



EAST PAVILION

AT VALLEY MEDICAL CENTER

ON CAMPUS
MEDICAL OFFICE
FOR LEASE

4009 TALBOT ROAD SOUTH • RENTON, WA 98055



CBRE



EAST PAVILION

AT VALLEY MEDICAL CENTER

East Pavilion is a 151,031 square foot, 5-story, Class A medical office building located in the heart of Valley Medical Center's main campus. Delivered in 2020, the state of the art facility is home to The Cancer Center at Valley Medical Center and Proliance Orthopedic Associates Surgery Center.

HIGHLIGHTS

- » Excellent access to I-167, SW 43rd and West Valley Highway
- » HVAC, elevators, fire and life safety designed specifically for patient care
- » New home of The Cancer Center at Valley Medical Center, Proliance Surgery Center and Orthopedic Associates
- » Directly connected to hospital via tunnel
- » Floor load capacity and floor-to-floor heights designed for medical tenants

PROPERTY OVERVIEW

TOTAL SIZE	±151,031 RSF
AVAILABLE	±37,772 RSF
FLOOR PLATE	±30,000 RSF
CEILING HEIGHT	13'

PROPERTY HIGHLIGHTS



Direct access to Valley Medical Center via tunnel from L1



Direct access to 1,136 stall parking garage via skybridge



Floor plates up to ±30,000 SF with floor load capacity and floor-to-floor height designed from medical tenants



Patient drop-off area
Excellent access to I-167 and SW 43rd St. with two patient drop-off areas



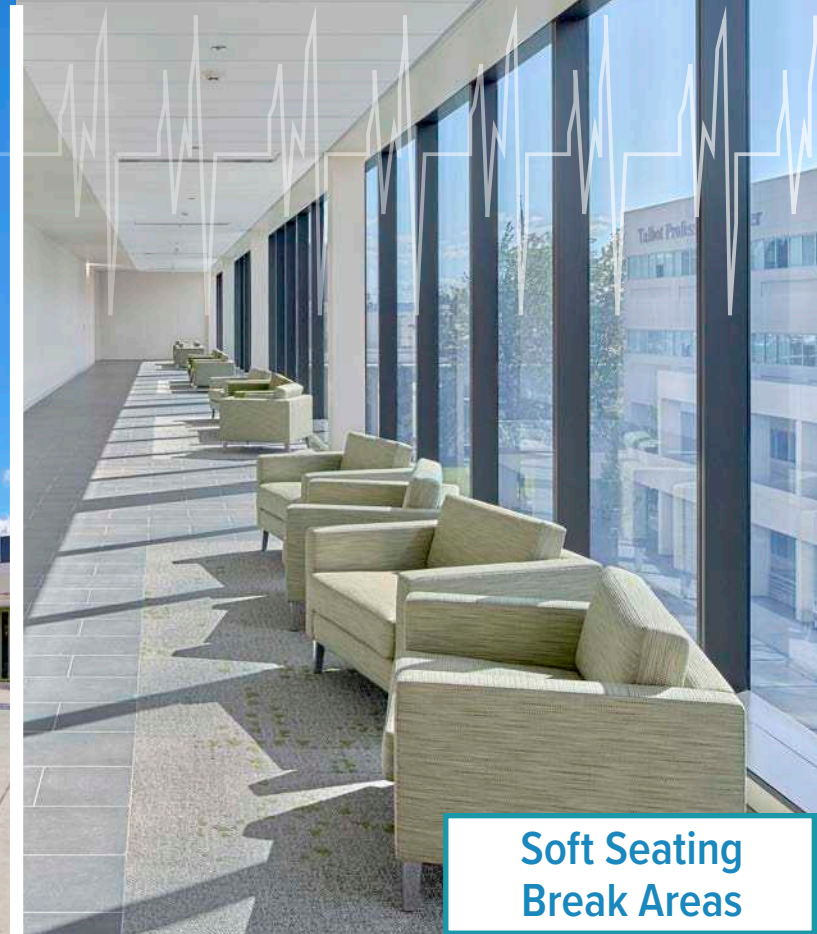
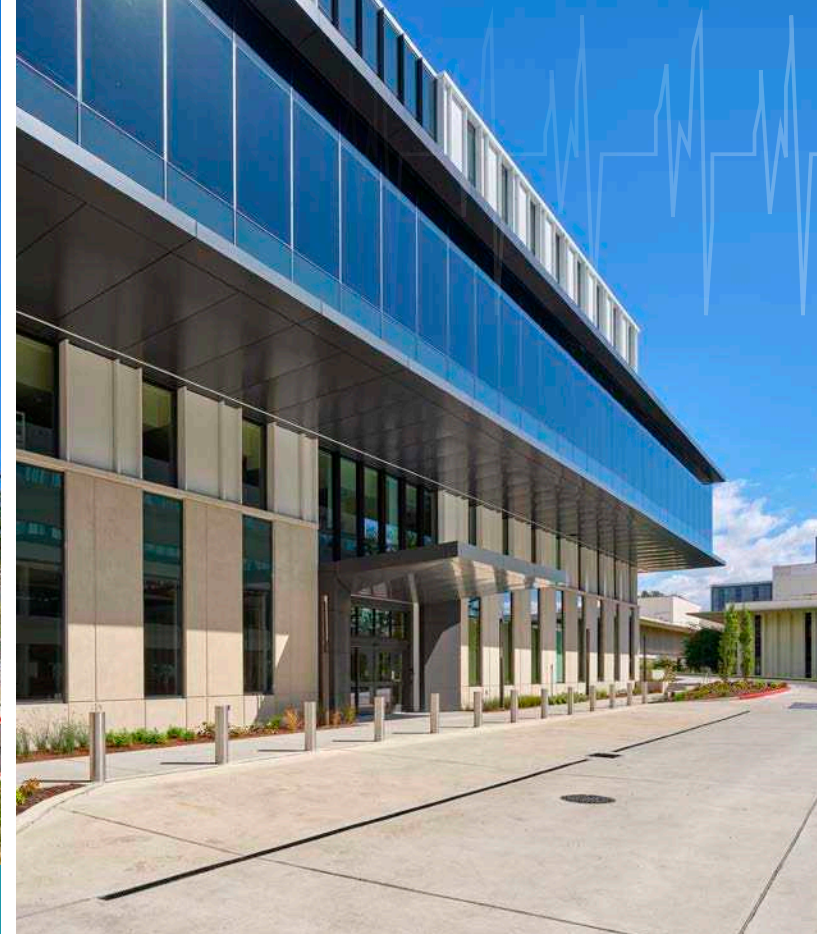
Direct fiber connectivity to Valley Medical Center

