

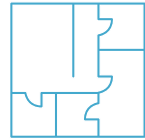
# FIRST HILL

MEDICAL OFFICE  
P O R T F O L I O





# Campus Highlights



## SPACE AVAILABLE

Built-out on-campus medical office space is available for lease



## DIRECT ACCESS

Direct access via sky bridge or tunnel to the 631-bed Swedish First Hill main campus



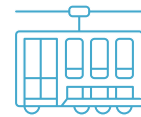
## FIBER CONNECTION

Direct fiber connectivity is available to the Swedish/ Providence EMR



## ABUNDANT PARKING

Abundant parking is conveniently available with over 2,000 stalls in the portfolio



## PUBLIC TRANSIT

Immediate access to the First Hill Street Car and multiple bus lines



## ON-SITE AMENITIES

Convenient on-site amenities: restaurants, shopping and services



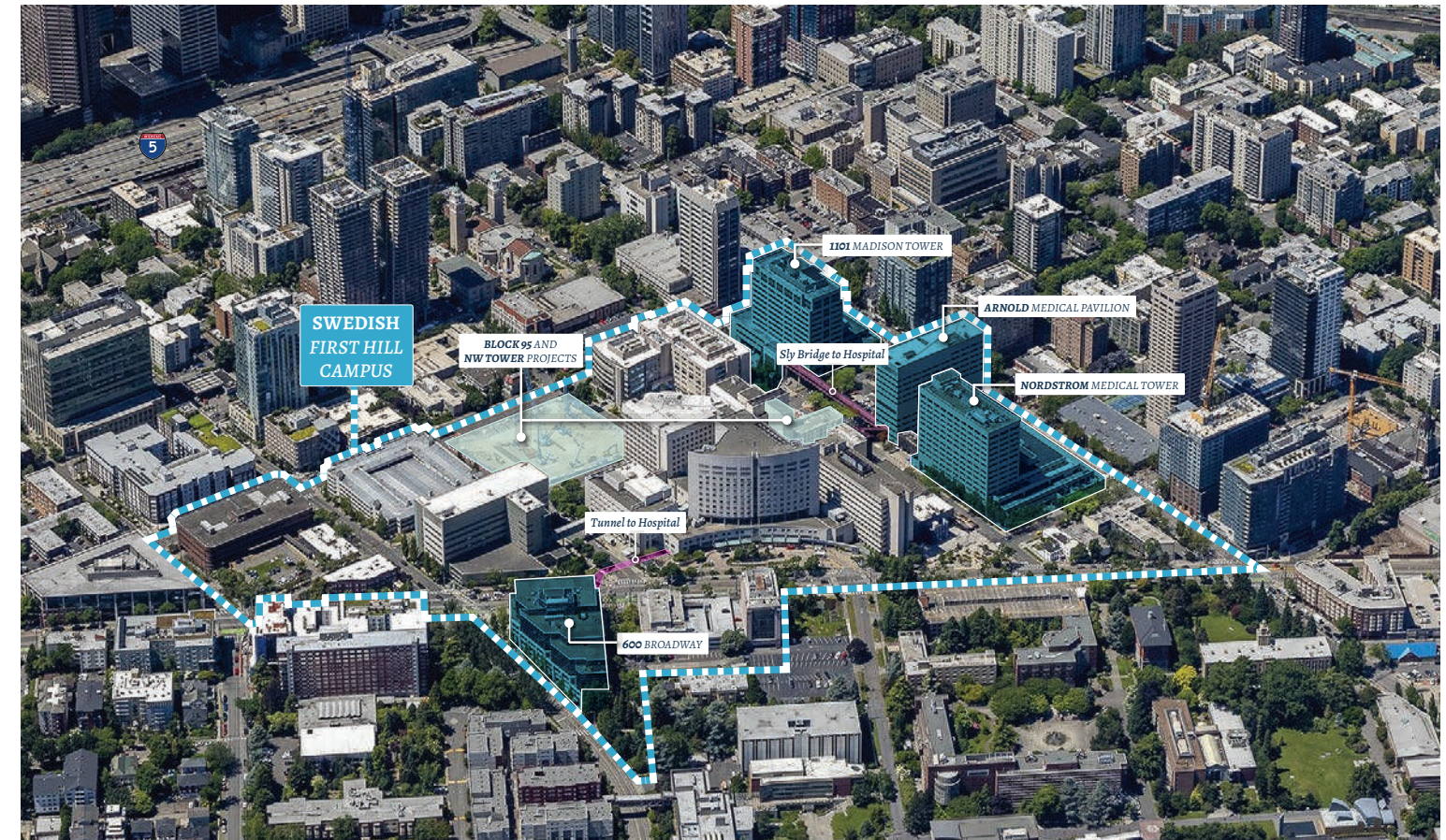
## ON-SITE MANAGEMENT

Professional property management and maintenance conveniently located on-site



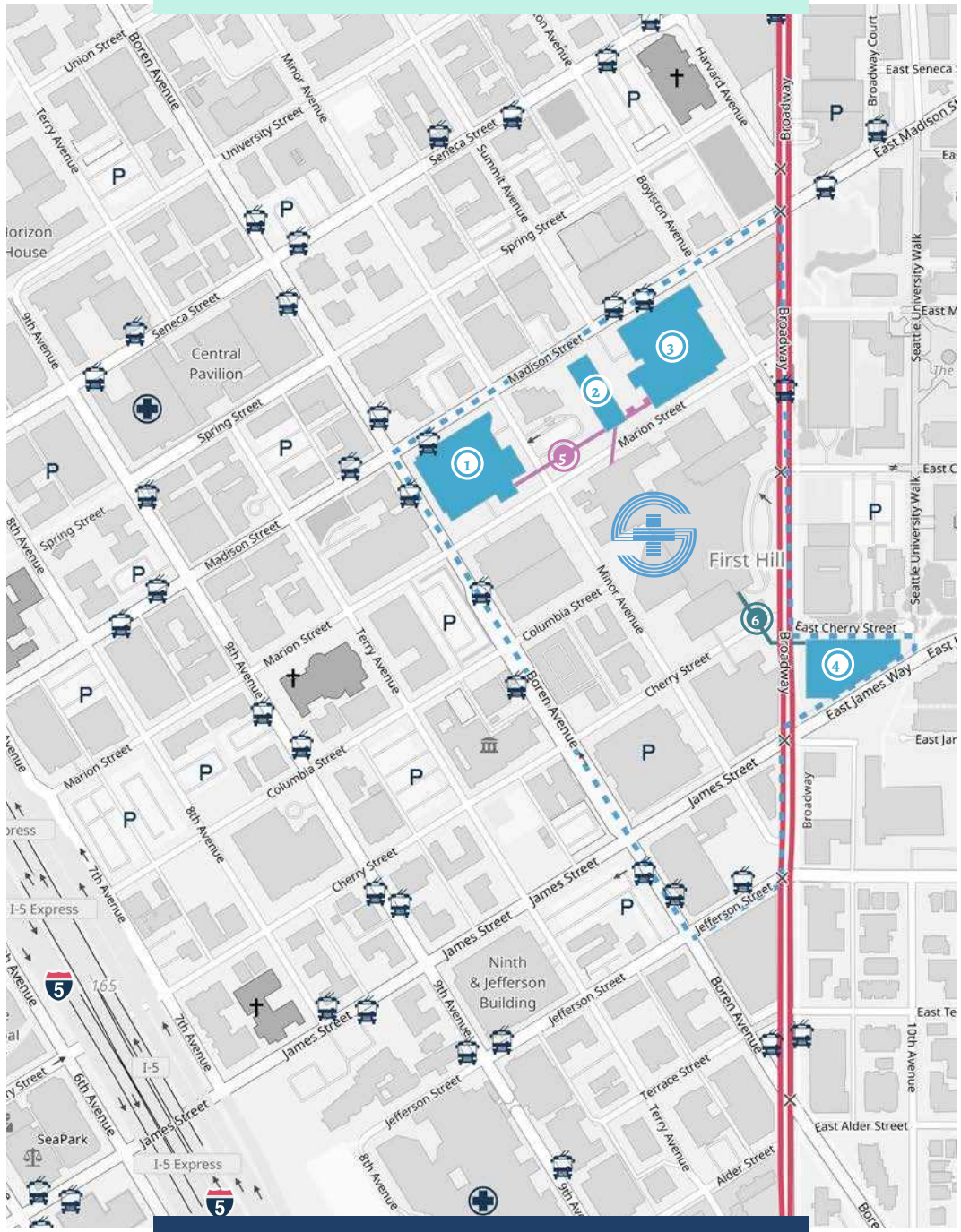
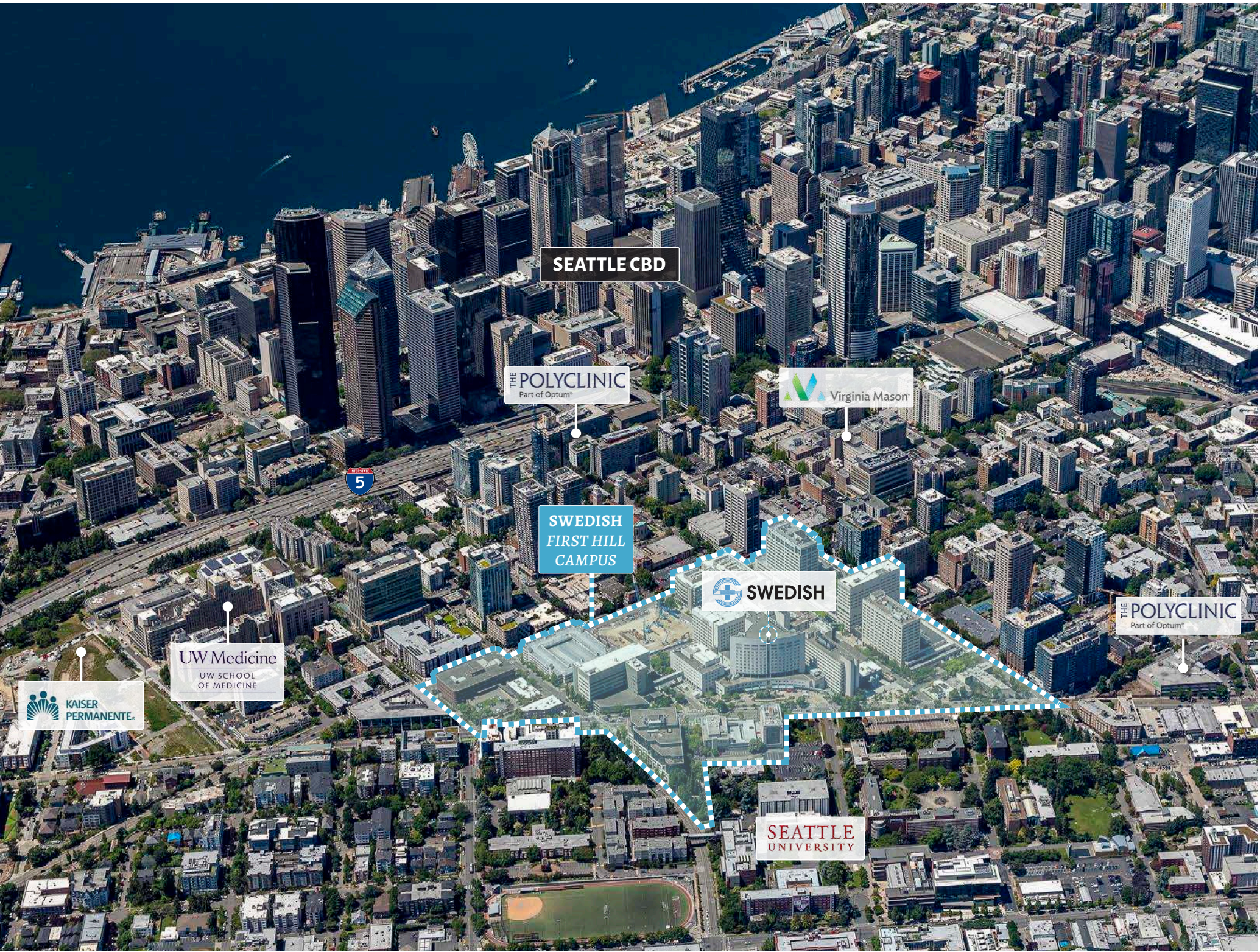
## PROVIDED ALLOWANCES

