

# TRITON TOWERS

[WWW.TRITONTOWERS.COM](http://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            | 138,188 SF  | 129,755 SF                       | 134,793 SF               |
| YEAR BUILT / RENOVATED | 1980 / 2007   | 1986 / 2013                      | 1987 / 2017              |
| PARKING RATIO          | 4 spaces/ 1,000 SF  | 4 spaces/ 1,000 SF               | 4 spaces/ 1,000 SF       |
| TELECOM                | Century Link and Comcast  | Century Link                     | Century Link and Level 3 |
| CEILING HEIGHTS        |   | Unfinished 12'4"   Finished 8'6" |                          |
| OWNERSHIP              |   | Innovatus Capital Partners       |                          |
| 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 309,000 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



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



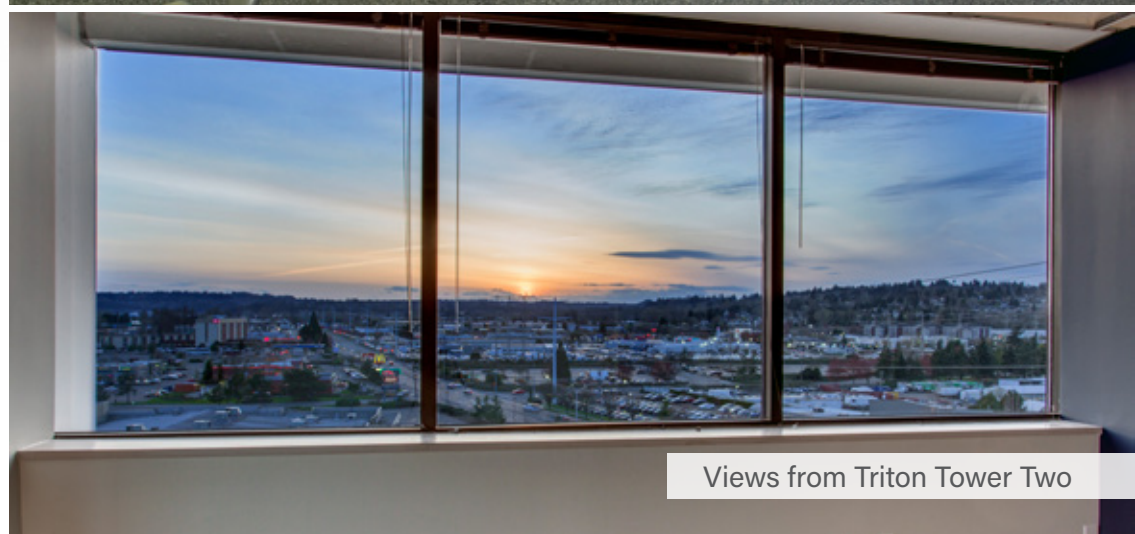
Premium bike storage



Abundant free surface parking



Upgraded elevator mechanical systems and security



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

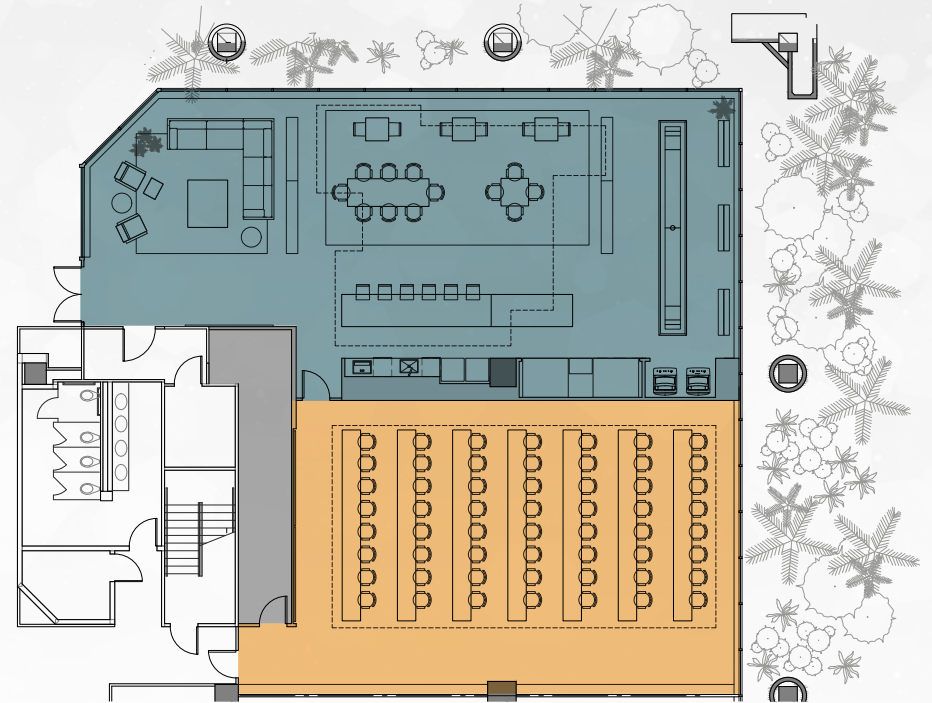


Game Room



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

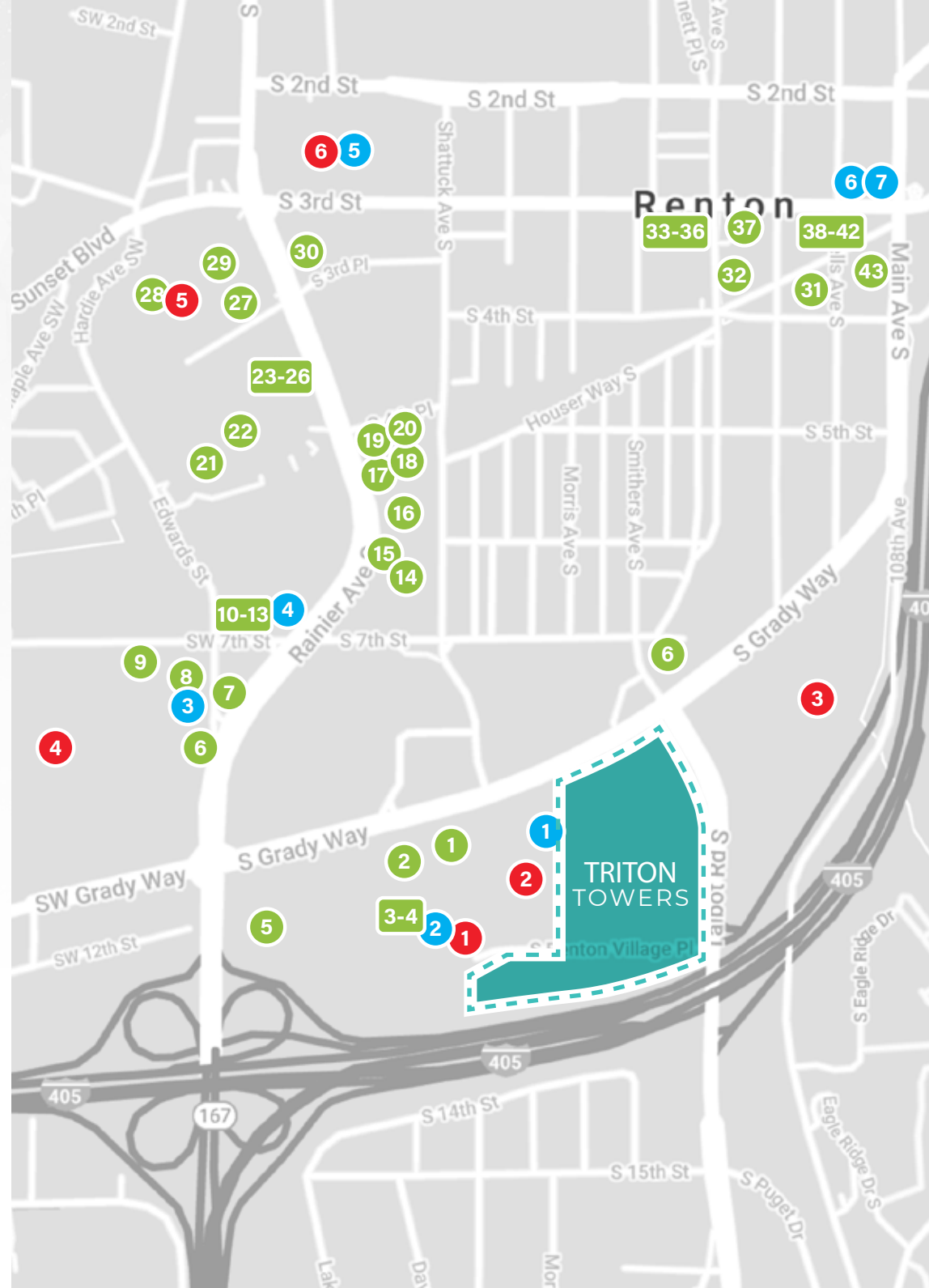
- |                                 |                                |
|---------------------------------|--------------------------------|
| 1. McDonald's                   | 23. Subway                     |
| 2. Applebee's                   | 24. Jack in the Box            |
| 3. Genki Sushi                  | 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                |                                |

