

FORT DENT MEDICAL BUILDING



FOR SALE

*Quality Medical Office Building for Sale on
Fort Dent Way in Tukwila, WA*

6835 FORT DENT WAY | TUKWILA, WA

22,222 SF

BUILDING AREA

\$8.30M

SALE PRICE



Rare Opportunity for a Turnkey Medical Office Building

Approximately 22,222 SF on two floors

12,487 RSF on 2nd floor, currently leased by one tenant until November 30, 2029

7,451 RSF available for owner-user on ground floor

Multiple private offices, exam rooms, in-suite restrooms, storage area, conference room, and reception

Over 5/1,000 RSF of parking surrounding entire building

Built in 1990, remodeled in 2010

New roof in 2024

New elevator in 2025

171,638 SF of land (3.94 AC)

RCM zoning (Regional Commercial Mixed - City of Tukwila)

\$8,300,000.00 asking price



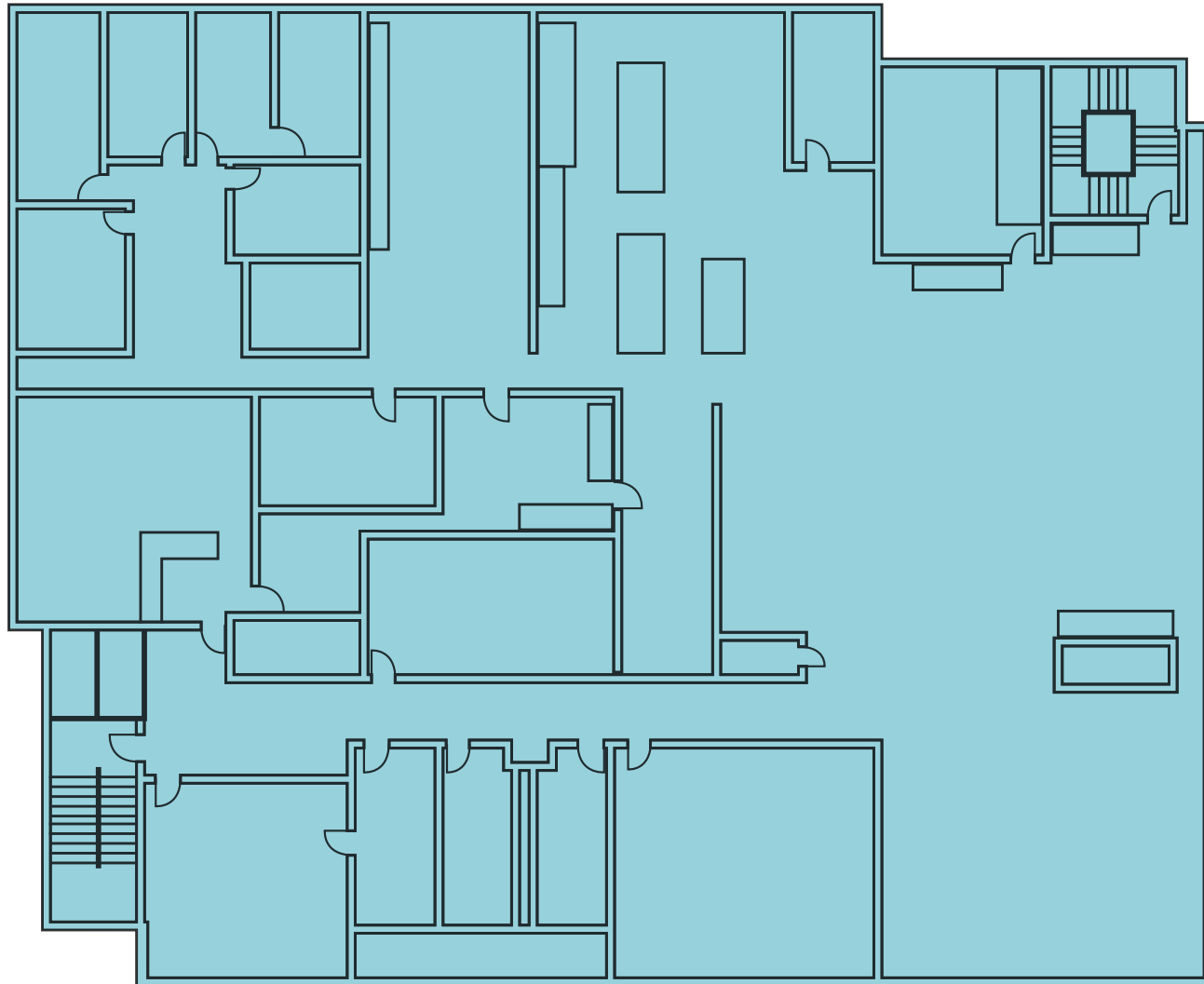
SECOND LEVEL FLOOR PLAN

12,487 RSF

SECOND LEVEL

11/30/29

LEASED THRU





CONVENIENT
LOCATION ON
FORT DENT WAY
IN TUKWILA



EXCEPTIONAL
PARKING (ABOVE
5/1,000 RSF)



7,451 RSF
AVAILABLE TO
OCCUPY



EXISTING
BUILDOUT FOR
MEDICAL OFFICE



HIGHLY- ACCESSIBLE LOCATION

Located in the heart of Tukwila on Fort Dent Way

140 parking stalls (above 5/1,000 RSF)

Many flexible options for user, including office, flex, or medical

2 MIN
TO I-5

2 MIN
TO I-405





Exclusively listed by

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