LTP
BUSINESS CENTER



MODERN OFFICE SPACE FOR LEASE

Professional office suites available in the heart of **Renton, WA.**

PROPERTY HIGHLIGHTS

- **24/7 Surveillance**
- **Fiber Optic Ready**
- **New HVCA**
- **Smart Access Control**

SCHEDULE A TOUR

Email: **LEASE@LTPPG.COM**

Website: **LTPPG.COM**

LTP BUSINESS CENTER

263 Rainier Ave S,
Renton, WA 98057

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WHY CHOOSE LTP BUSINESS CENTER

Recently Improved. Locally Owned. Right-Sized for Your Firm.

In 2026 we completed major property improvements that enhance comfort, efficiency, and long-term value. Available suites range from 1,158 to over 2,342 square feet—so you can move in with what you need today and grow into more space tomorrow.

BUILDING FEATURES

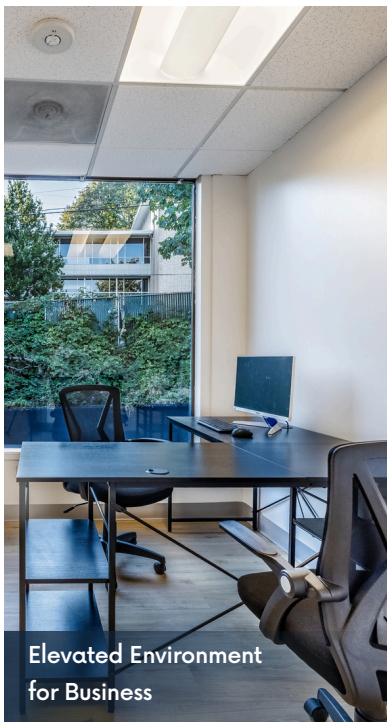
- New roof — 2026
- New HVAC — 2026, full replacement
- Newly paved parking lot — 2026
- Convenient Free on site Parking Spots Available
- Security cameras throughout
- Elevator access
- After-hours access
- Responsive local ownership
- Wheelchair accessible and ADA compliant
- Smart LED Lighting

IDEAL FOR

Law Firms	Insurance agencies
Real Estate Companies	Financial Services
Healthcare Providers	Professional Offices