FLOOR 5
12,862 SF

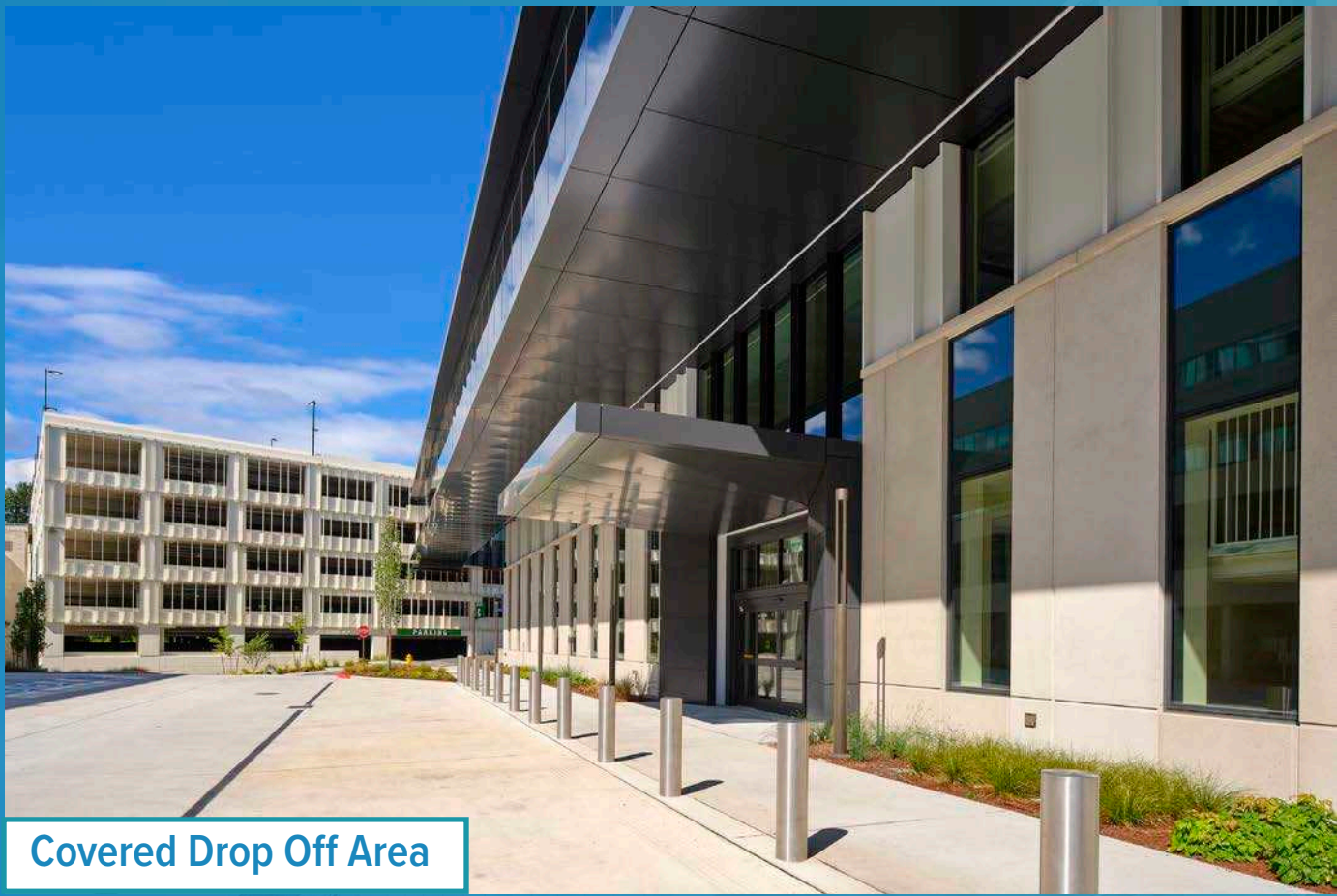
FLOOR 4
24,910 SF



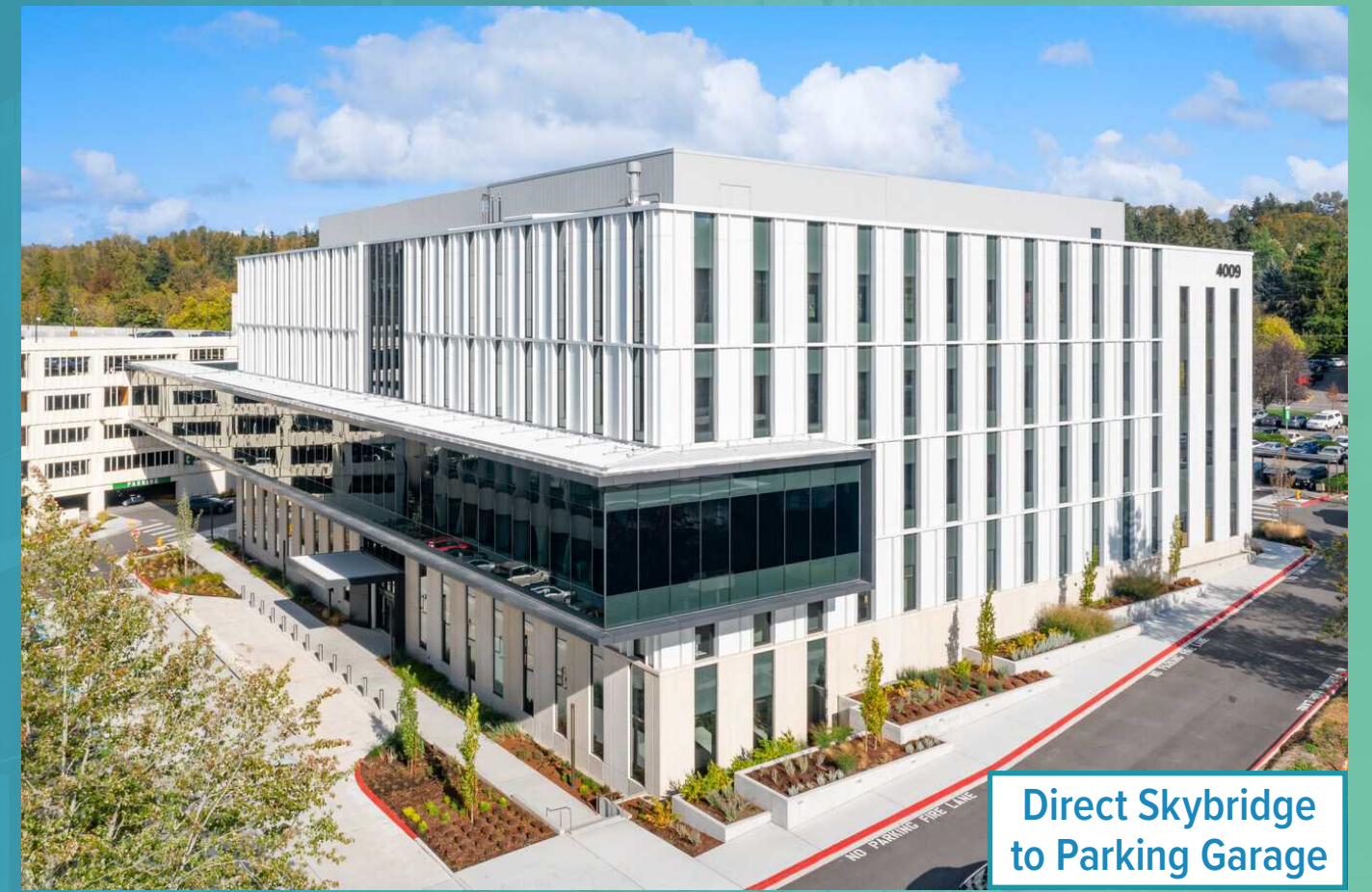
Available Space



Soft Seating
Break Areas



Covered Drop Off Area



Direct Skybridge
to Parking Garage



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