

321 Burnett Ave S, Renton
Suite 200



For Lease and Sale

ALEX ARDIENTE

425-273-3386

alex@robgascare.com

JOHN ROCHFORD

425-444-2750

johnrochford@robgascare.com

www.robgasca.com | PO Box 3095, Renton, WA 98056



Executive Summary

The 321 Century Building presents a unique opportunity to acquire or lease office space within a condominium-structured office building in the highly desirable Renton submarket. Featuring individually owned floors, this structure offers users and investors the flexibility, control, and cost efficiency of direct ownership while benefiting from shared building systems and common area maintenance.

Suite 200, totaling approximately 3,881 square feet, provides an efficient layout and quality improvements suitable for a wide range of office users. This opportunity is particularly attractive for owner-users seeking to establish a long-term presence and hedge against rising lease rates, as well as investors pursuing a lower-cost entry point with leasing upside. Strategically located in the heart of downtown Renton with convenient access to major employment centers, transportation corridors, and nearby amenities, 321 Century Building offers a compelling combination of accessibility, ownership flexibility, and long-term value within a dynamic and evolving market.

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Sale/Lease Information:

- Suite 200
- 3,881 square feet
- Fully built-out office consisting of 6 private office suites, conference room, reception area, break room, two restrooms, and ample storage space
- Secure access through staircase
- Direct access through elevator
- HOA managed common areas including roof, HVAC, common areas, security access, and elevator
- Sale Price: \$995,000.00
- Lease Price: \$20/psf full service
- Contact brokers directly for tours

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