

**FOR LEASE**

**Up to ±30,690 RSF AVAILABLE**



# MEDICAL PAVILION

**CLASS A MEDICAL OFFICE AND  
LABORATORY FACILITY**

**CBRE**

1124 COLUMBIA STREET | SEATTLE, WA 98104

# BUILDING HIGHLIGHTS



**NO USE RESTRICTIONS**



**2.5 STALLS PER 1,000 SF  
TENANT PARKING**



**DEDICATED PATIENT DROP-OFF AND  
ABUNDANT SHORT-TERM PARKING**



**ON-SITE SECURITY**



**DIRECT TUNNEL ACCESS TO  
SWEDISH HOSPITAL**



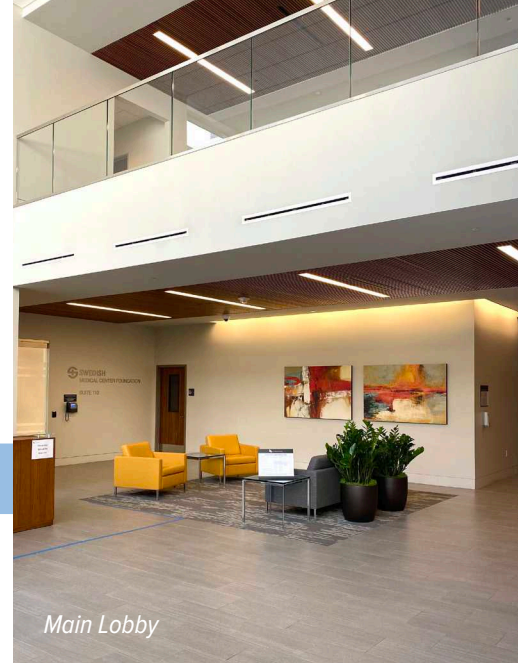
**DEDICATED MULTI-BAY LOADING  
DOCK OFF MARION STREET WITH  
FREIGHT ACCESS TO ALL FLOORS  
FOR SHIPPING / RECEIVING**



