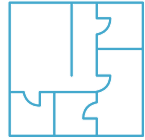


FIRST HILL

P O R T F O L I O

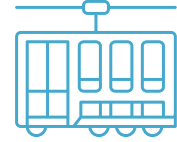


Campus Highlights



SPACE AVAILABLE

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



PUBLIC TRANSIT

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



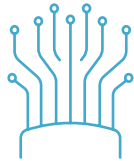
DIRECT ACCESS

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



ON-SITE AMENITIES

Convenient on-site amenities: restaurants, shopping and services



FIBER CONNECTION

Direct fiber connectivity is available to the Swedish/Providence EMRs



ON-SITE MANAGEMENT

Professional property management and maintenance conveniently located on-site



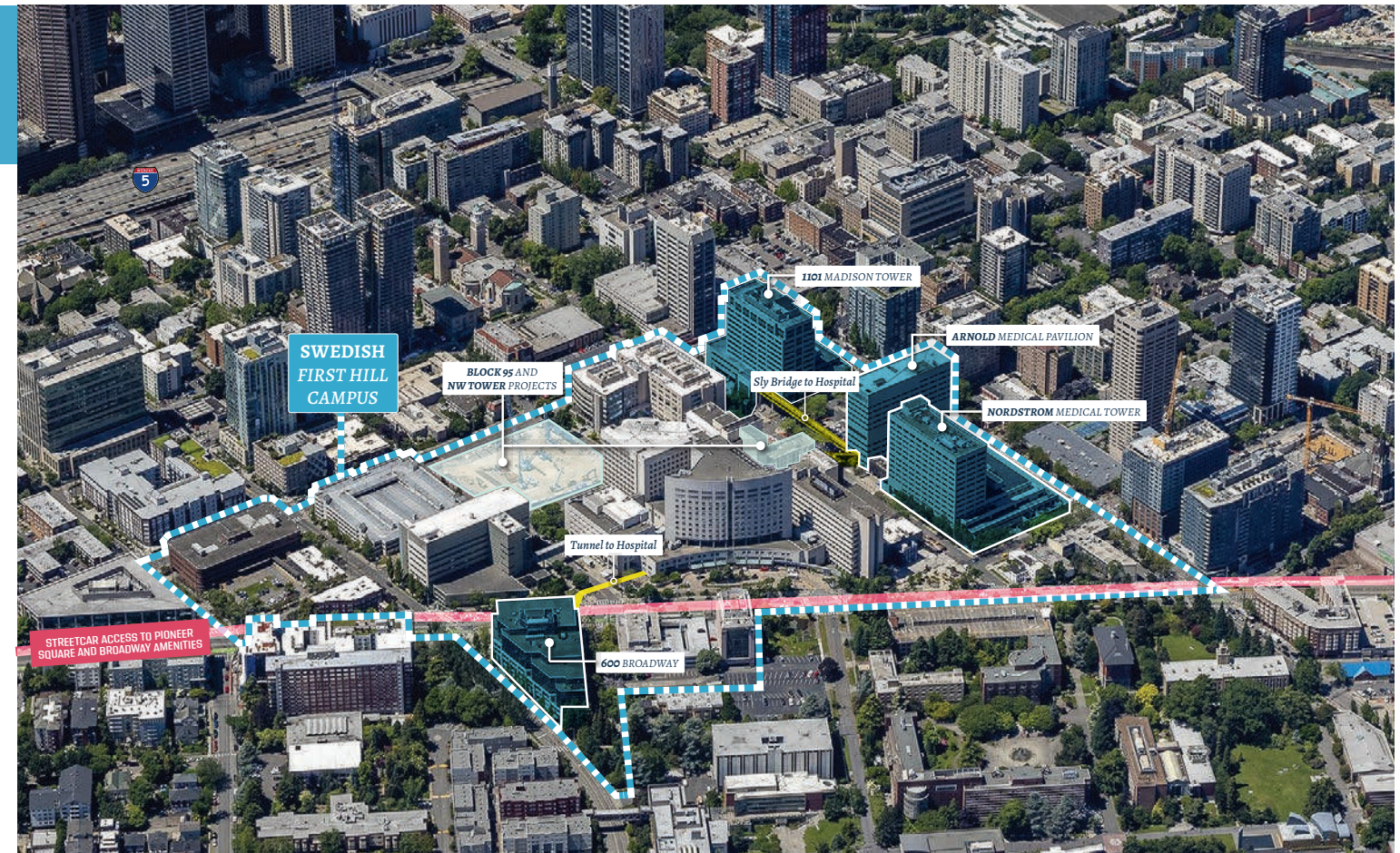
ABUNDANT PARKING

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





PROVIDED ALLOWANCES

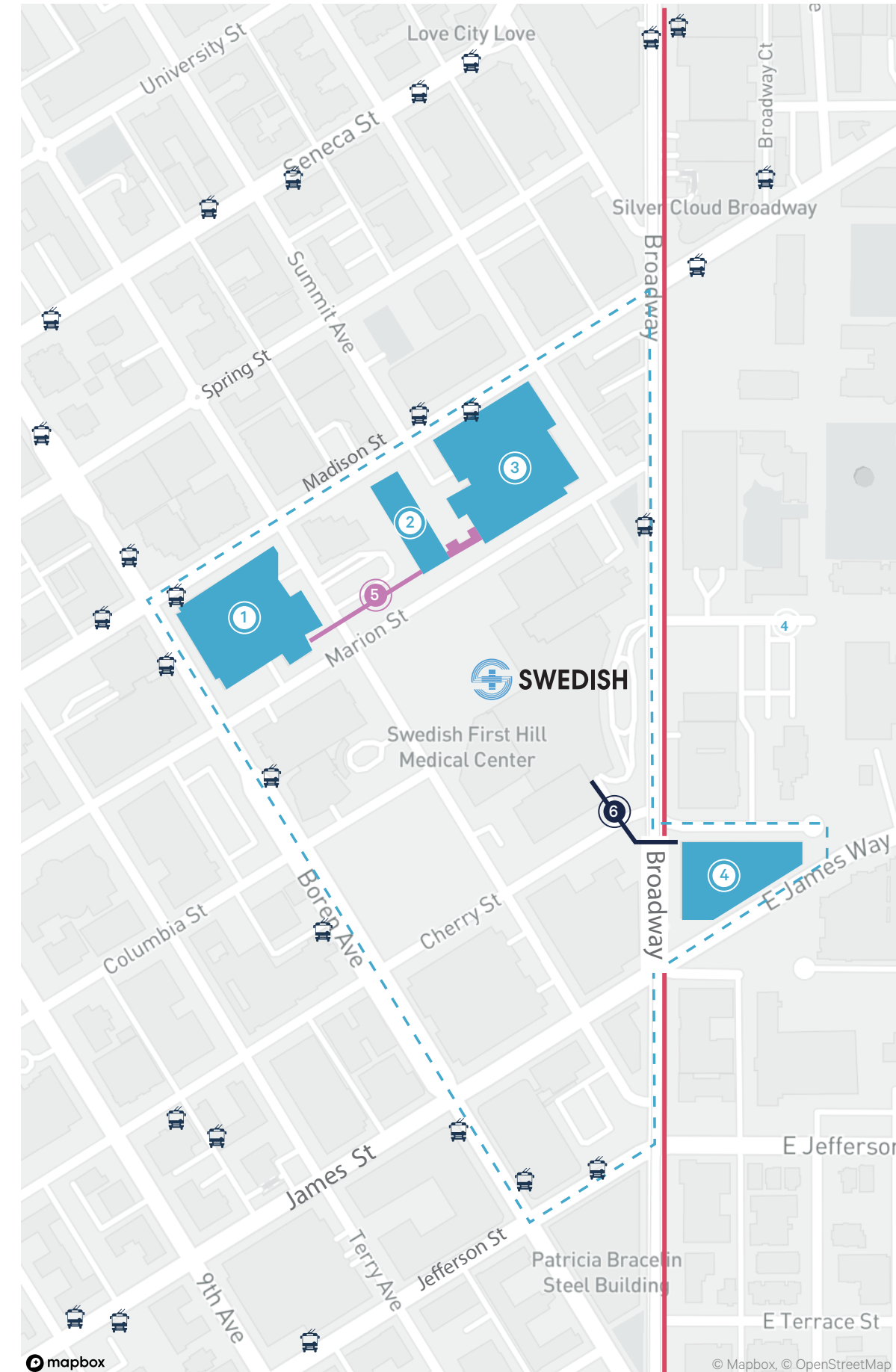
Landlord provided architectural services and tenant improvement allowances available