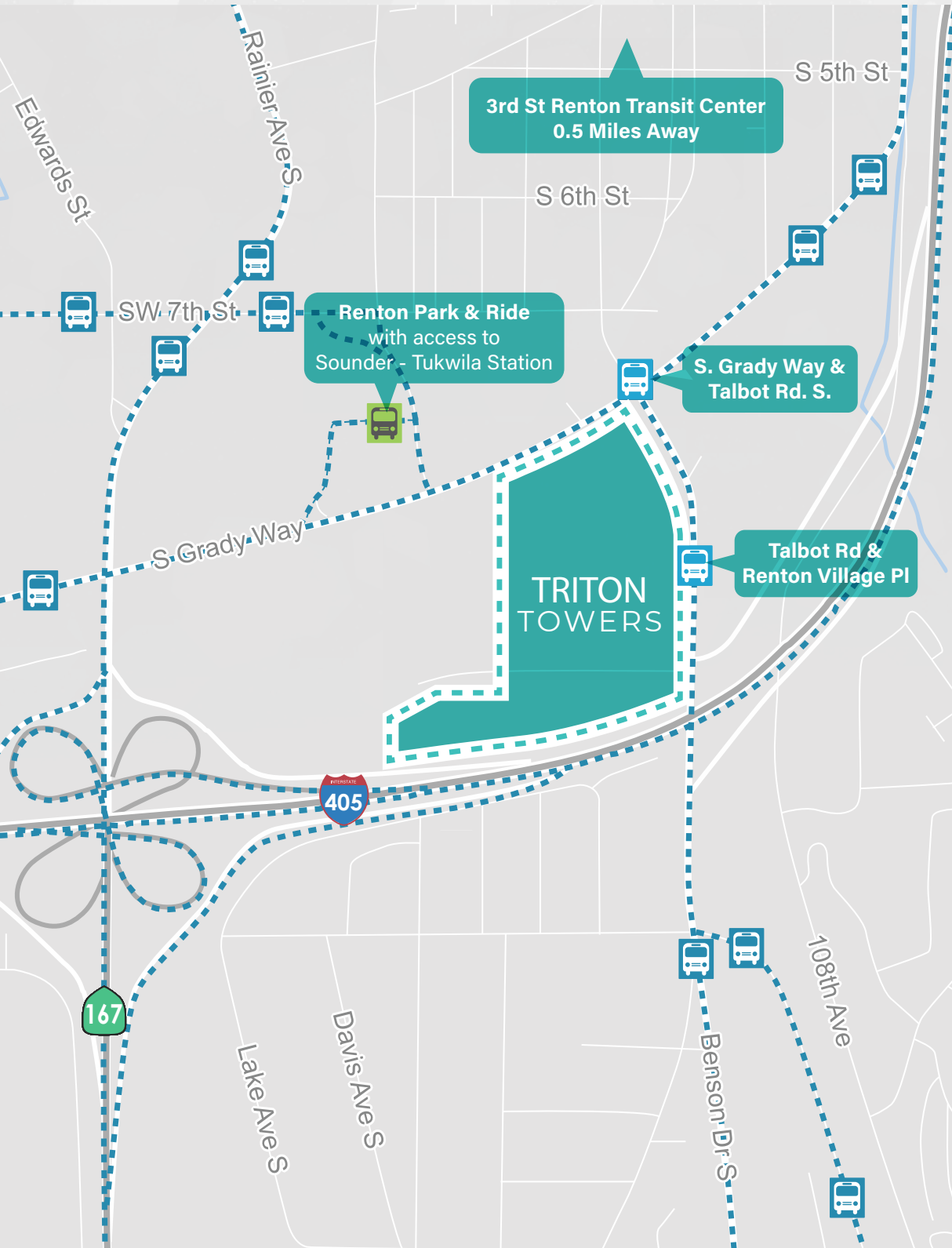
## COFFEE / TEA

- 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

30,485 Total RSF Available

| Floor | Suite | Square Feet |
|-------|-------|-------------|
| 2     | 240   | 999         |
| 3     | 300   | 5,628       |
| 5     | 500   | 3,904       |
| 5     | 520   | 2,681       |
| 5     | 570   | 1,735       |
| 5     | 580   | 2,253       |
| 6     | 625   | 5,784       |
| 7     | 740   | 3,867       |
| 7     | 760   | 3,634       |

## TOWER TWO

10,580 Total RSF Available

| Floor | Suite | Square Feet |
|-------|-------|-------------|
| 1     | 110   | 2,156       |
| 4     | 400   | 8,424       |

## TOWER THREE

7,026 Total RSF Available

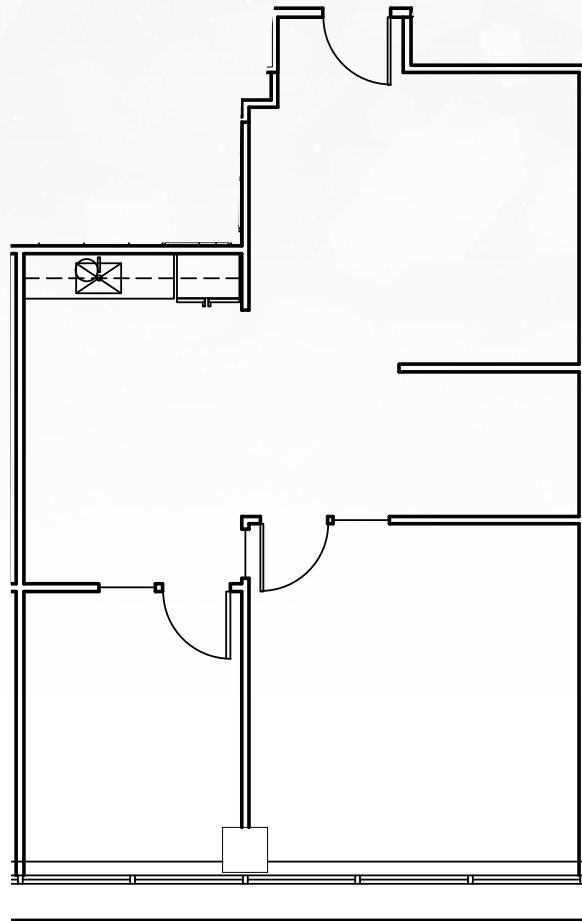
| Floor | Suite | Square Feet |
|-------|-------|-------------|
| 5     | 550   | 4,543       |
| 7     | 750   | 2,483       |



