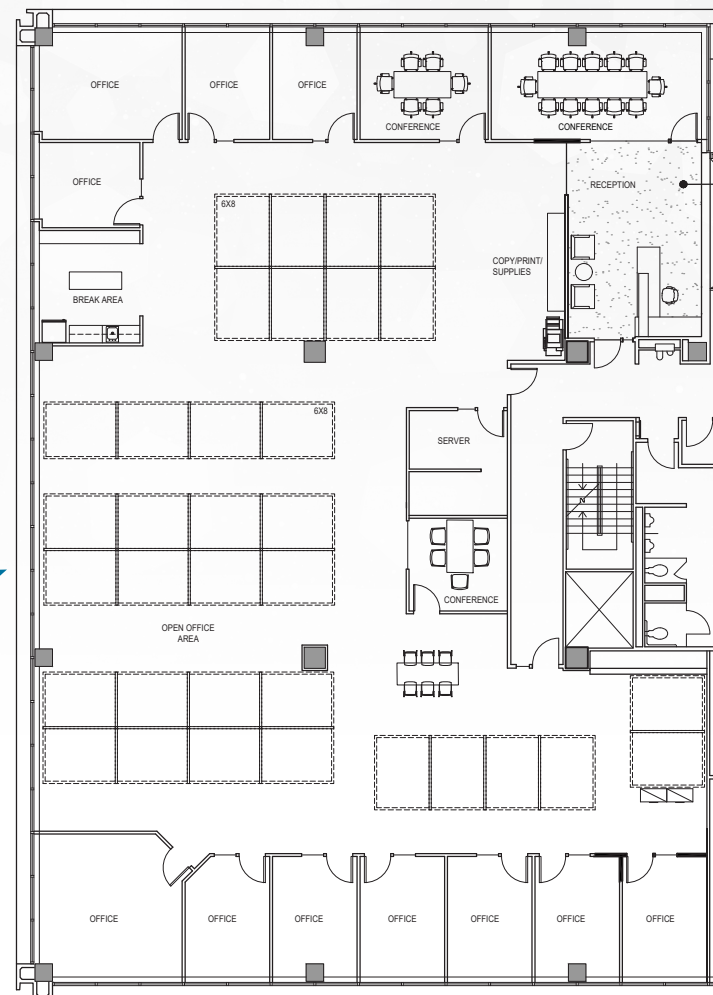
100% LEASED



FLOOR 2, SUITE 280: 9,322 RSF



DEMO SPACE PLAN



CONCEPTUAL SPACE PLAN

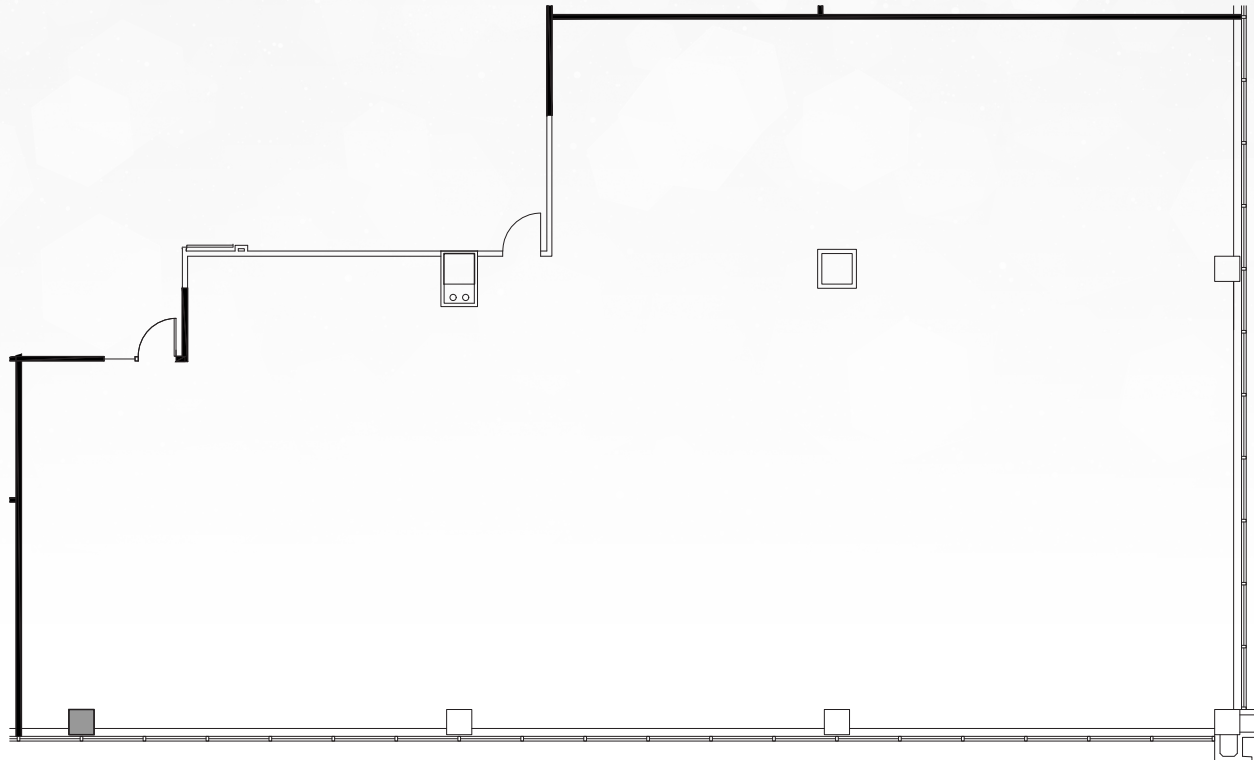