Location Maps



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



1101 Madison

Building Highlights

1101 MADISON ST, SEATTLE, WA 98104



239,250 RSF

14-story Class A medical office building

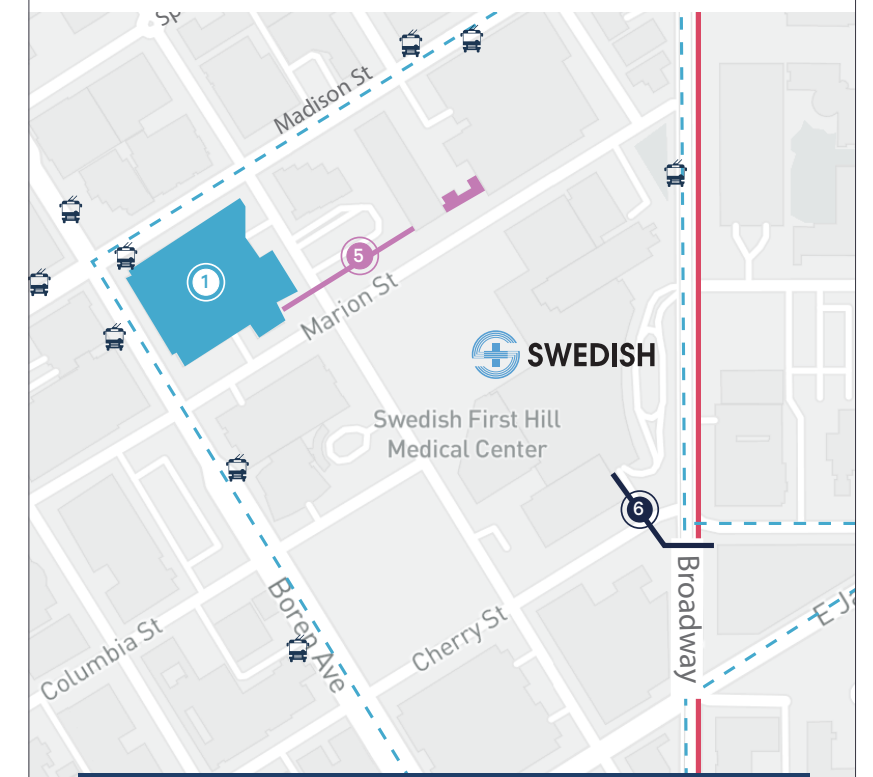
Average floor plate: ±17,000 RSF

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

Building Highlights

1221 MADISON ST, SEATTLE, WA 98104



200,972 RSF

15-story Class A medical office building

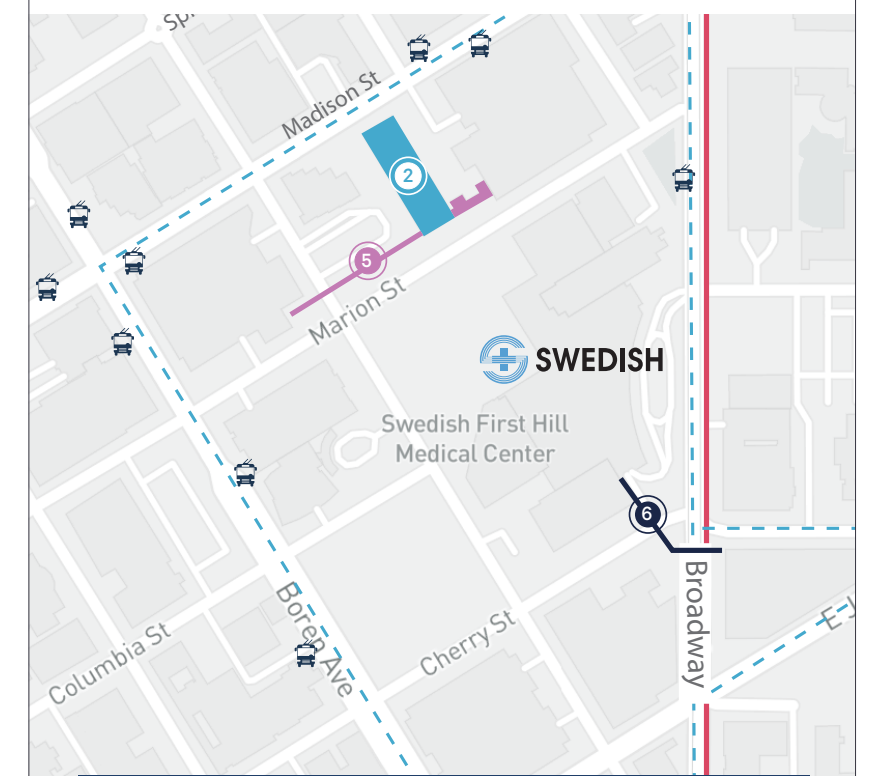
Average floor plate: ± 13,400 RSF

Connected to Swedish First Hill campus via sky bridge

597-stall parking garage

Direct patient drop-off area

Abundant on-site amenities



Nordstrom Medical Tower

Building Highlights

1229 MADISON ST, SEATTLE, WA 98104



116,811 RSF (HCP owned portion)