# TRITON TOWERS

# FLOOR PLANS TOWER ONE

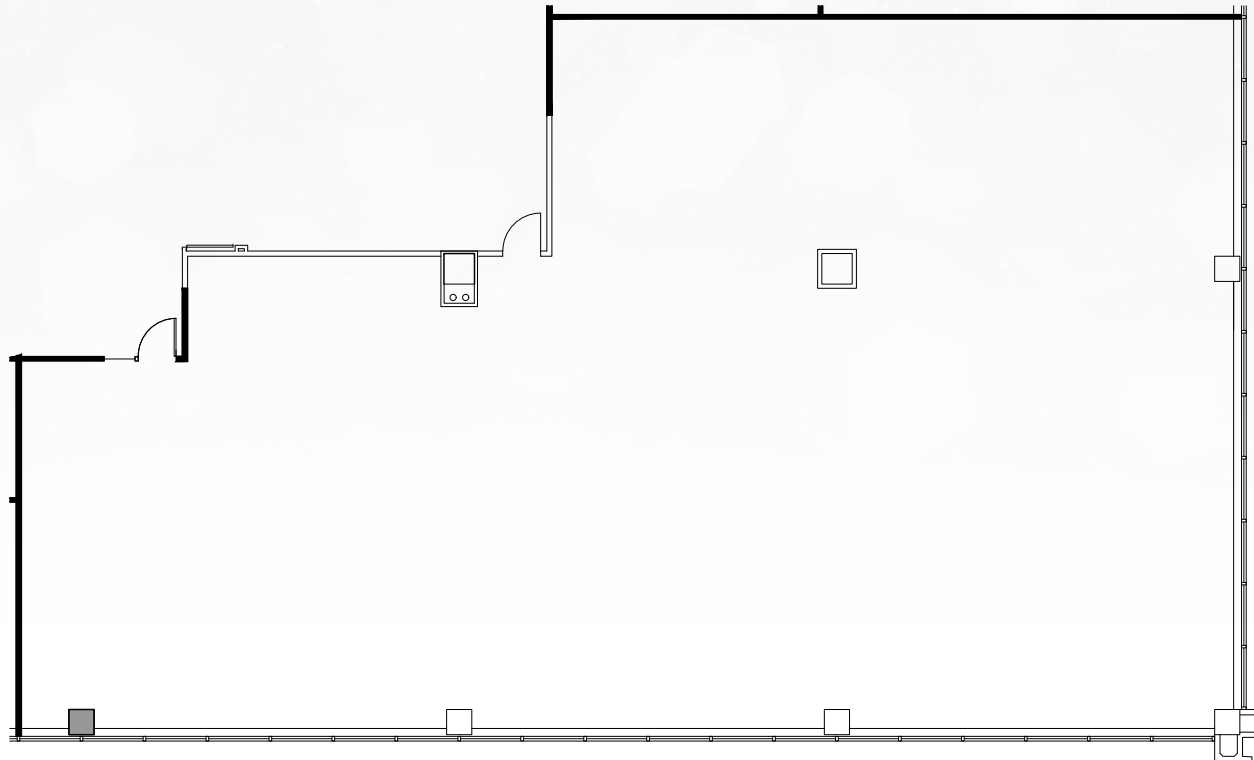
FLOOR 2, SUITE 240: 999 RSF



# TRITON TOWERS

# FLOOR PLANS TOWER ONE

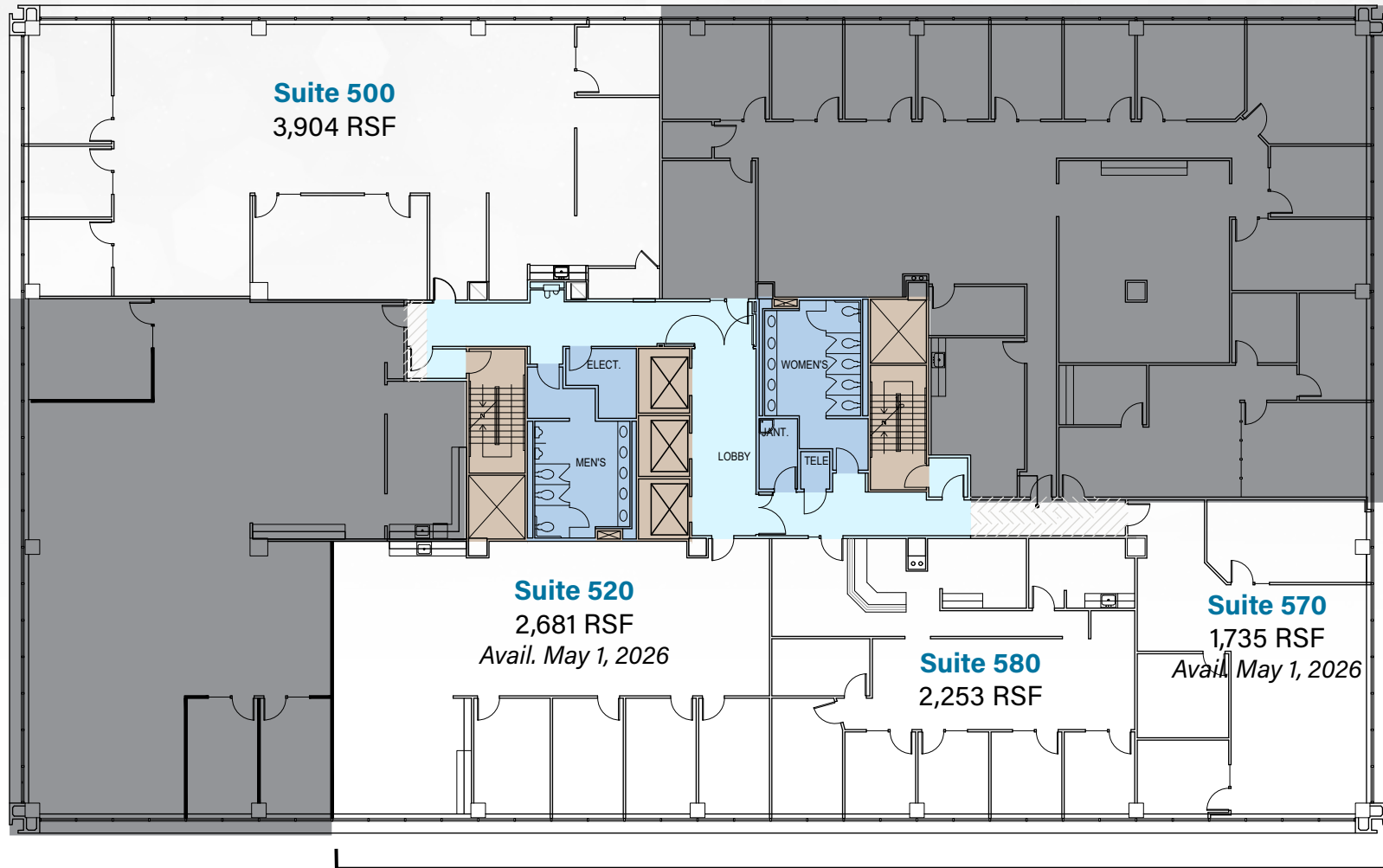
FLOOR 3, SUITE 300: 5,628 RSF