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FLOOR PLANS

TOWER ONE

FLOOR 3, SUITE 300: 5,628 RSF

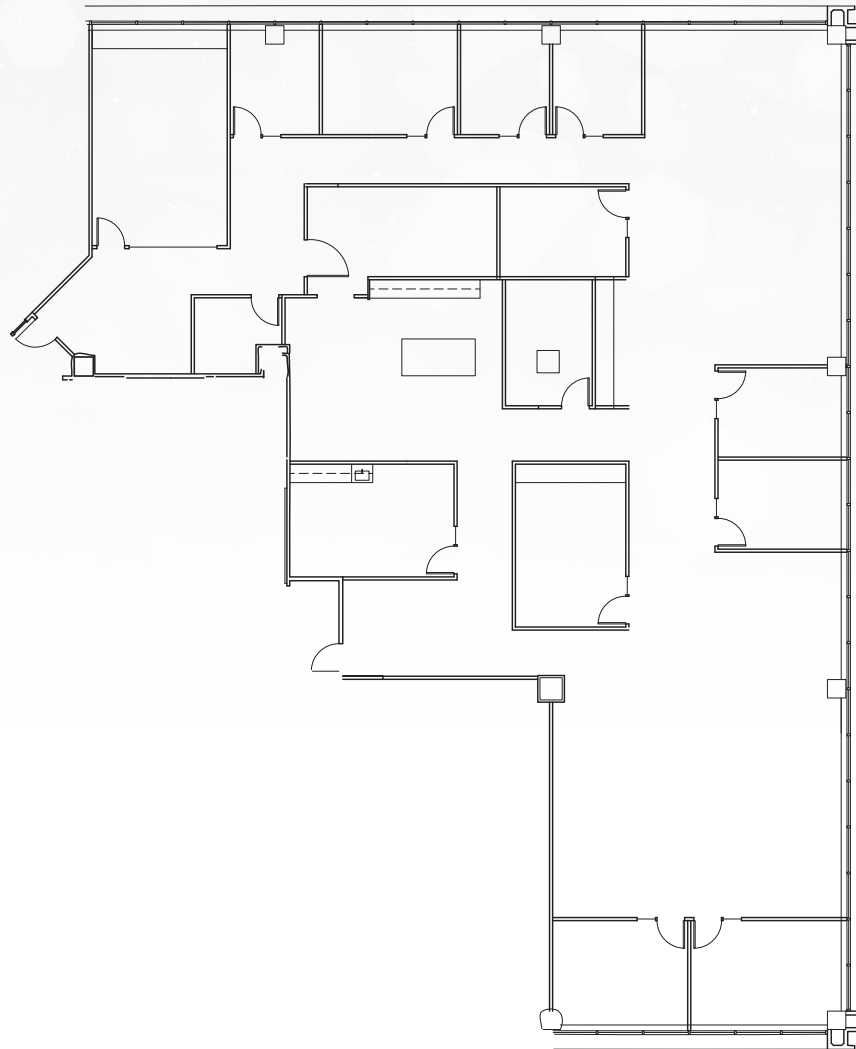