Bright interiors and versatile suite layouts



Elevated Environment for Business

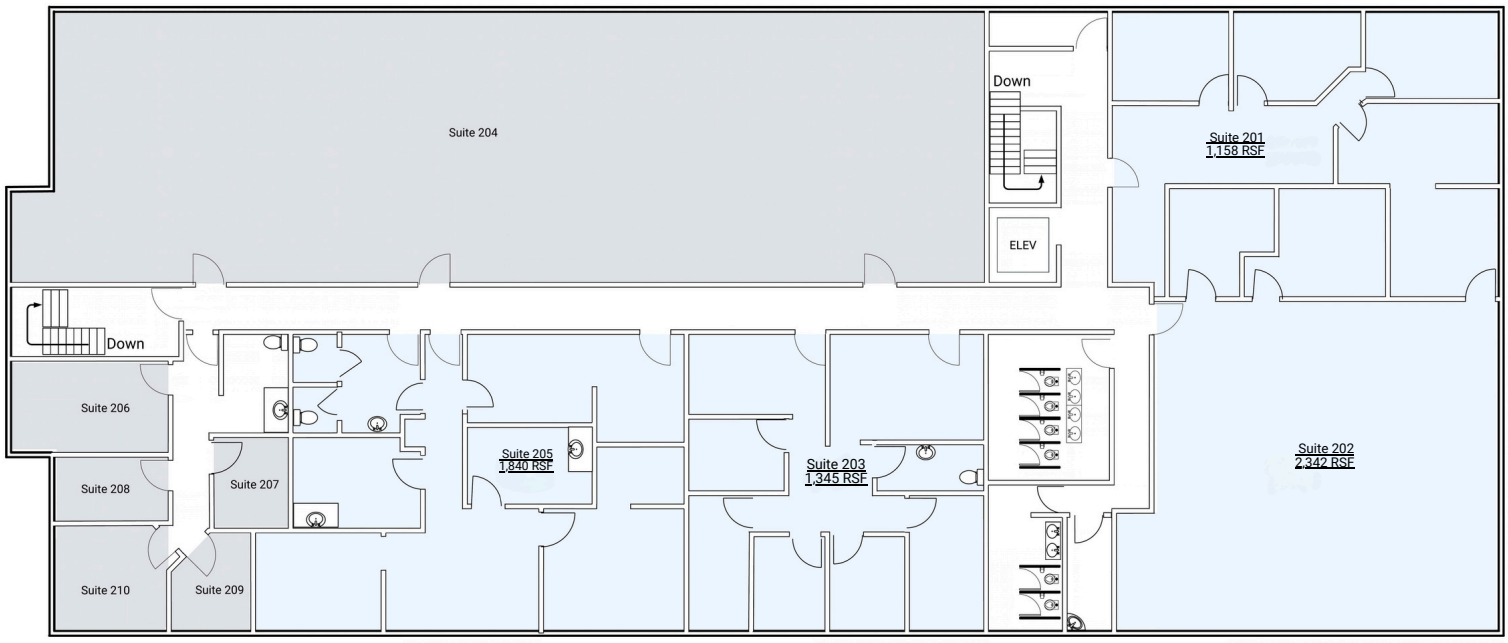


Well-Maintained Professional Building

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CURRENT AVAILABILITY

SECOND FLOOR PLAN



AVAILABLE SUITES

SUITE	RENTABLE SF	USABLE SF
201	1,158 SF	934 SF
202	2,342 SF	1,890 SF
203	1,345 SF	1,086 SF
205	1,840 SF	1,485 SF

AVAILABILITY SNAPSHOT

- 4 suites currently available
- Largest suite: 2,342 SF
- Smallest suite: 1,158 SF
- Total available: 6,685 RSF

All square footages are approximate. Please contact us for verified measurements, pricing, and additional combination options.

INSIDE THE SPACES

BRIGHT INTERIORS

FLEXIBLE LAYOUTS

PROFESSIONAL ENVIRONMENT

Modern, functional and move-in ready offices for your growing business.



PRIVATE OFFICES

BRIGHT, PROFESSIONAL SPACES WITH GREAT NATURAL LIGHT.



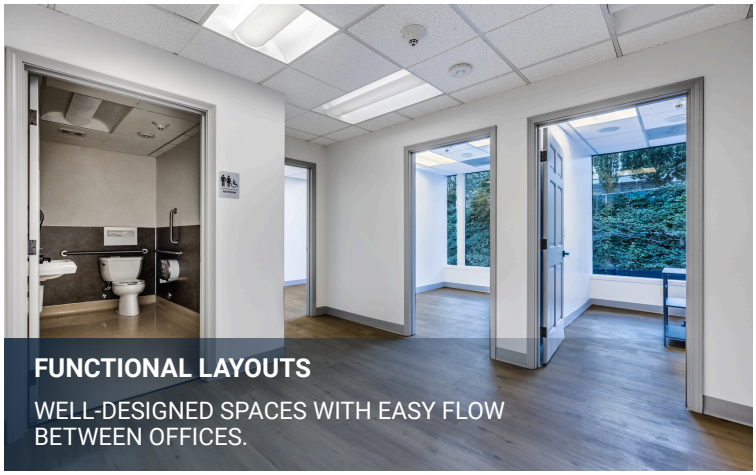
OPEN AREAS

VERSATILE LAYOUTS THAT ADAPT TO YOUR TEAM'S NEEDS.



FOCUSED WORK

IDEAL FOR INDIVIDUAL OFFICES OR SMALL TEAMS.



FUNCTIONAL LAYOUTS

WELL-DESIGNED SPACES WITH EASY FLOW BETWEEN OFFICES.



EVERYTHING YOU NEED

CONVENIENT IN-SUITE AMENITIES FOR YOUR DAY-TO-DAY.

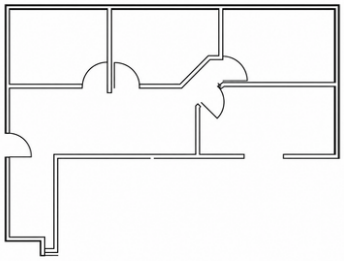
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AVAILABLE SUITES AT A GLANCE

Suite 201

View Details

1,158 SF



POSSIBLE COMBINATIONS
201 + 202

LAYOUT POTENTIAL
Flexible professional suite that supports a range of office configurations. Ideal for small teams or single-tenant use.

