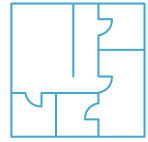


FIRST HILL

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



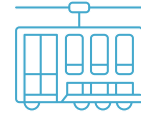
FIBER CONNECTION

Direct fiber connectivity is available to the Swedish/ Providence EMR



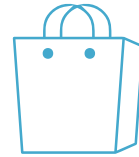
ABUNDANT PARKING

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



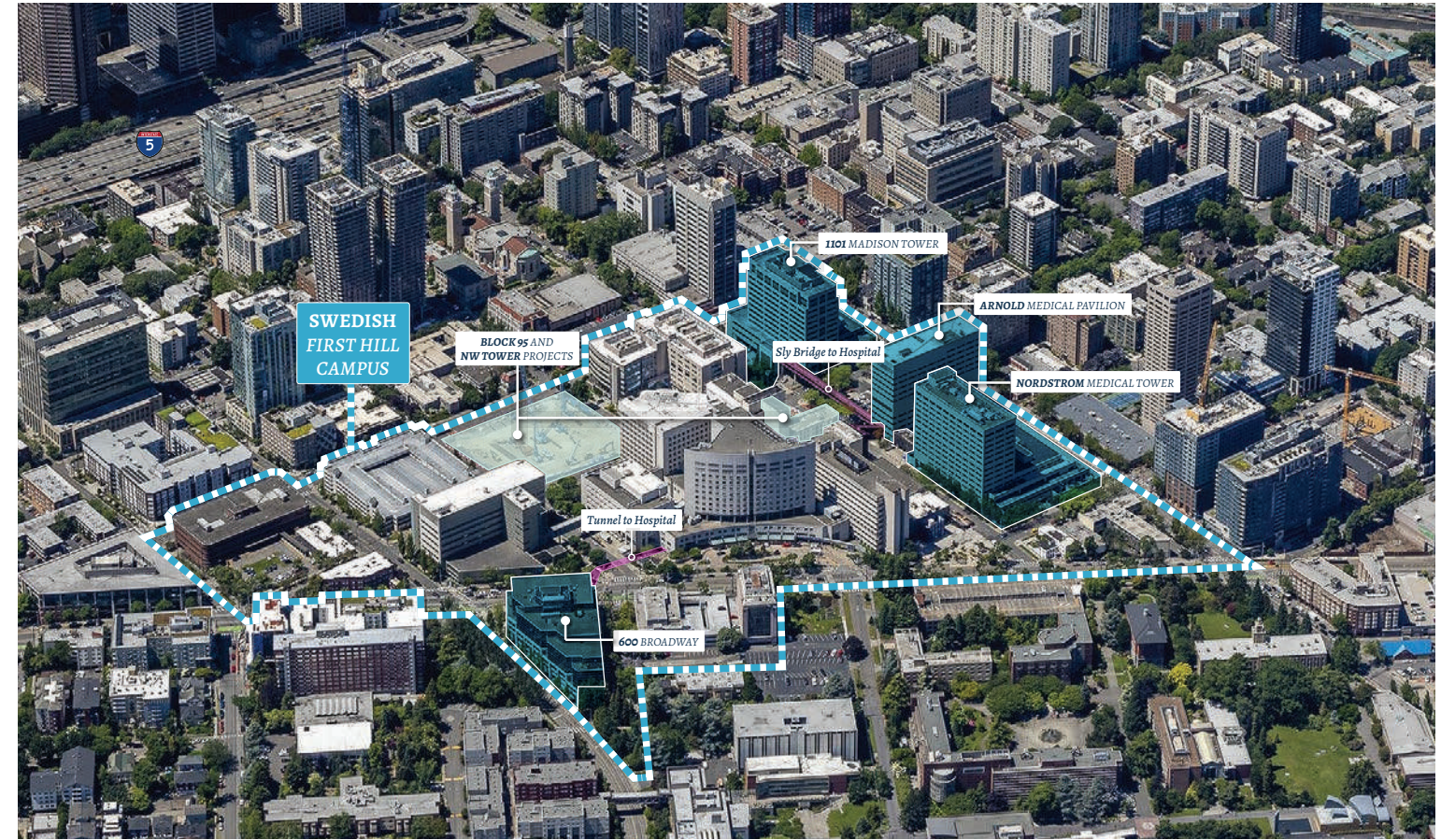
ON-SITE MANAGEMENT

Professional property management and maintenance conveniently located on-site

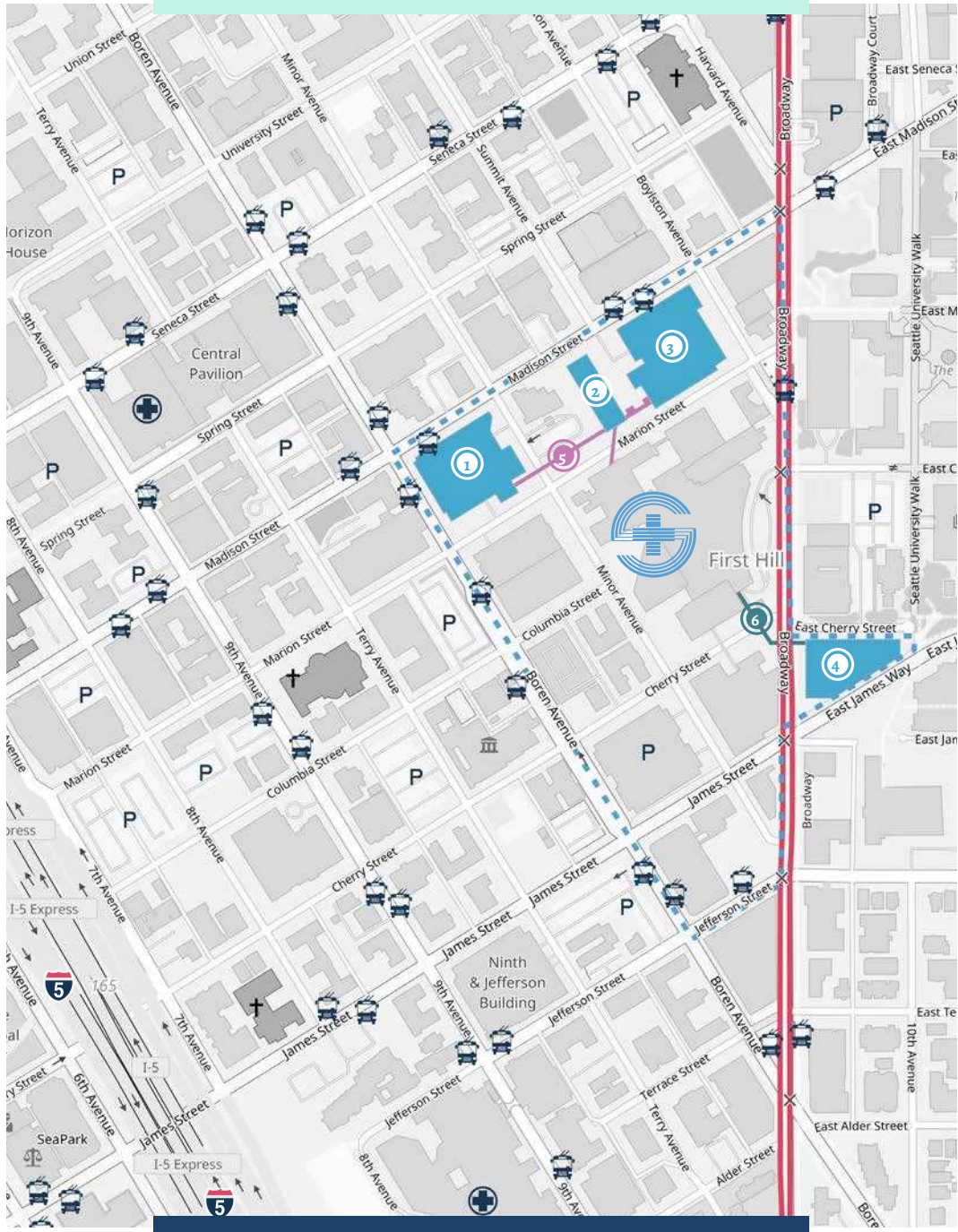


PROVIDED ALLOWANCES