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FLOOR PLANS

TOWER ONE

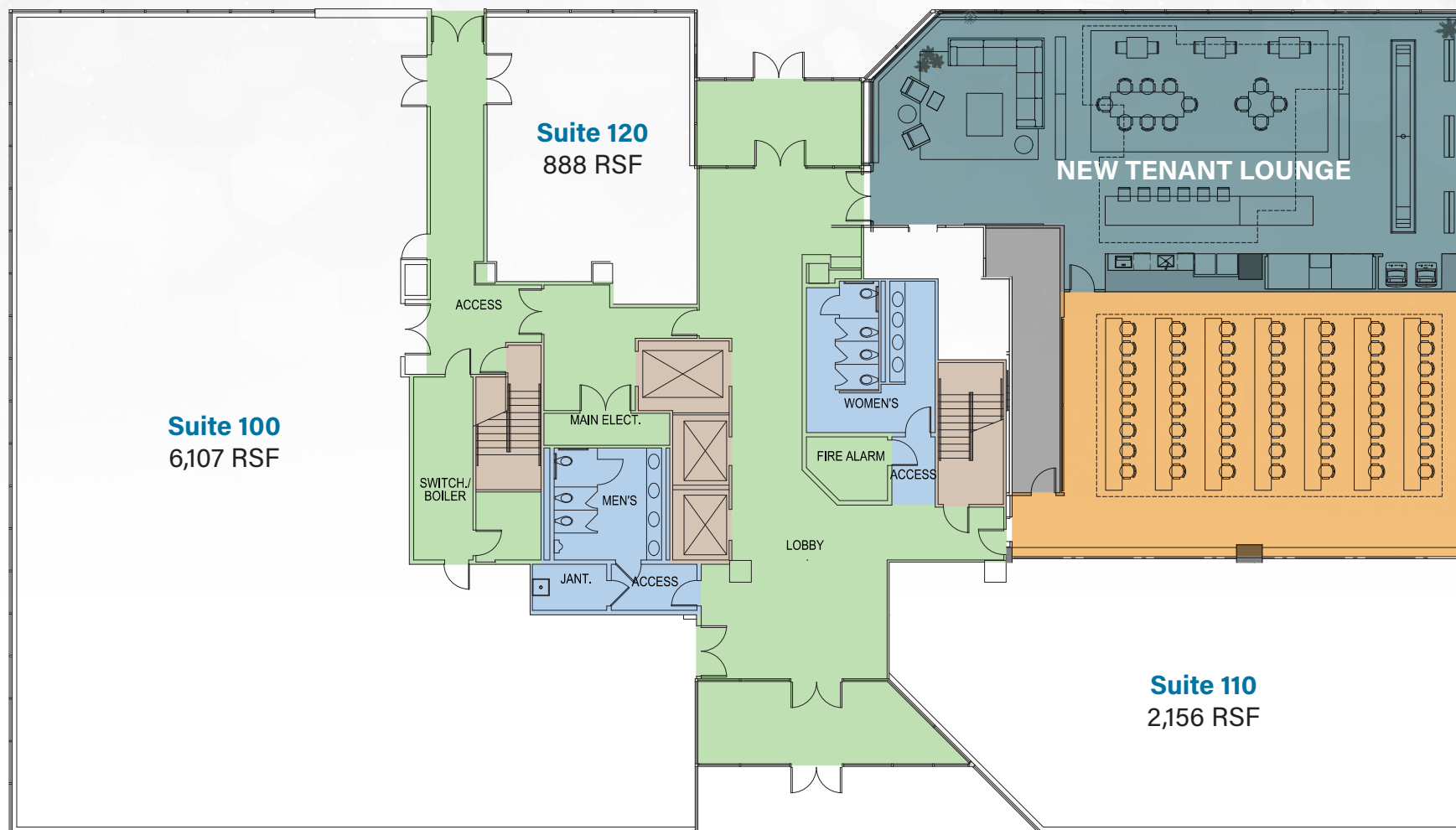
FLOOR 7, SUITE 700: 7,463 RSF (DIV. TO 3,500 RSF)