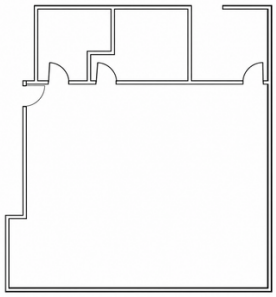
IDEAL FOR
- Law Firms
- Financial Services
- Professional Services

MOVE-IN READY
Check the virtual tour

Suite 202

View Details

2,342 SF



POSSIBLE COMBINATIONS
202 + 201

LAYOUT POTENTIAL
Spacious suite with an open footprint that can be tailored to a variety of layouts. Great for growing teams or collaborative use.

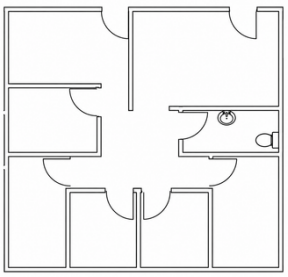
IDEAL FOR
- Sales & Operations
- Trainign & Education
- Corporate Teams Hubs

MOVE-IN READY
Check the virtual tour

Suite 203

View Details

1,345 SF



IN-SUITE AMENITY
Private restroom

LAYOUT POTENTIAL
Efficient suite with flexible layout potential for individual offices, shared workspaces, or hybrid configurations.

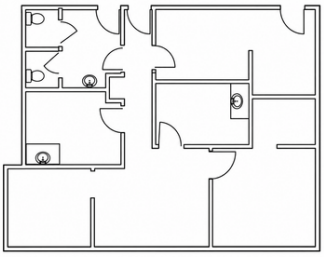
IDEAL FOR
- Consultants
- Healthcare Providers
- Professional Services

MOVE-IN READY
Check the virtual tour

Suite 205

View Details

1,840 SF



IN-SUITE AMENITY
Private restroom

LAYOUT POTENTIAL
Well-proportioned suite with versatile potential for private office, open workspace, or a mix of both

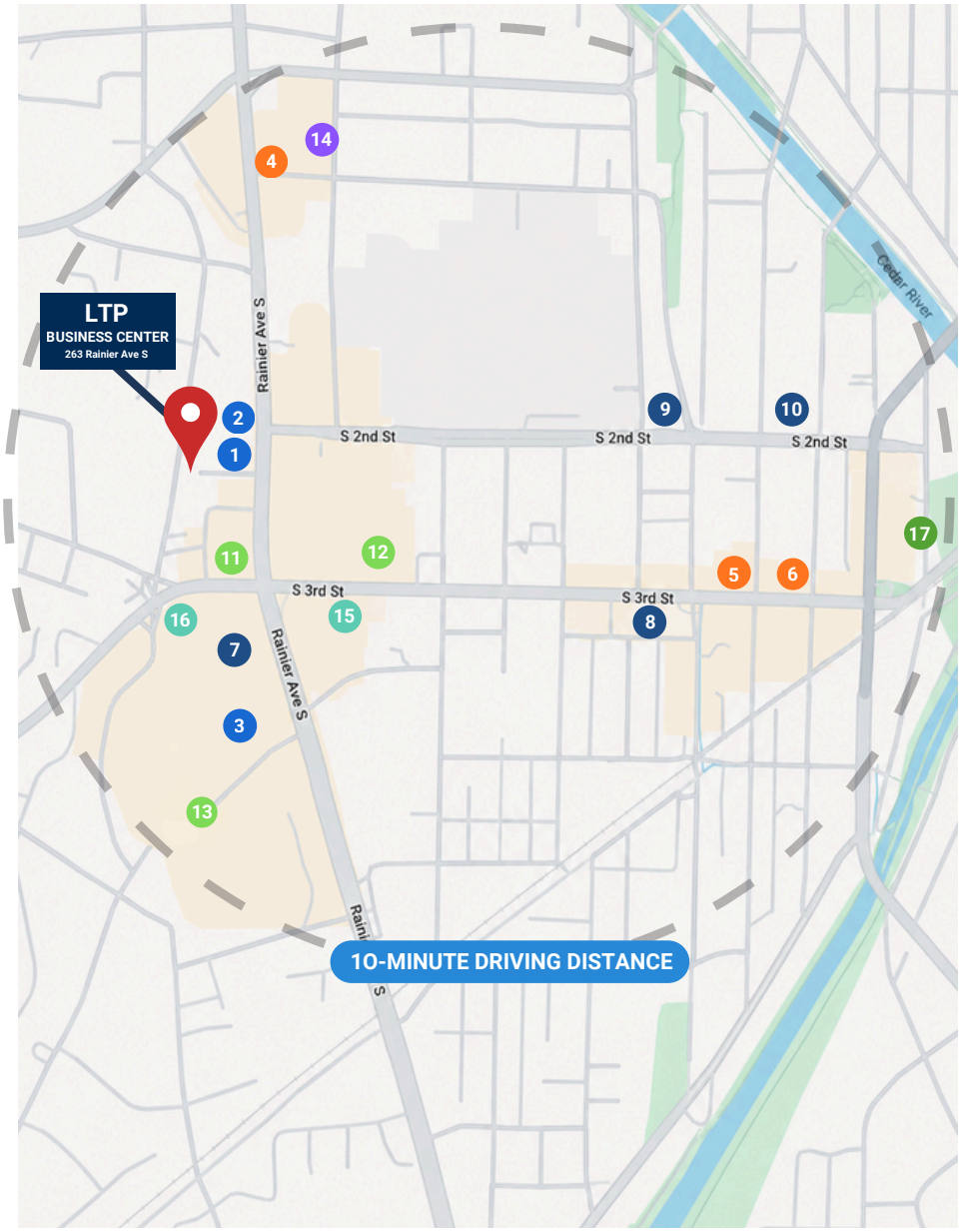
IDEAL FOR
- Legal Practices
- Healthcare Providers
- Real Estate Brokerages