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

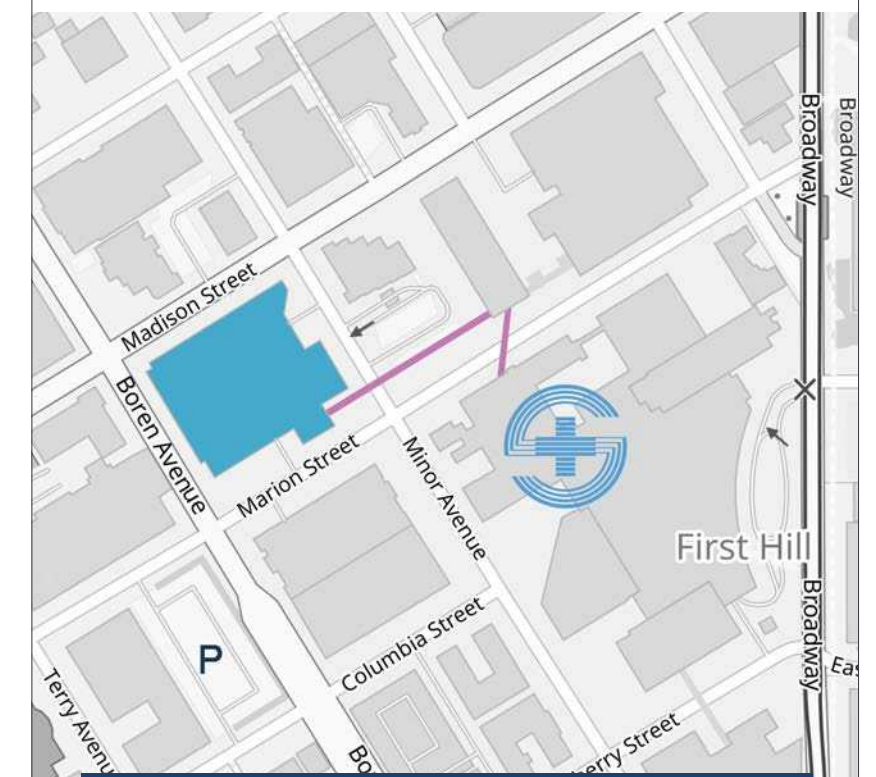
Average floor plate: +/- 17,000 RSF

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

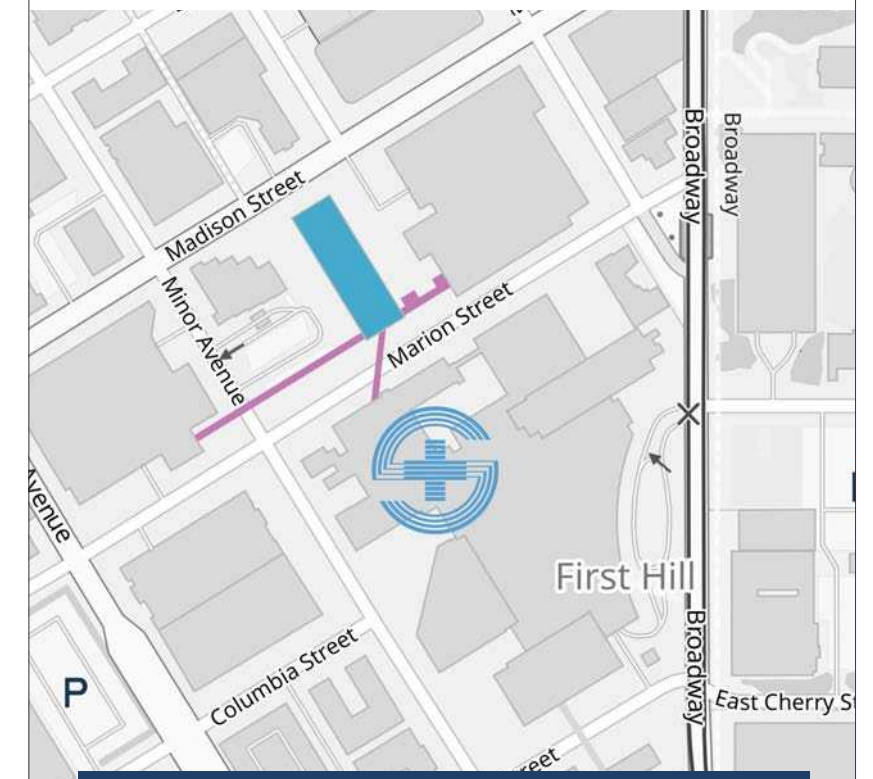
Average floor plate: +/- 13,400 RSF

