

FOR LEASE | RENTON, WA

HIGHLAND PROFESSIONAL PLAZA

RENTON HIGHLANDS MEDICAL OFFICE BUILDING



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The Opportunity



Located in the Renton Highlands, this ±3,707 SF Class A medical office opportunity delivers a rare combination of premium quality, strategic accessibility, and immediate occupancy within one of Greater Seattle's tightest medical office markets.

Purpose-built for a physical therapy provider, the suite features an efficient and highly versatile layout with spacious reception, multiple exam and treatment rooms, expansive open clinical workspace, and a collaborative office component. Extensive window line and abundant natural light create an elevated patient and employee experience throughout the space.

Offering Highlights

- Class A Medical Office, Supply Considered Submarket
- Proven Location, 12-Year Avg. Occupancy
- 18,00+ VPD
- 11 Schools (Elementary - College) in Immediate Vicinity
- Strong Mix of Medical/Dental Providers
- Opportunity for Cross-Referrals
- Second Floor, Elevator Lobby Exposure
- Excellent Window Line, Natural Light
- Versatile Footprint, Programming

ADDRESS

451 Duvall Avenue NE
Renton, WA 98059

PREMISES

Suite 200

PREMISES AREA

3,707 RSF

LEASE RATE

Call for Rate

OPERATING EXPENSES

\$15.15/SF

OCCUPANCY

Available Now

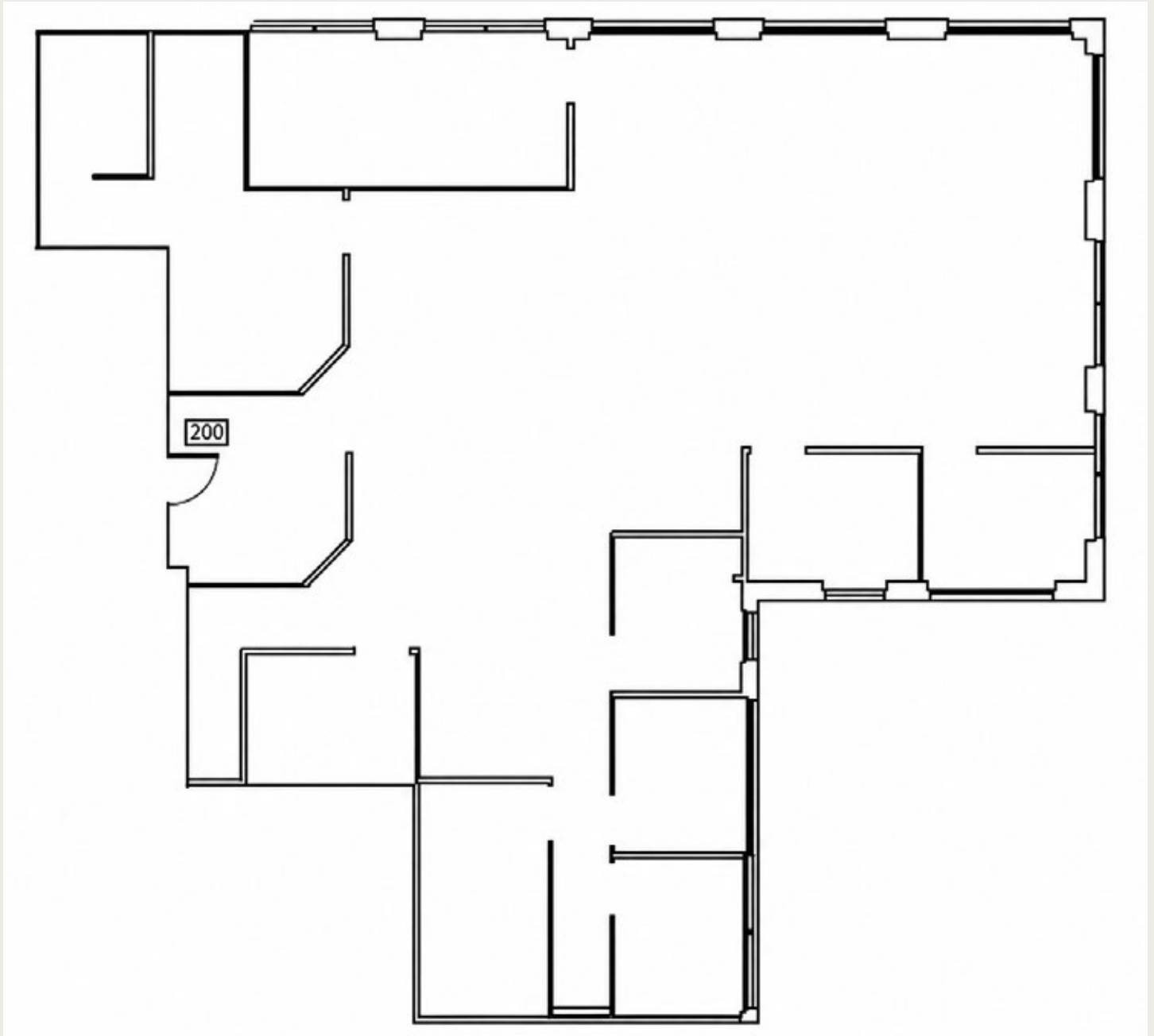
ZONING

Commercial Arterial (CA)

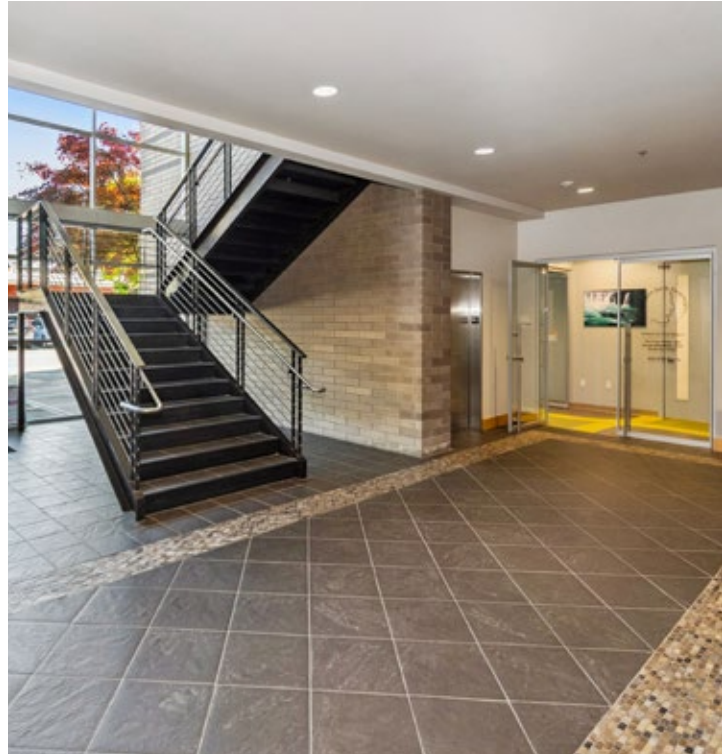
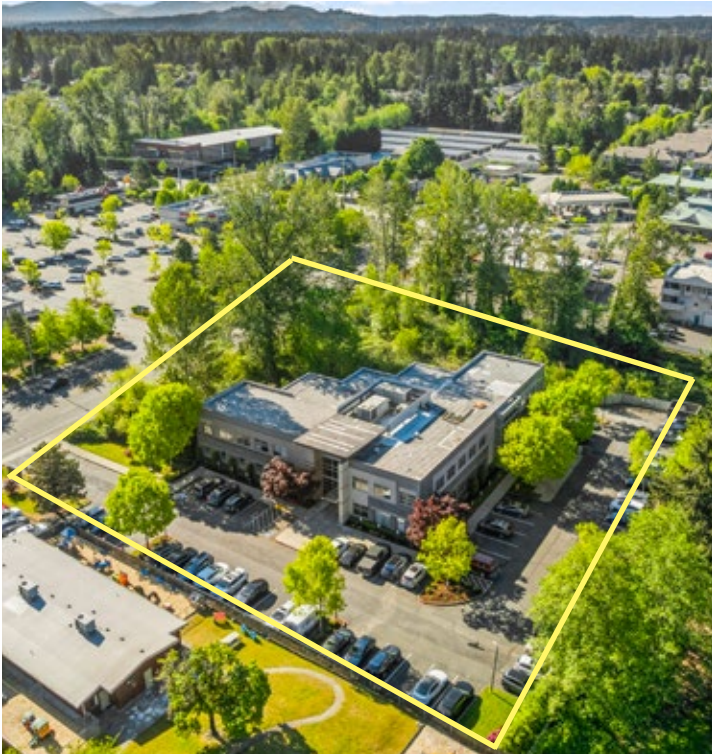
PARKING