Landlord provided architectural services and tenant improvement allowances available





# Location Maps



- ① 1101 MADISON
- ② ARNOLD MEDICAL PAVILION
- ③ NORDSTROM MEDICAL TOWER
- ④ 600 BROADWAY
- ⑤ SKY BRIDGE
- ⑥ ACCESS TUNNEL
- TRANSIT STOP
- SWEDISH MEDICAL CENTER
- FIRST HILL STREET CAR



# 1101 Madison

## 1101 Madison

1101 MADISON ST, SEATTLE, WA 98104



239,250 RSF

14-story Class A medical office building

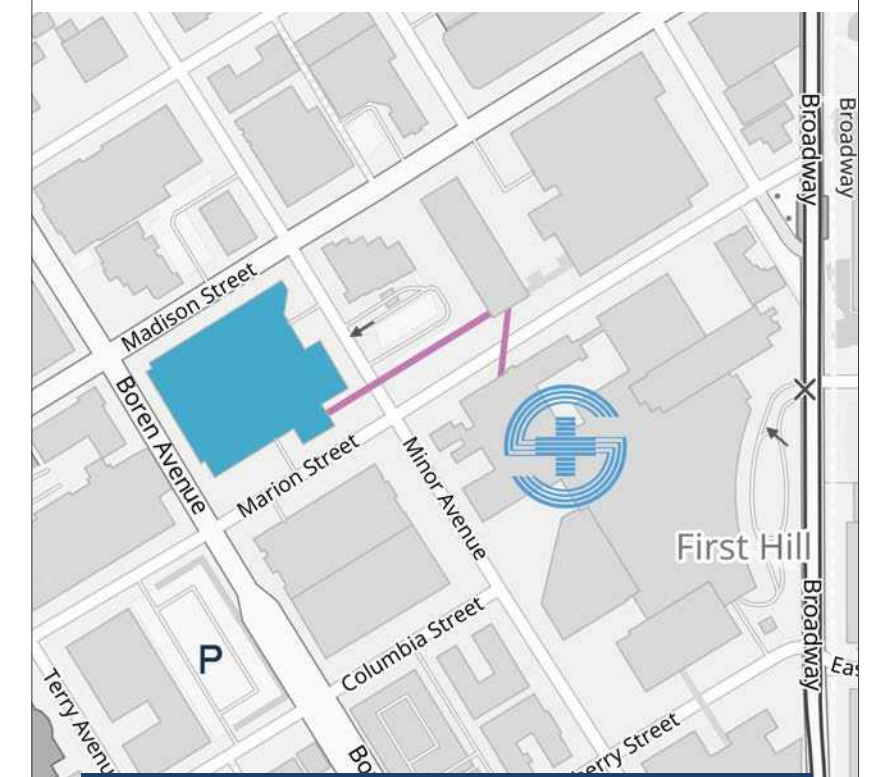
Average floor plate: +/- 17,000 RSF

Connected to Swedish First Hill campus via sky bridge

Dedicated 1025-stall parking garage

Direct patient drop-off area

Abundant on-site amenities





# Arnold Medical Pavilion

## Arnold Medical Pavilion

1221 MADISON ST, SEATTLE, WA 98104

200,972 RSF

15-story Class A medical office building

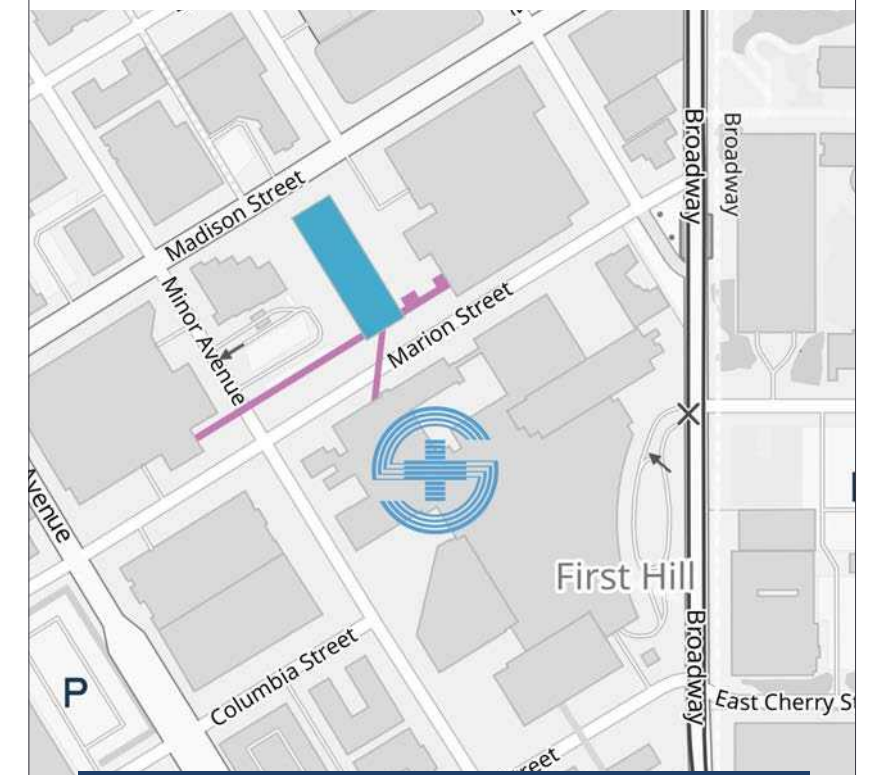