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# FLOOR PLANS TOWER ONE

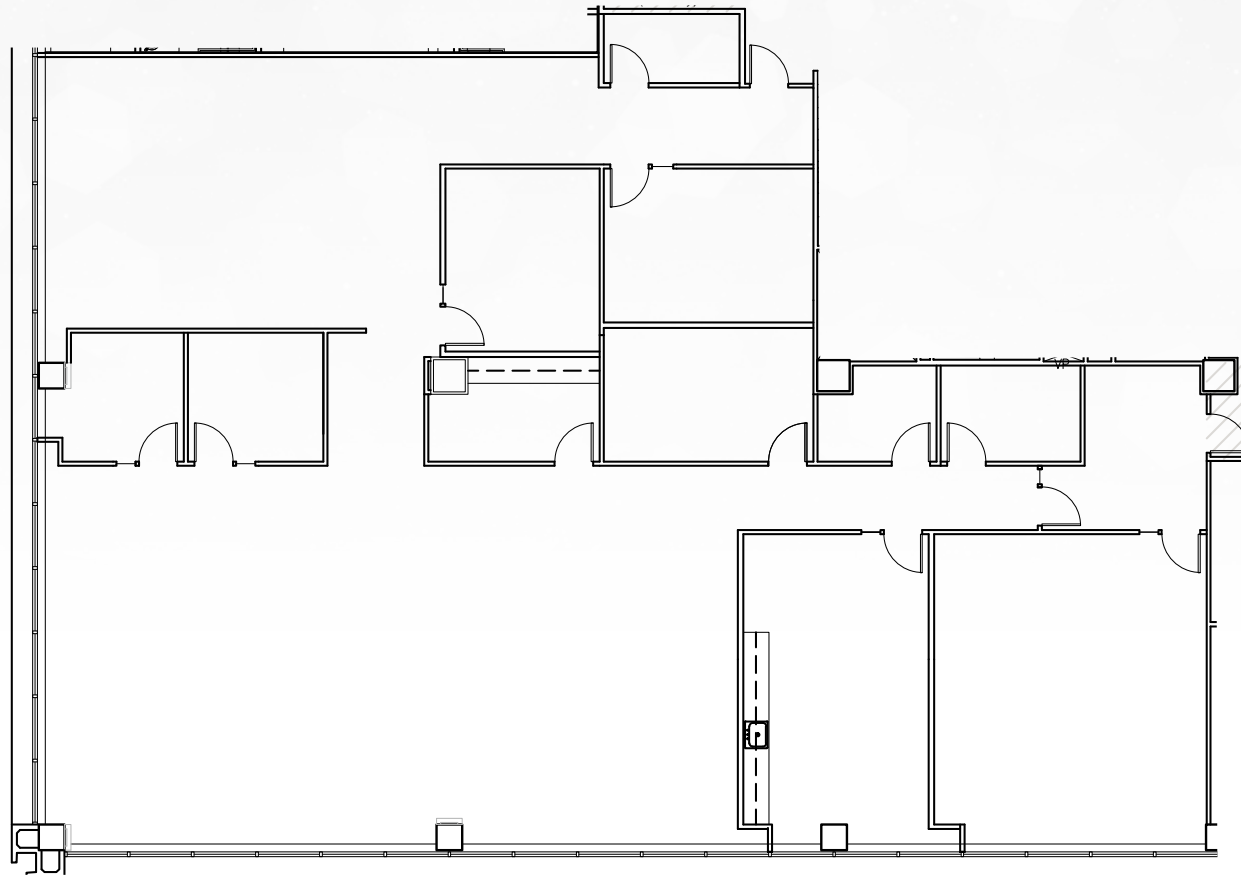
FLOOR 5: 1,735 - 6,669 RSF



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# FLOOR PLANS TOWER ONE

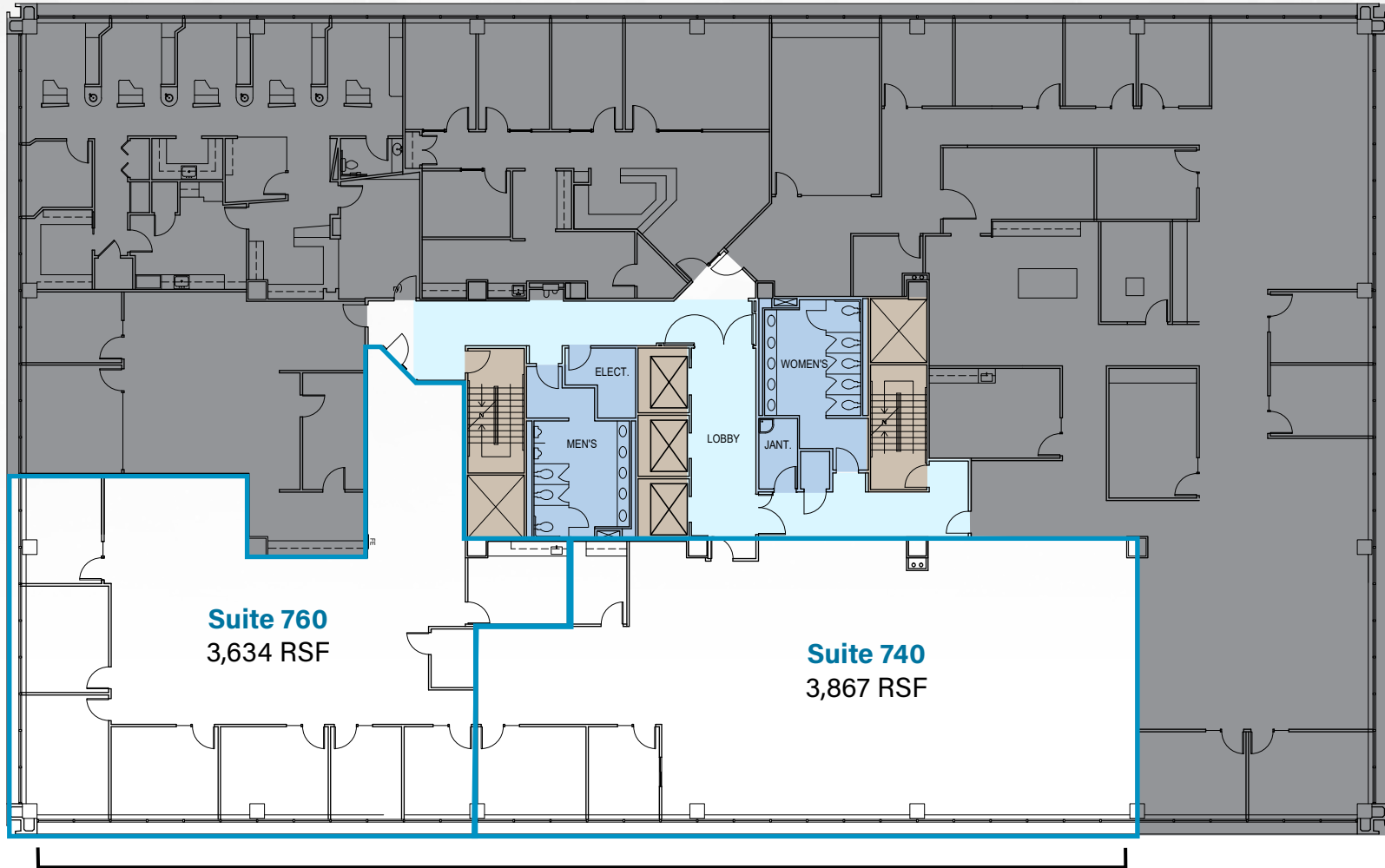