Connected to Swedish First Hill campus via sky bridge

597-stall parking garage

Direct patient drop-off area

Abundant on-site amenities



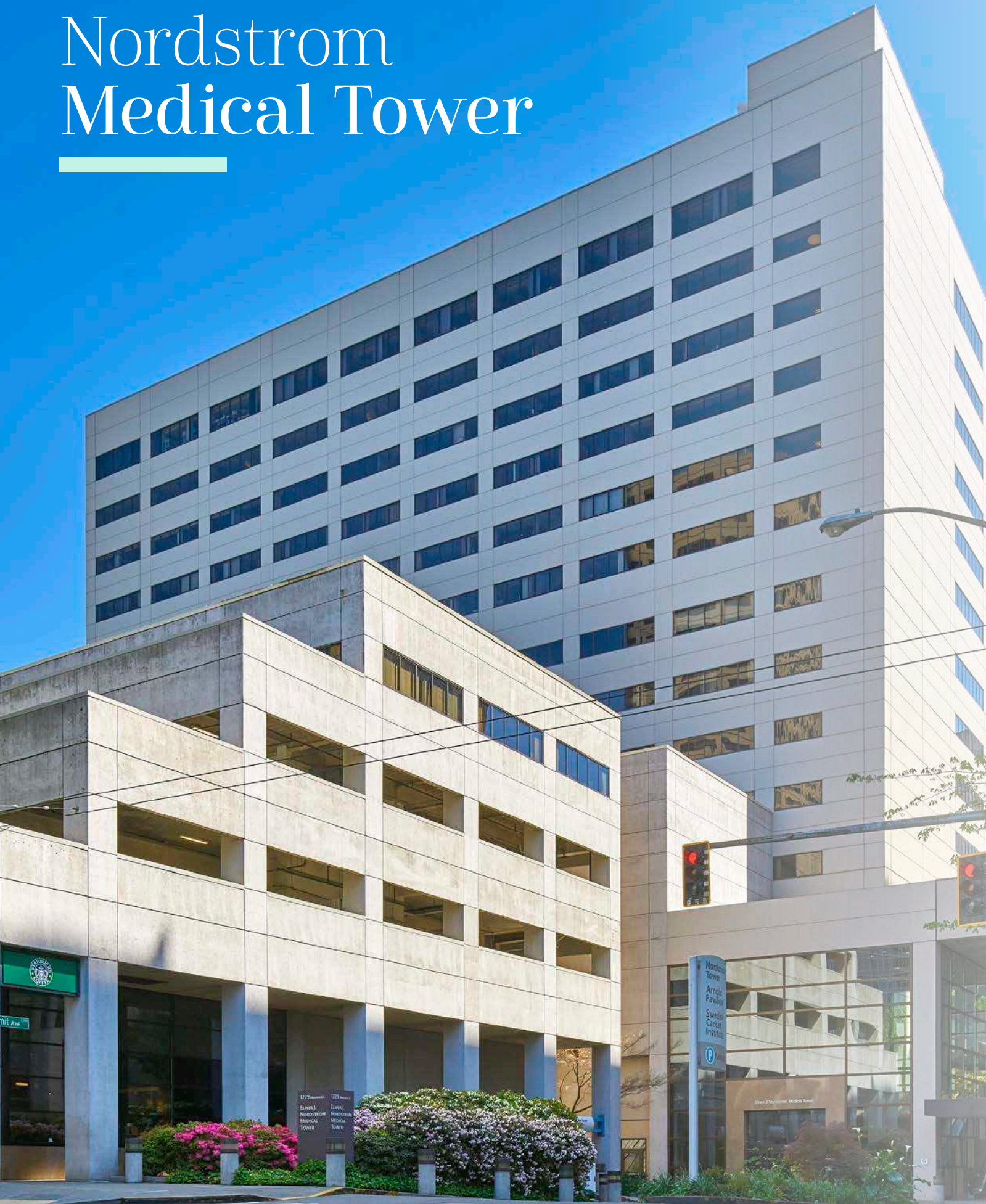
SWEDISH
CANCER INSTITUTE

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

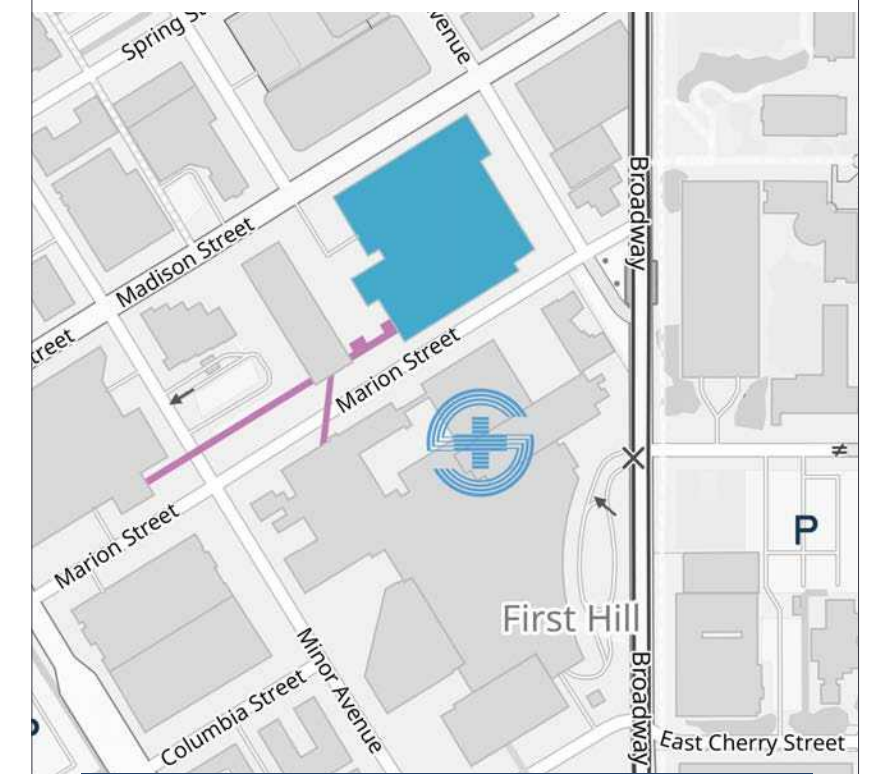