Average floor plate: +/- 13,400 RSF

Connected to Swedish First Hill campus via sky bridge

597-stall parking garage

Direct patient drop-off area

Abundant on-site amenities



SWEDISH  
CANCER INSTITUTE

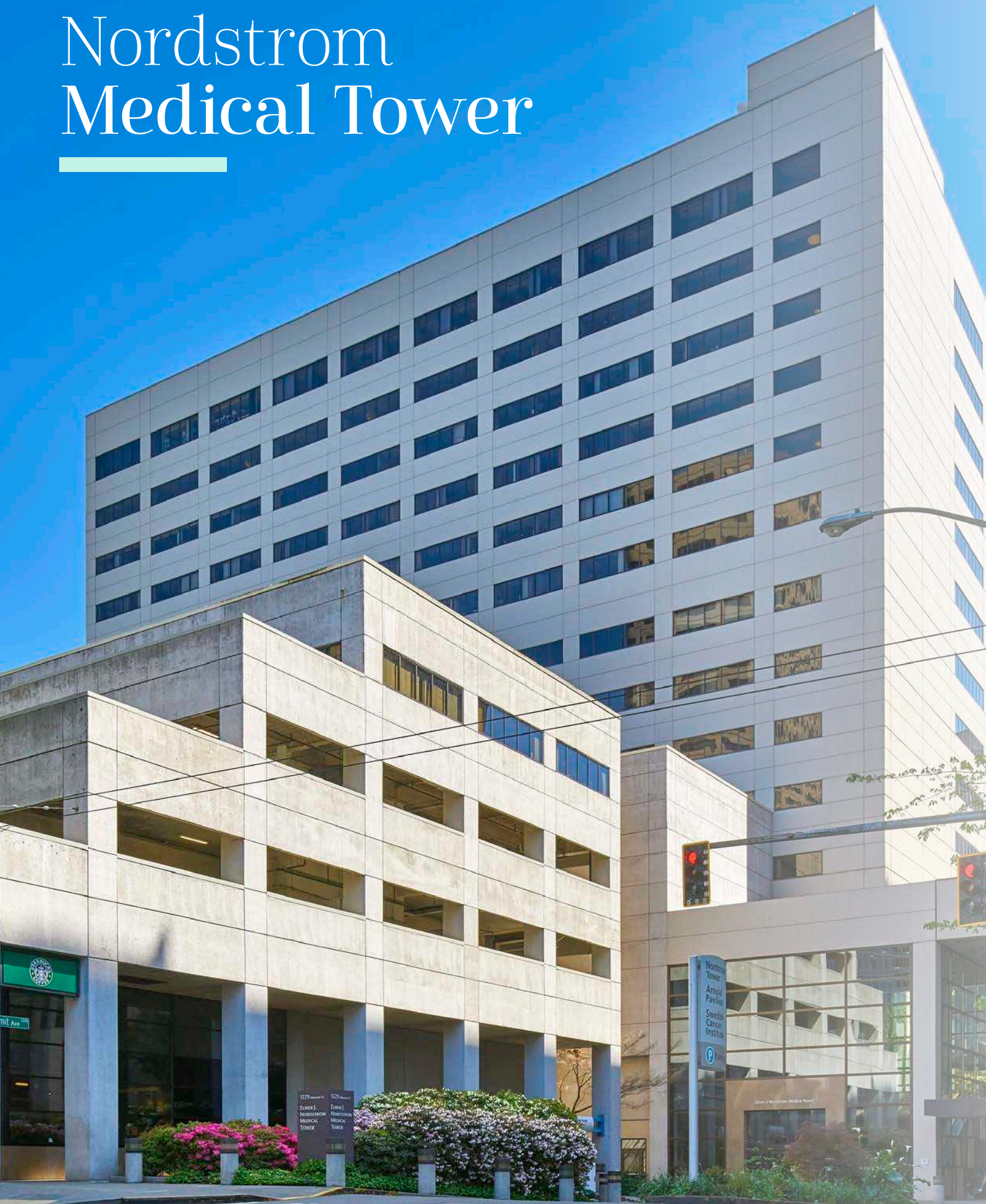
Established 1932



# Nordstrom Medical Tower

## Nordstrom Medical Tower

1229 MADISON ST, SEATTLE, WA 98104



116,811 RSF (HCP owned portion)

