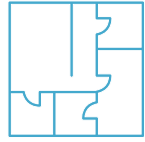


# FIRST HILL

P O R T F O L I O

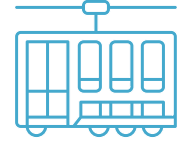


# Campus Highlights



## 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



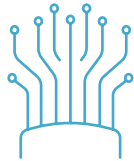
## DIRECT ACCESS

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



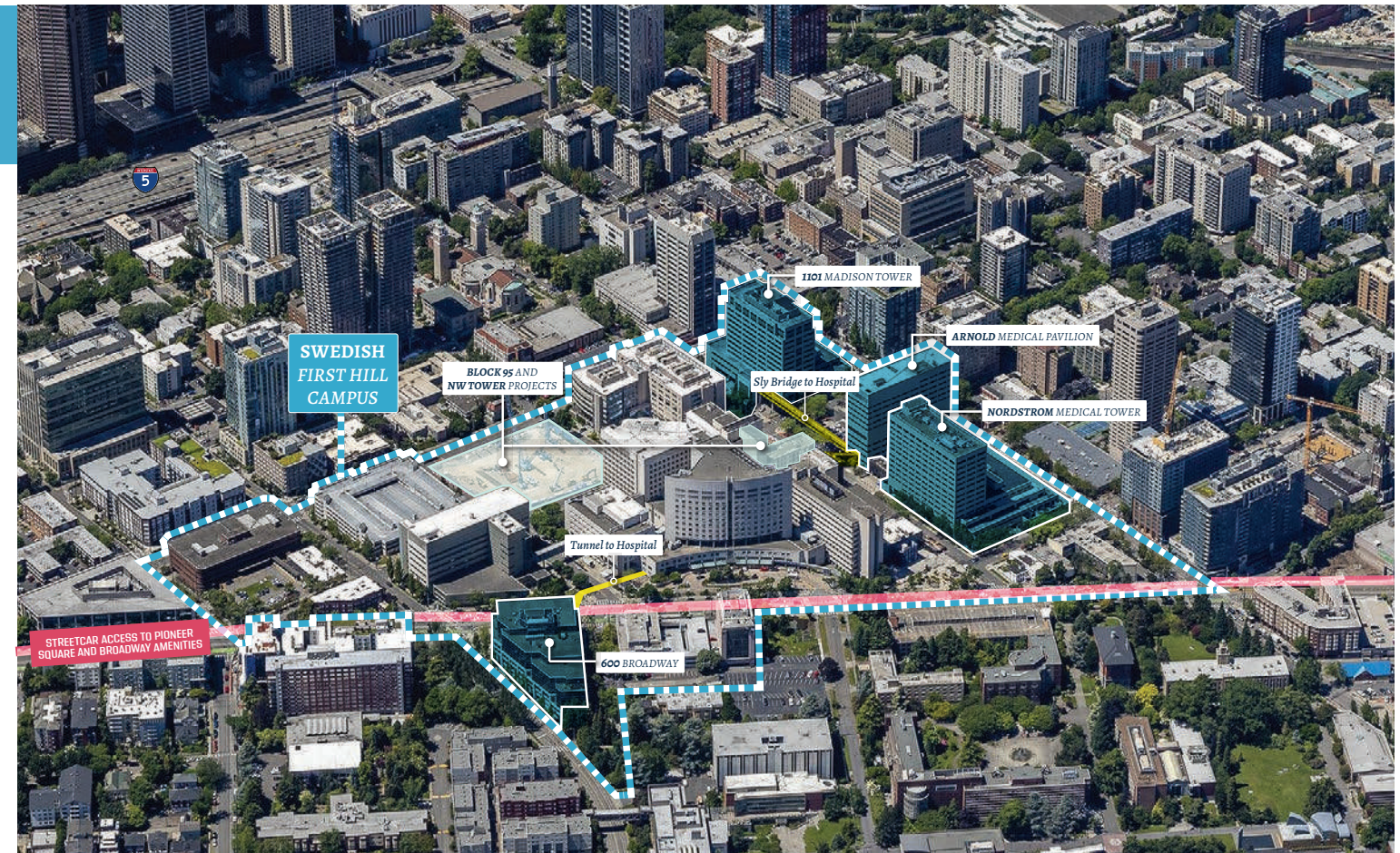
## ABUNDANT PARKING

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

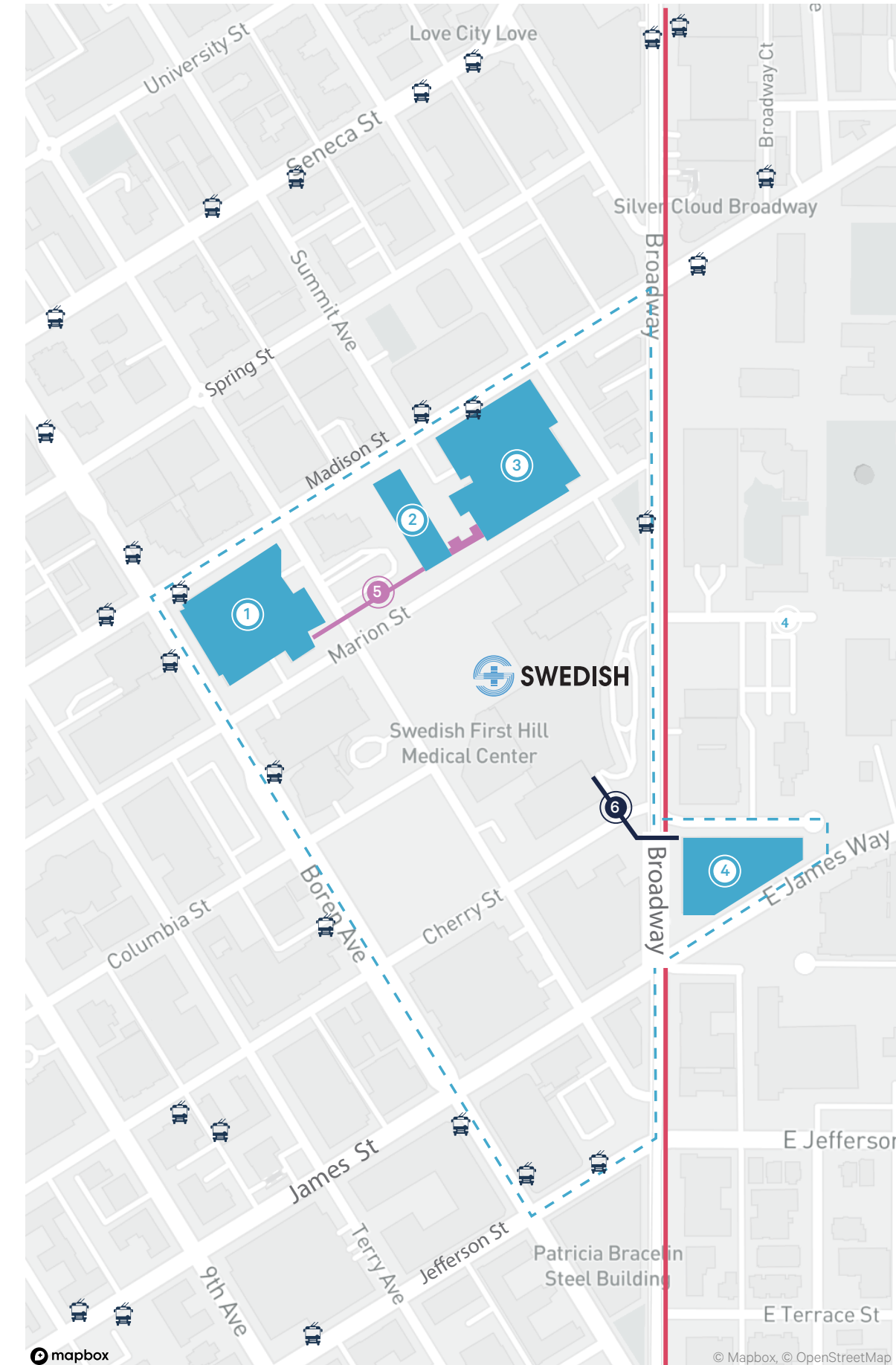
⑤ SKY BRIDGE

 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

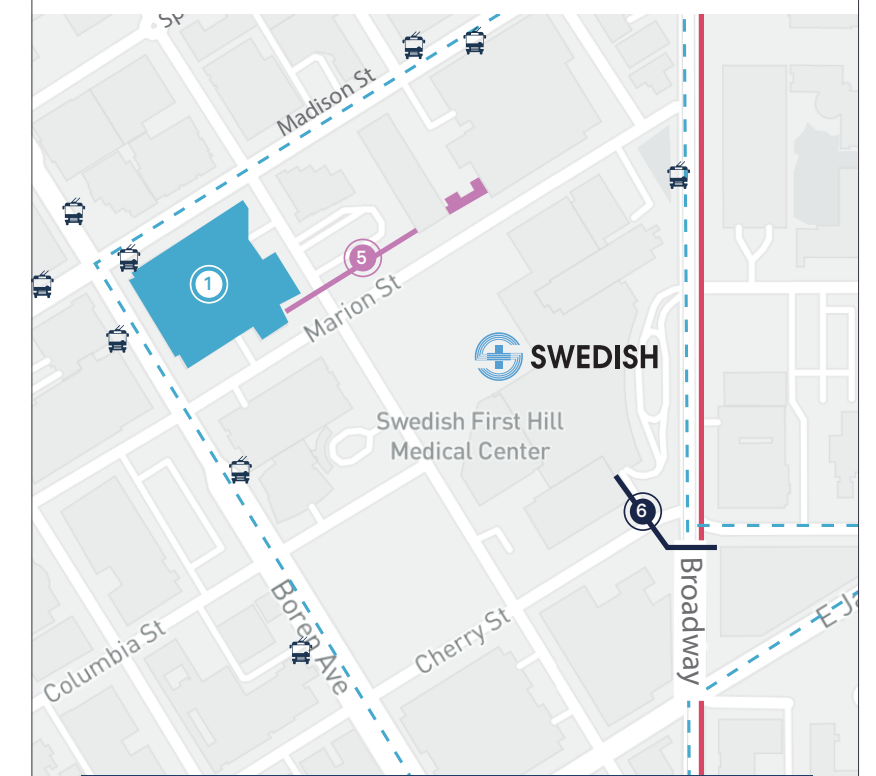