Average floor plate: +/- 16,000 RSF

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

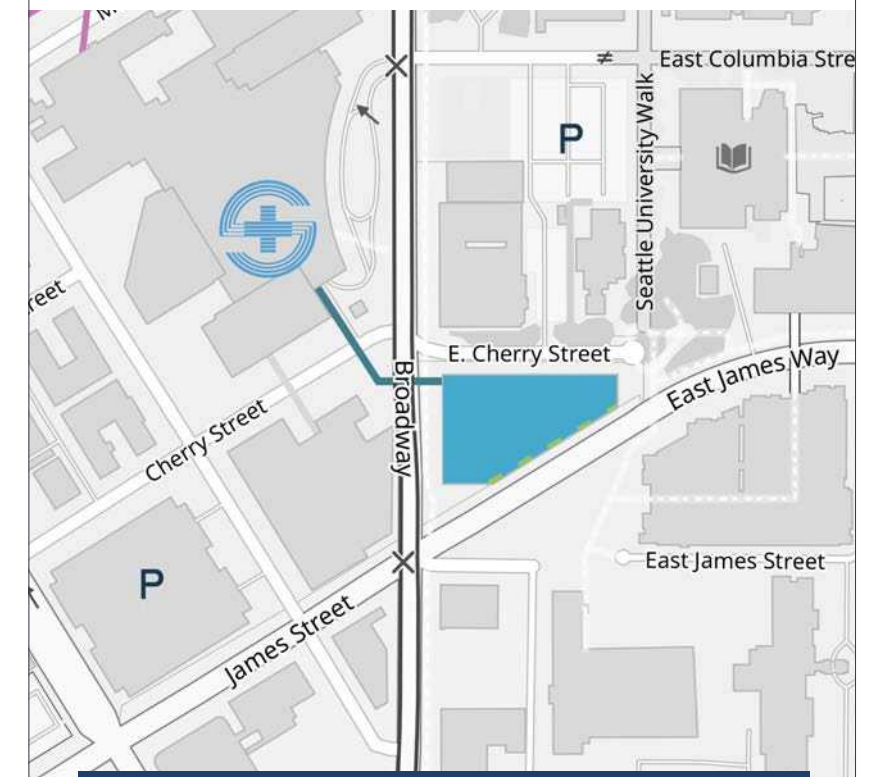
Average floor plate: +/- 21,500 RSF

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

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