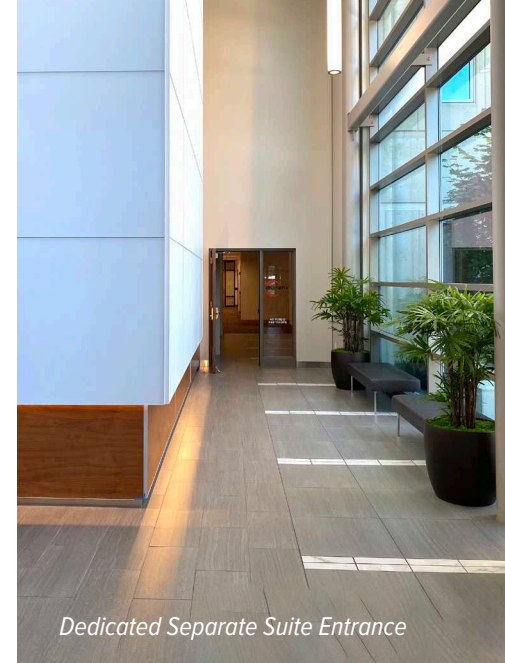
**237,780 TOTAL RSF**



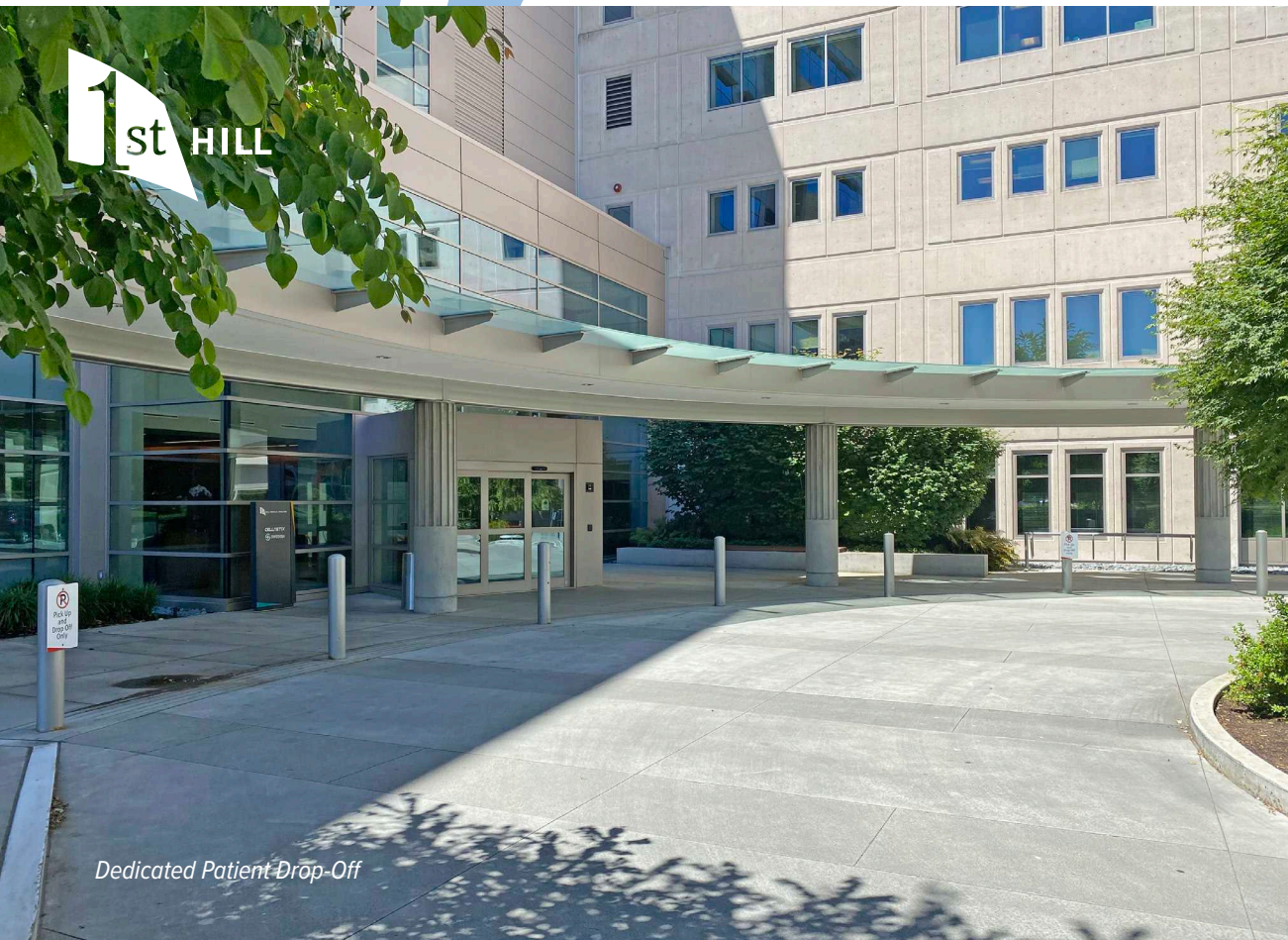
UP TO ±30,690 RSF  
MEDICAL AND LABORATORY  
SPACE AVAILABLE



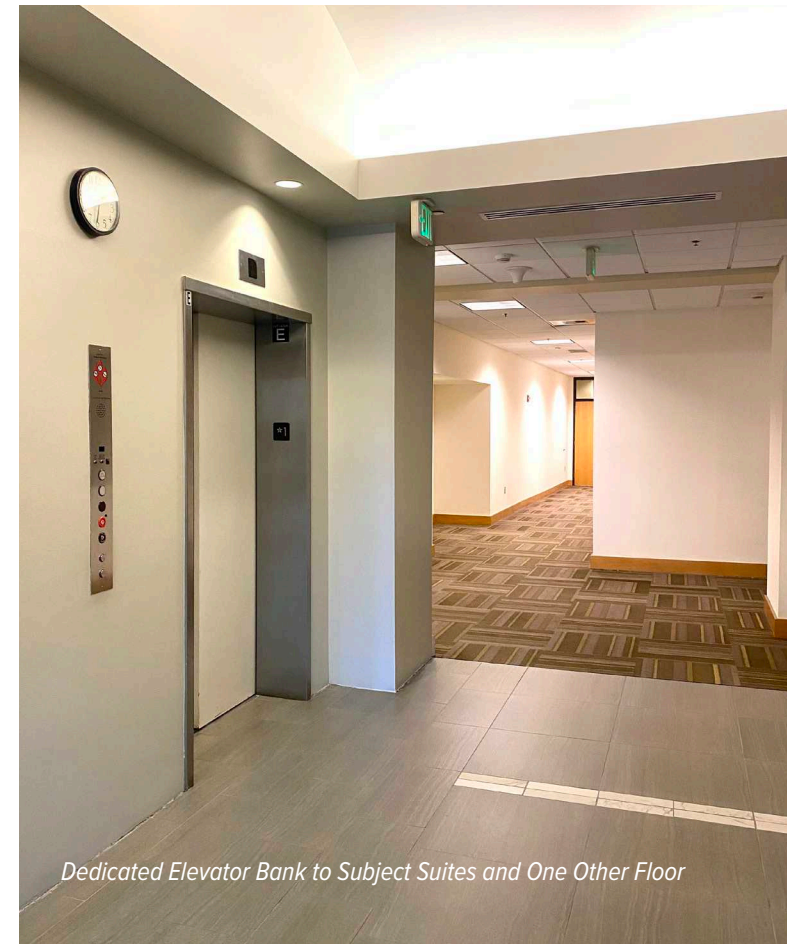
Main Lobby



Dedicated Separate Suite Entrance



Dedicated Patient Drop-Off

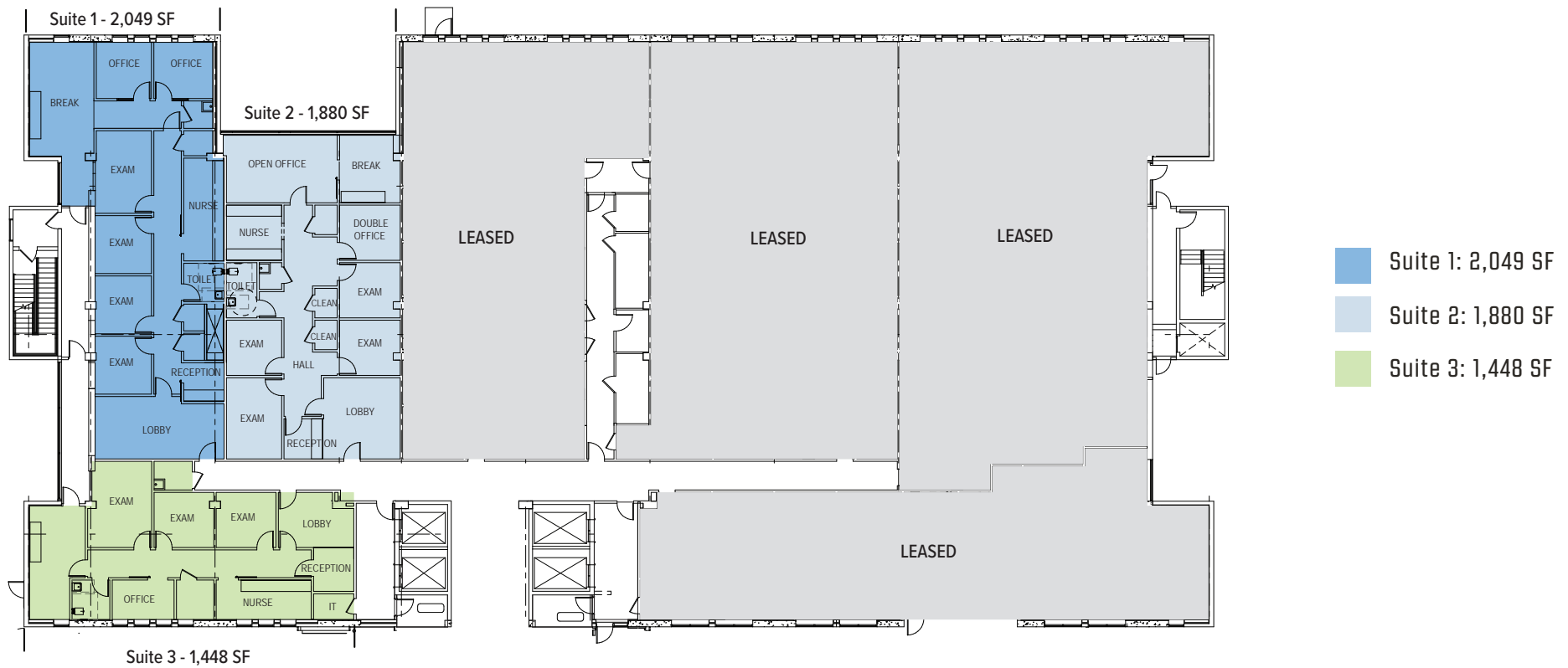


Dedicated Elevator Bank to Subject Suites and One Other Floor

# FIRST FLOOR

## 5,377 RSF | CONCEPTUAL MEDICAL OFFICE SPACE PLAN

- Three planned spec suites
- Permits in process
- Opportunity for tenant to modify plan
- Direct elevator access between parking and premises floor



# SECOND FLOOR

25,313 RSF | CONCEPTUAL  
MEDICAL / OFFICE SPACE PLAN

- Full floor opportunity
- HVAC, DI water system, hood connections, and freezer infrastructure in-place



# SECOND FLOOR

25,313 RSF | DEMISABLE  
AS-BUILT OFFICE SPACE PLAN

- Full floor opportunity
- Demisable to 3,000 SF
- Former pathology lab with support office
- HVAC, DI water system, hood connections, and freezer infrastructure in-place



# IMMEDIATE ACCESS & EXPOSURE TO SWEDISH HOSPITAL



## NEW NORTH TOWER OPENING FALL 2027

### NORTH TOWER WILL INCLUDE:

- 31-room emergency department
- Main surgery center with 24 advanced operating suites
- 72 acuity-adaptable intensive care unit beds

# THE LOCATION

 **97**  
WALKER'S PARADISE

 **83**  
VERY BIKEABLE

 **93**  
TRANSIT PARADISE







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FOR MORE INFORMATION, CONTACT

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