MOVE-IN READY
Check the virtual tour

Detailed suite pages and floor plan studies are available upon request.

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LUNCH, COFFEE, AND A BANK — ALL WITHIN A TEN-MINUTE DRIVE



DINING
1-5 MIN DRIVING DISTANCE

1. Sansonina Ristorante Italiano
2. Big Island Poke
3. Pho box

COFFEE
1-5 MIN DRIVING DISTANCE

4. Starbucks
5. Boon Boona Coffee
6. Macadons Cafe

BANKING
1-5 MIN DRIVING DISTANCE

7. KeyBank
8. Bank of America
9. Chase Bank
10. US Bank

RETAIL & SERVICES
1-5 MIN DRIVING DISTANCE

11. Walgreens
12. Safeway
13. Fred Meyer

FITNESS
1-5 MIN DRIVING DISTANCE

14. Anytime Fitness

TRANSIT
1-3 MIN DRIVING DISTANCE

15. S 3rd St & Rainier Ave S
16. SW Sunset Blvd & Rainier Ave S

PARKS & OUTDOORS
1-8 MIN DRIVING DISTANCE

17. Cedar River Trail Access

Everything your team needs is close by.
From morning coffee to client lunches, banking,
and everyday services — all just a short walk away.

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EASY ACCESS FOR
YOUR TEAM AND CLIENTS

Centrally located in Renton with quick connections to major destinations, transit, and highways.



DRIVING DISTANCES

WHERE YOUR TEAM COMMUTES FROM

DESTINATION	MILES	DRIVE
Downtown Renton	0.5	2 min
Seattle	13.0	18 min
Bellevue	11.0	17 min
SeaTac Airport	7.0	12 min

WHERE YOUR CLIENTS ARRIVE FROM

DESTINATION	MILES	DRIVE
Downtown Renton	0.5	2 min
The Landing	2.0	6 min
Kent	8.0	13 min
Seattle	13.0	18 min
Bellevue	11.0	17 min
SeaTac Airport	7.0	12 min

HIGHWAY ACCESS

ACCESS POINT	DRIVE
I-405 On-Ramp (N & S)	3 min
SR-167	5 min
I-5	10 min
I-90	15 min
SR-18	20 min

Strategically located for convenience, productivity, and connectivity.
An ideal location for your team and your clients.
Drive times are approximate and may vary with traffic.

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SCHEDULE A TOUR

See the available office suites in person and discover how LTP Business Center can support your business.
Contact us today to schedule a tour or learn more about current availability.

CONTACT
LEASING & PROPERTY COORDINATOR

LEASE@LTPPG.COM

CHECK OUR WEBSITE

LTPPG.COM

SCHEDULE A TOUR →

We look forward to showing you how LTP Business Center can work for you.



THE RIGHT SPACE.
THE RIGHT PARTNER.
THE RIGHT FUTURE.



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