16-story Class A medical office building

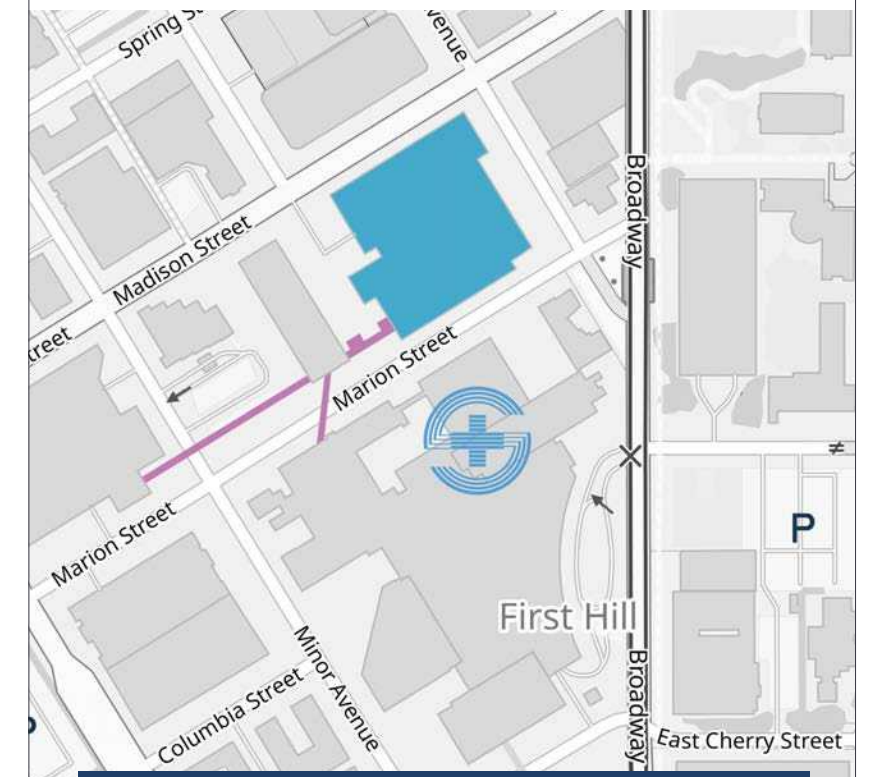
Average floor plate: +/- 16,000 RSF

Connected to Swedish First Hill campus via sky bridge

Dedicated 597-stall parking garage

Direct patient drop-off area

Abundant on-site amenities

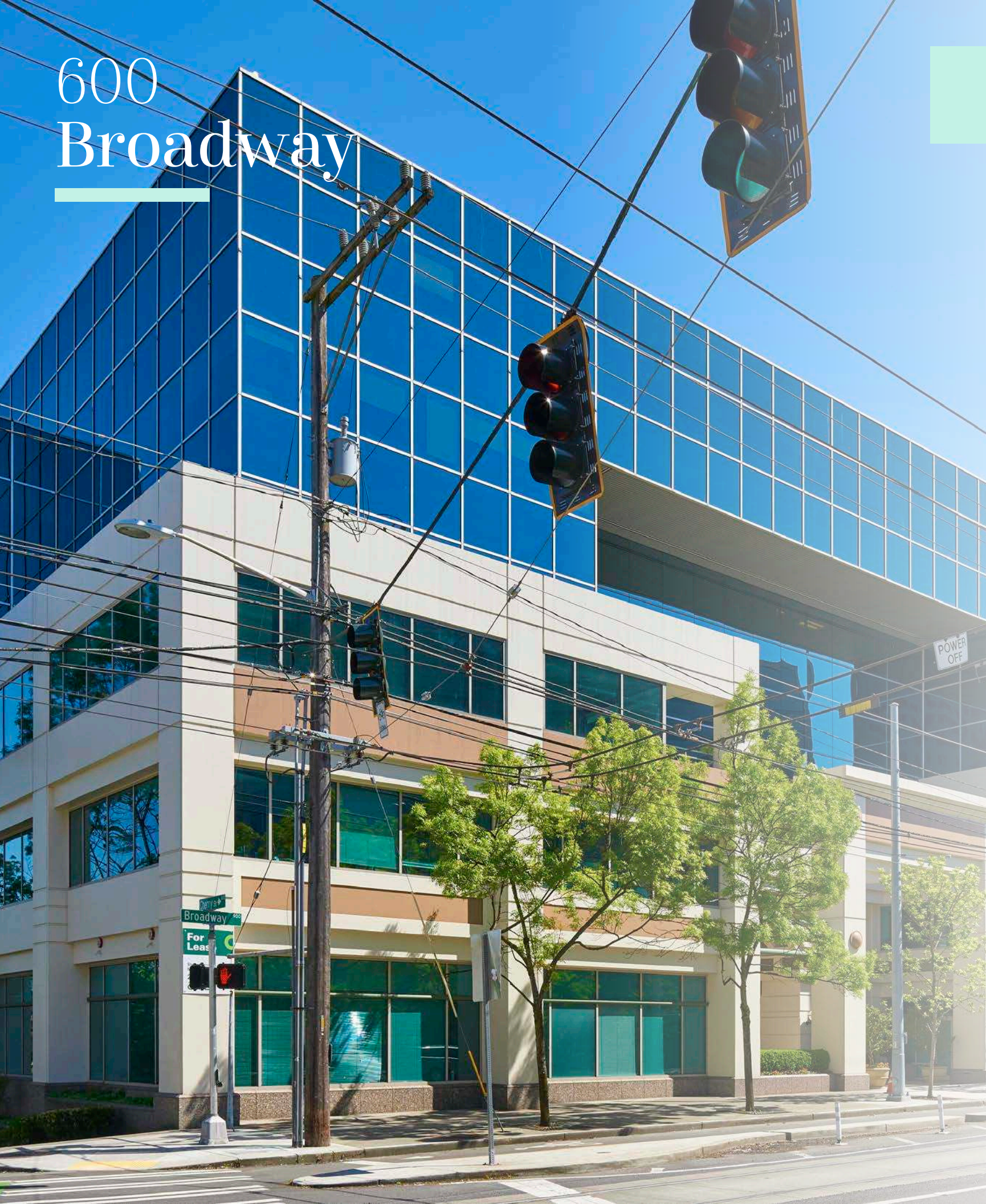




# 600 Broadway

## 600 Broadway

600 BROADWAY, SEATTLE, WA 98122



130,848 RSF