FLOOR 6, SUITE 625: 5,784 RSF



# TRITON TOWERS

# FLOOR PLANS TOWER ONE

FLOOR 7: 3,634 - 7,501 RSF



**Suite 760**  
3,634 RSF

**Suite 740**  
3,867 RSF

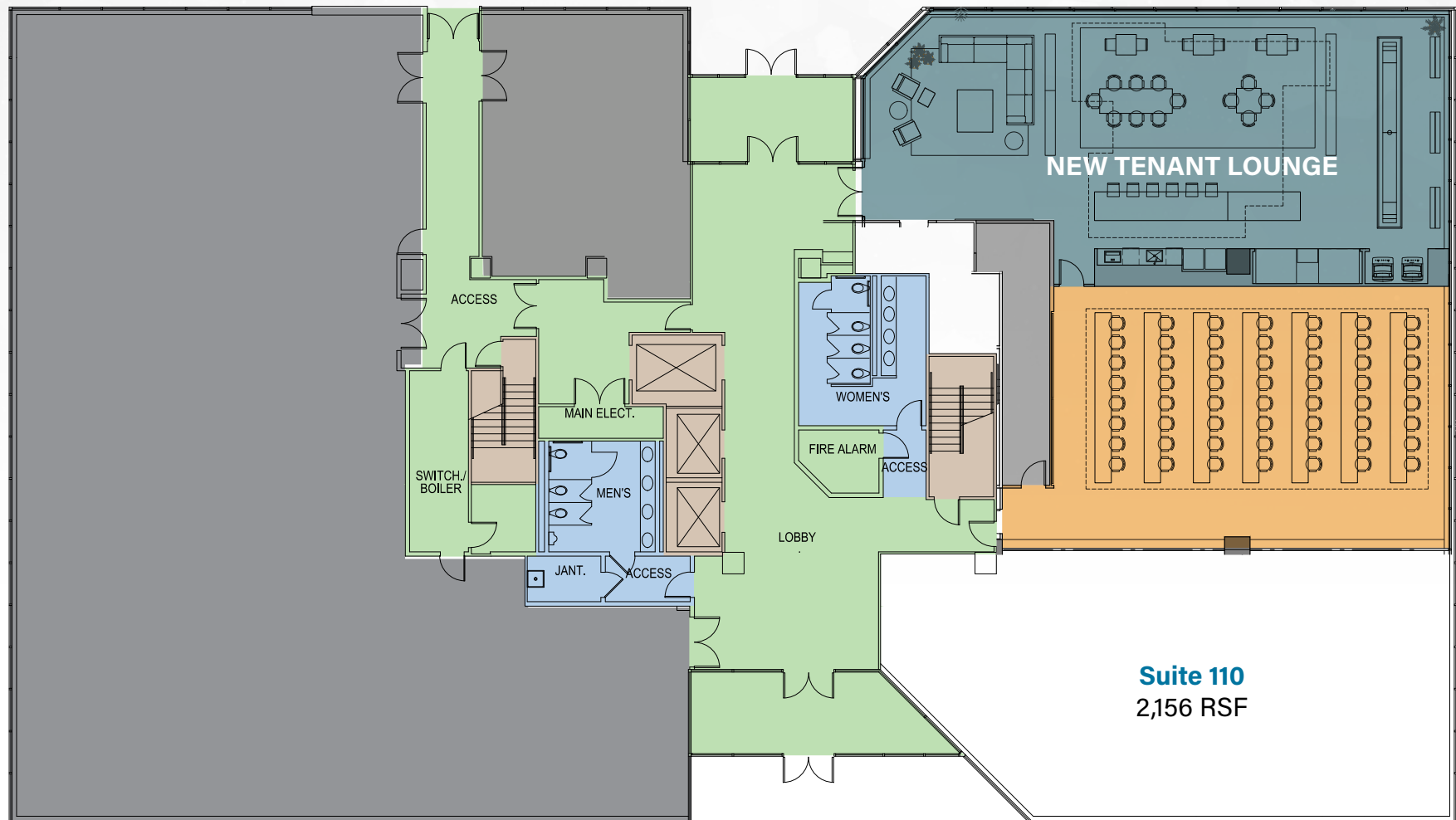
**Suites 740 + 760: 7,501 RSF**



# TRITON TOWERS

# FLOOR