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FLOOR PLANS TOWER TWO

FLOOR 1: 9,151 RSF

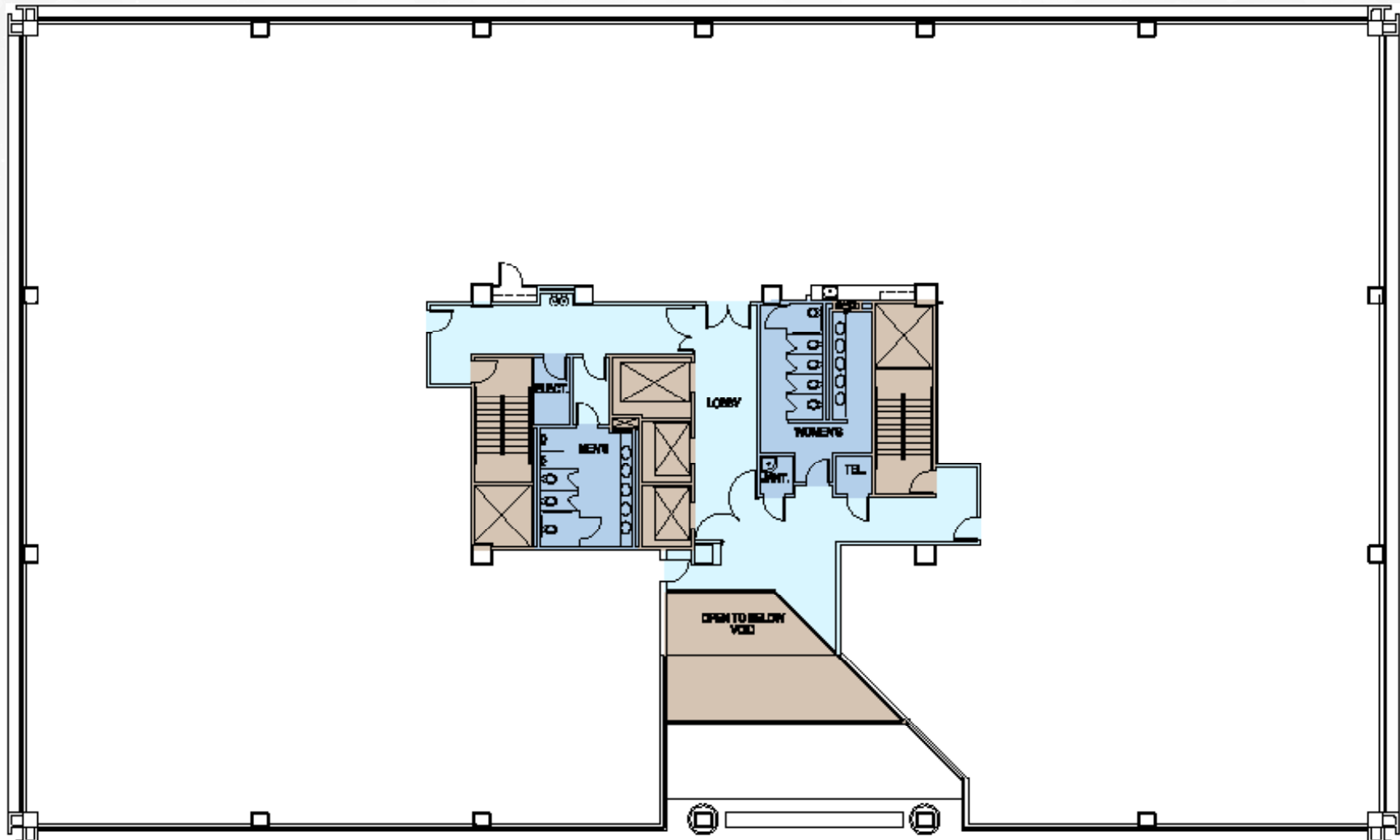


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FLOOR PLANS

TOWER TWO

FLOOR 2 (FULL FLOOR AVAILABLE): 19,242 RSF