3.3 : 1,000 SF

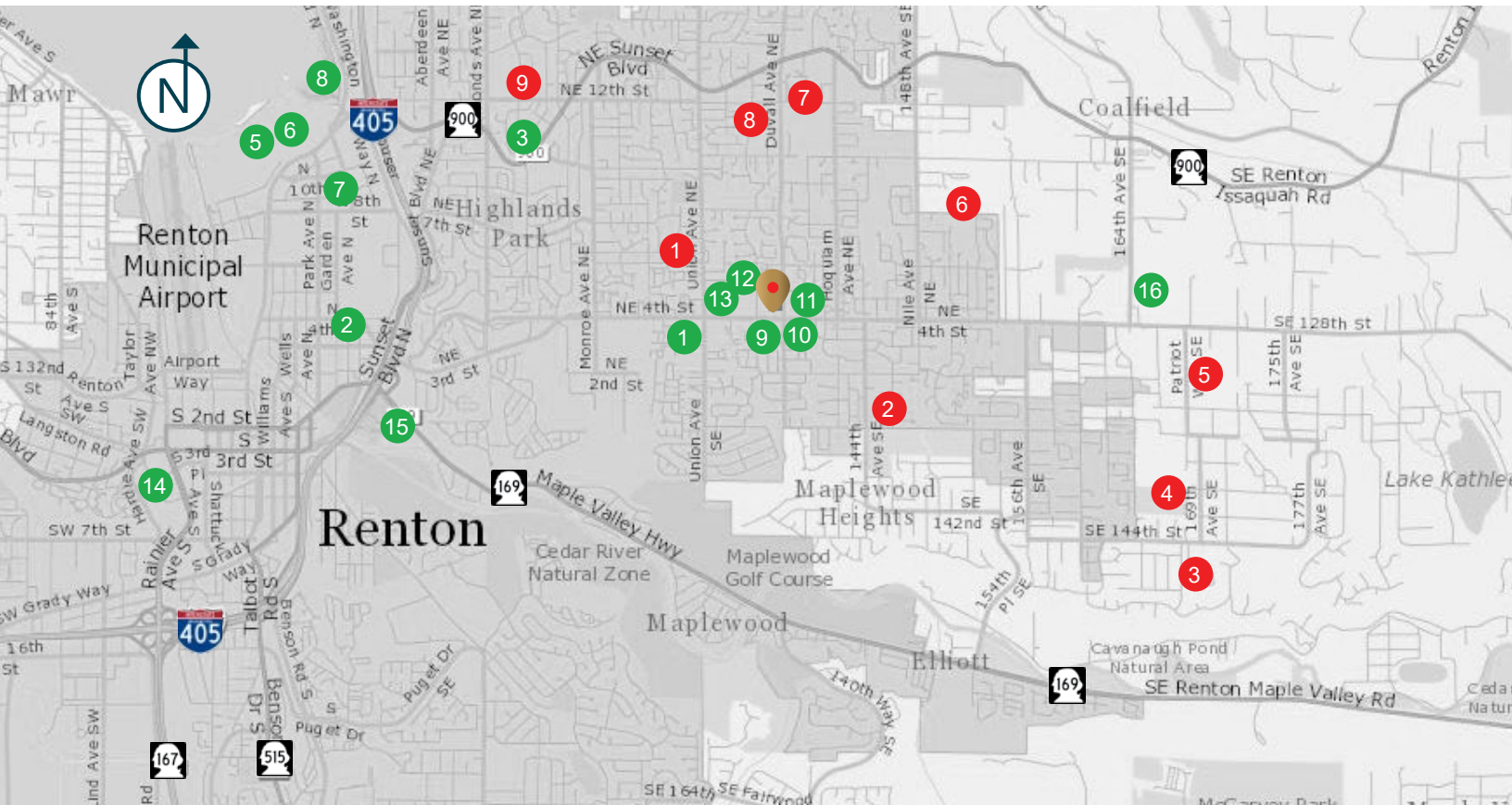
Floor Plan



Photos



Area Amenities



NOTABLE BUSINESSES & ATTRACTIONS

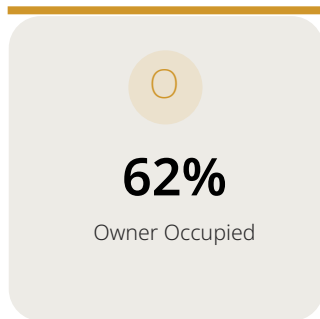
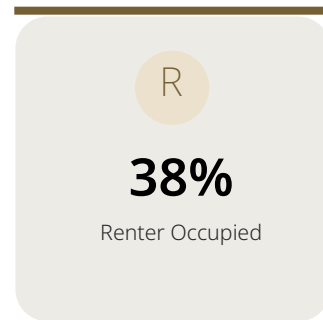
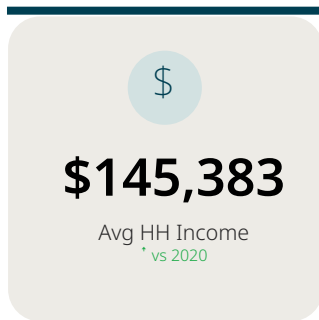
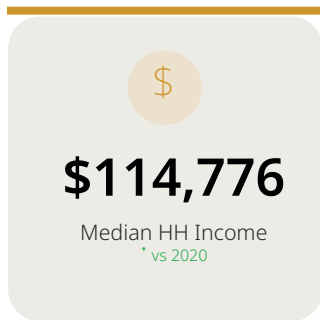
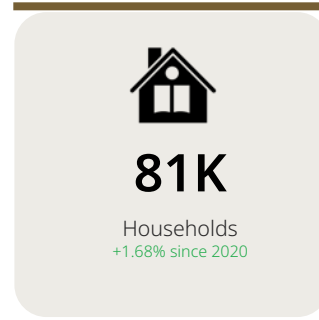
- 1 Valley Medical Plaza
- 2 ALLCARE Medical Center
- 3 Renton Highlands Library
- 4 Renton Technical College
- 5 Boeing Renton Factory
- 6 Southport Campus
- 7 Renton Landing
- 8 Gene Coulon Memorial Beach Park
- 9 Key Bank
- 10 Dairy Queen
- 11 QFC
- 12 USPS Office
- 13 Safeway
- 14 Fred Meyer
- 15 Henry Moses Aquatic Center
- 16 Sno-King Ice Arena

NEARBY SCHOOLS

- 1 Honey Dew Elementary
- 2 Maplewood Heights Elementary
- 3 Maywood Middle School
- 4 Liberty High school
- 5 Briarwood Elementary
- 6 Apollo Elementary
- 7 Hazen High School
- 8 Hilltop Heritage Elementary
- 9 McKnight Middle School

Demographics

5-Mile Radius | Renton, WA | 2025 Estimates



Source: CoStar Group - Demographic Summary Report, 5-Mile Radius | © 2026 CoStar Group

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Commercial Real Estate Solutions

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