6-story Class A medical office building

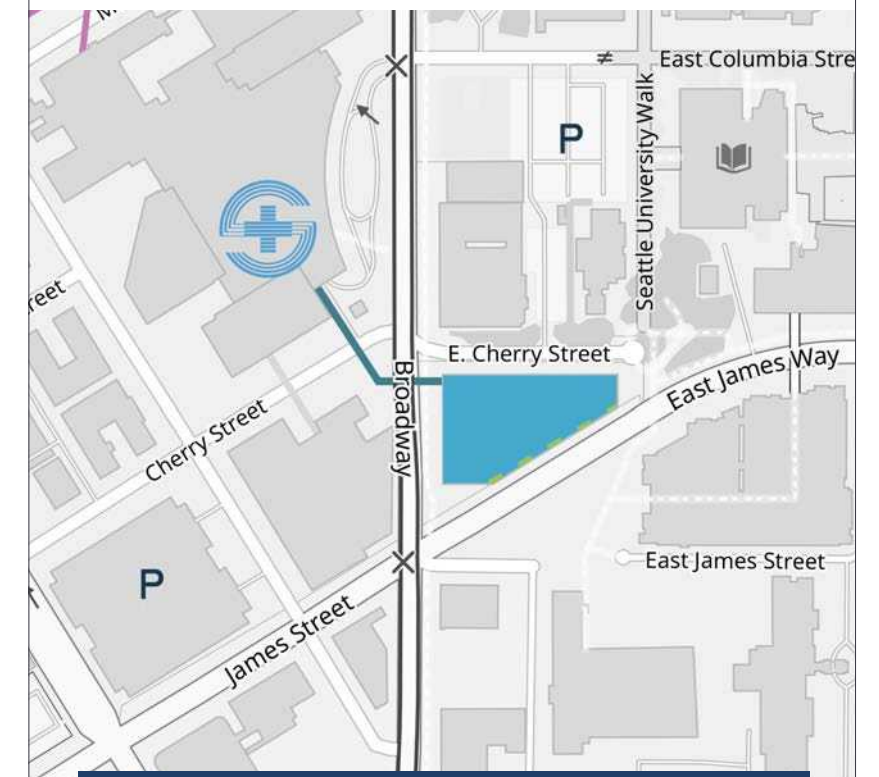
Average floor plate: +/- 21,500 RSF

Connected to Swedish First Hill campus via sky bridge

Dedicated 355-stall parking garage

Direct patient drop-off area

Abundant on-site amenities





# FIRST HILL



## MEDICAL OFFICE

P O R T F O L I O

## For More Information

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