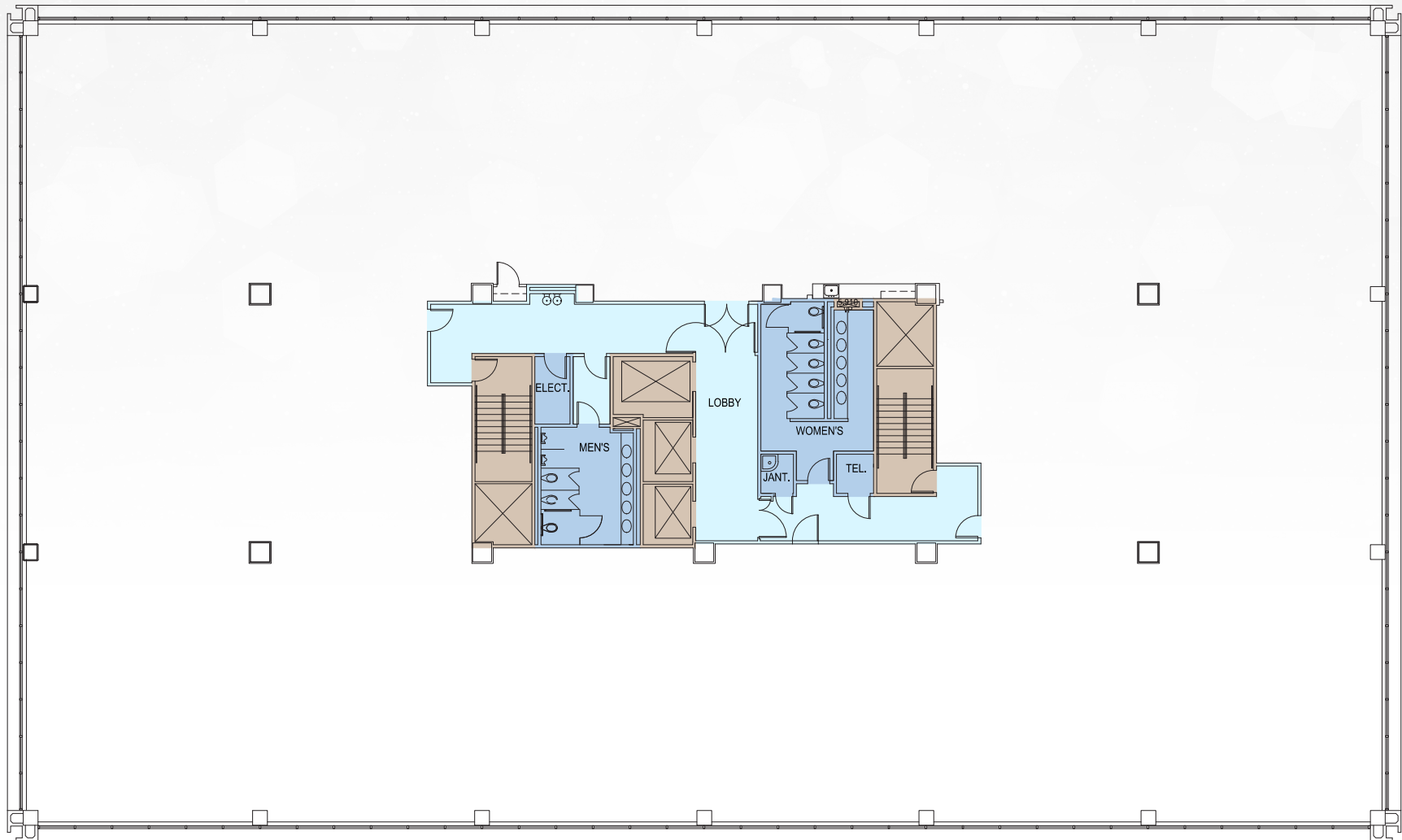


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FLOOR PLANS

TOWER TWO

FLOOR 4 (FULL FLOOR AVAILABLE): 20,257 RSF



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