PLANS TOWER TWO

FLOOR 1, SUITE 110: 2,156 RSF



# TRITON TOWERS

# FLOOR PLANS TOWER TWO

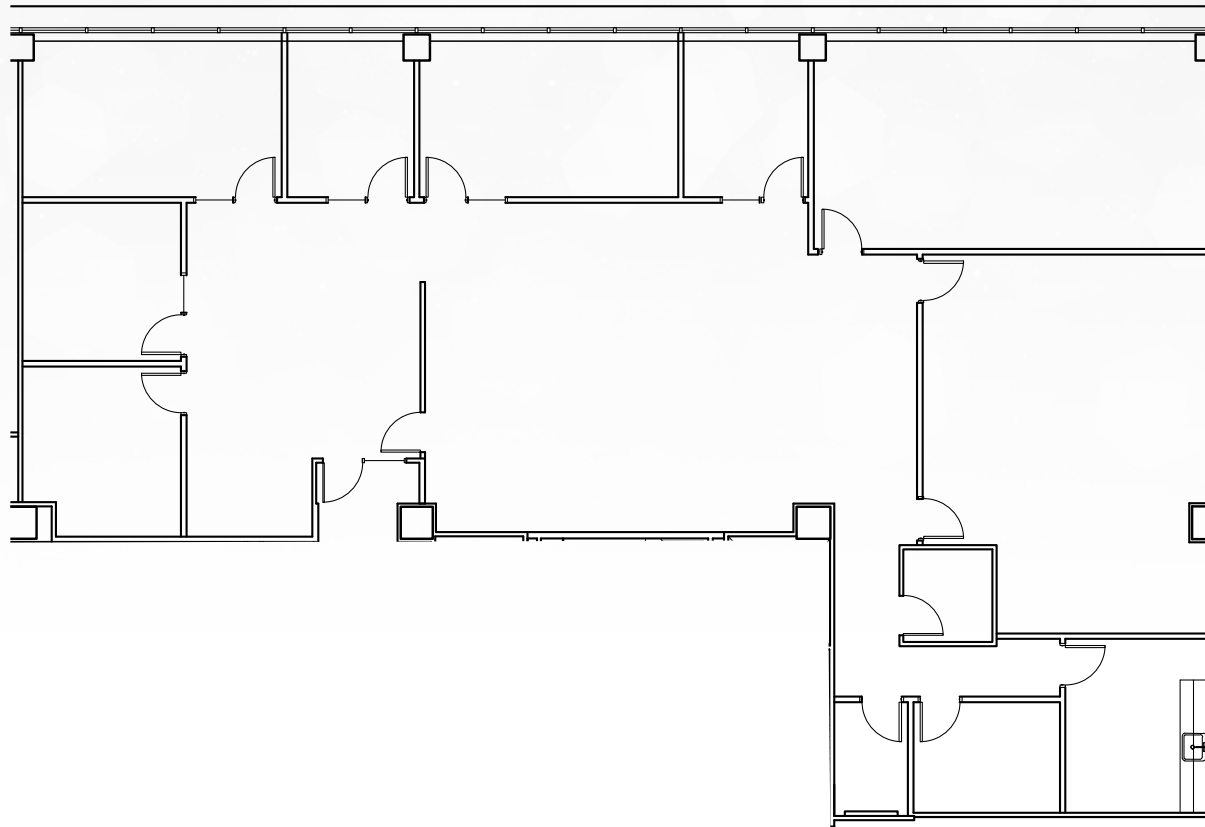
FLOOR 4, SUITE 400: 8,424 RSF



# TRITON TOWERS

# FLOOR PLANS TOWER THREE

FLOOR 5, SUITE 550: 4,543 RSF