16-story Class A medical office building

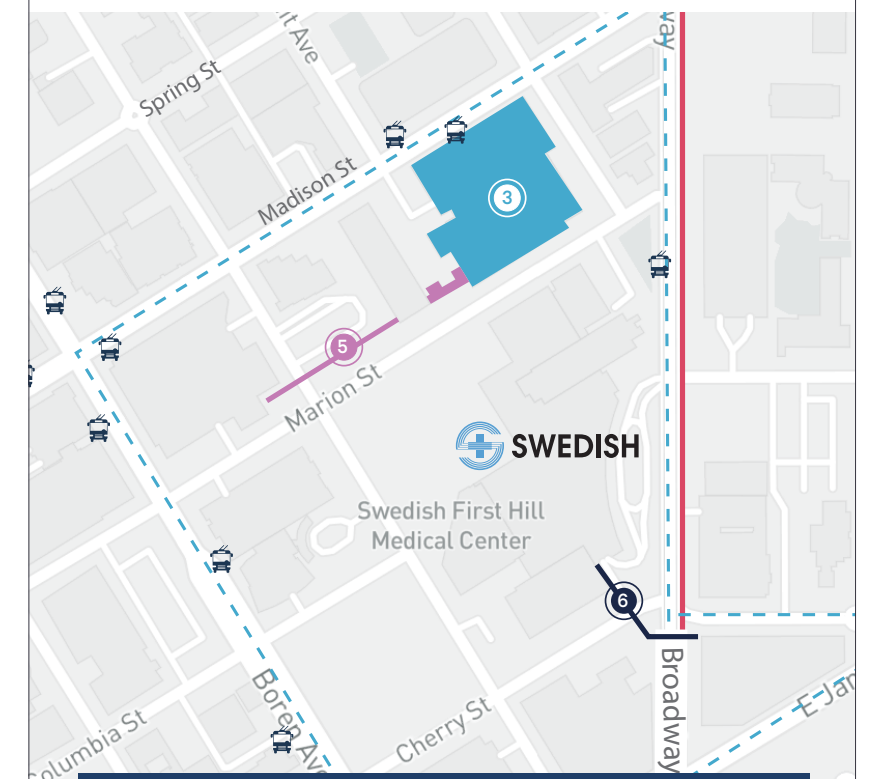
Average floor plate: ±16,000 RSF

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

Building Highlights

600 BROADWAY, SEATTLE, WA 98122



130,848 RSF

6-story Class A medical office building

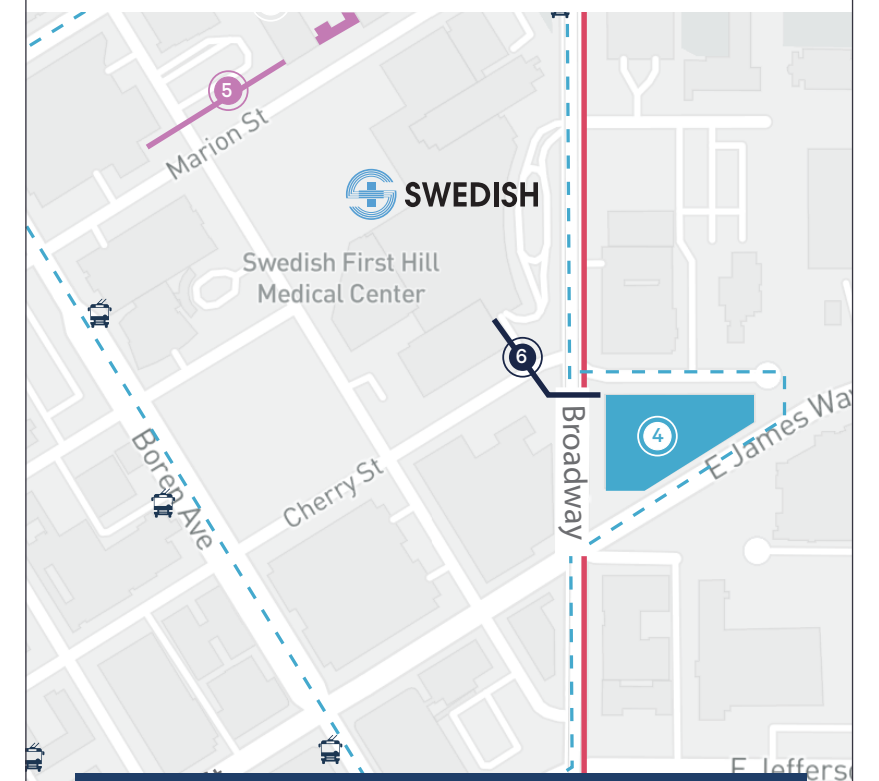
Average floor plate: ± 21,500 RSF

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

P O R T F O L I O

For More Information

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