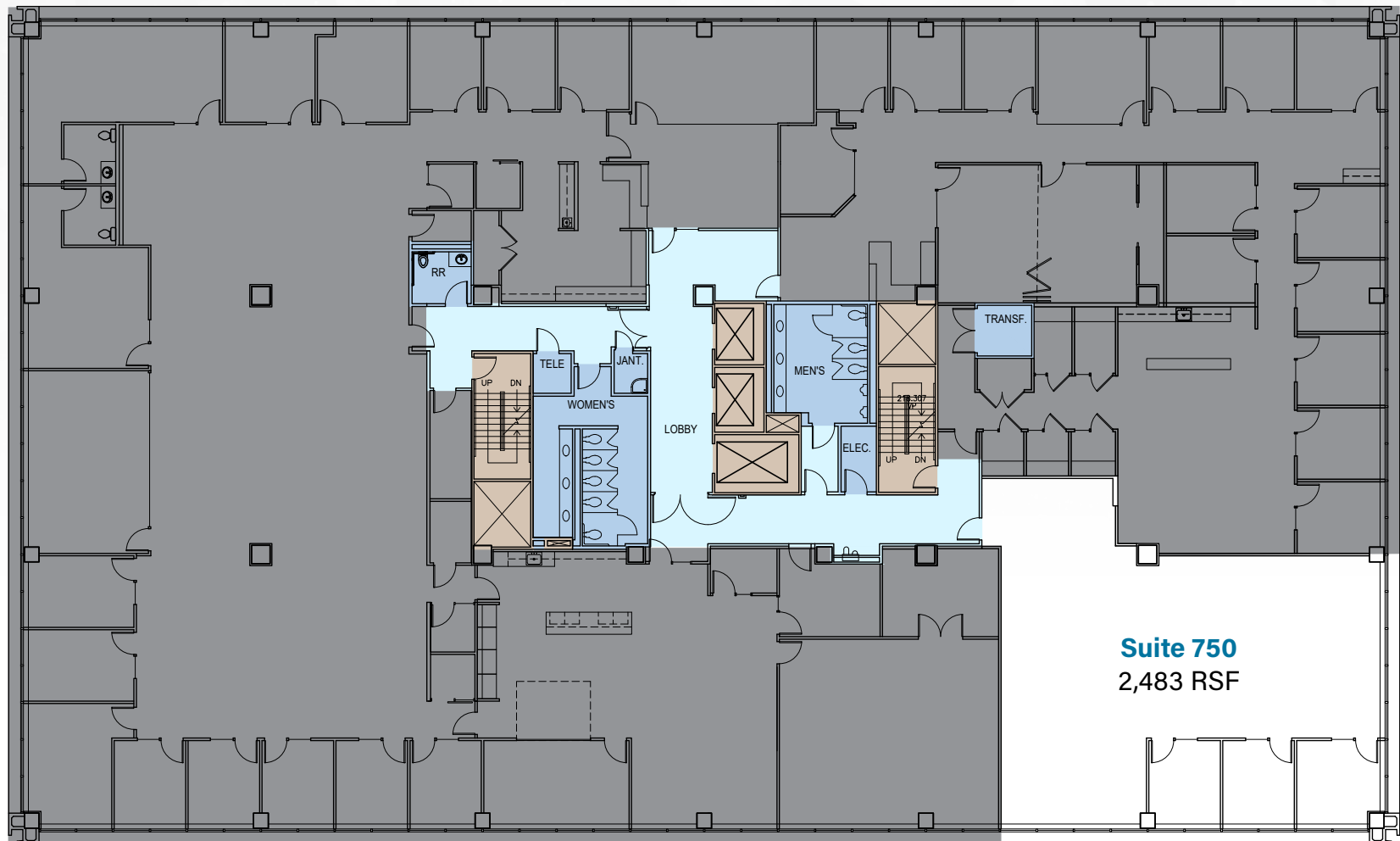


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# FLOOR PLANS TOWER THREE

**FLOOR 7, SUITE 750: 2,483 RSF**

*POTENTIAL PLUG & PLAY OPPORTUNITY WITH FURNITURE*



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