Average floor plate: ±17,000 RSF

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

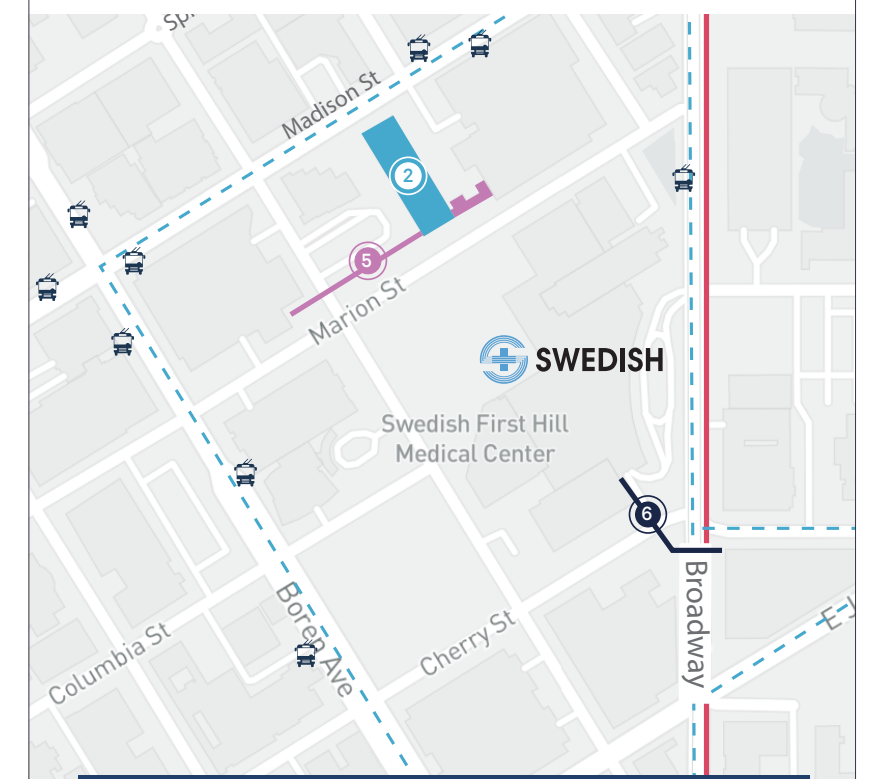
Average floor plate: ± 13,400 RSF

Connected to Swedish First Hill campus via sky bridge

597-stall parking garage

Direct patient drop-off area

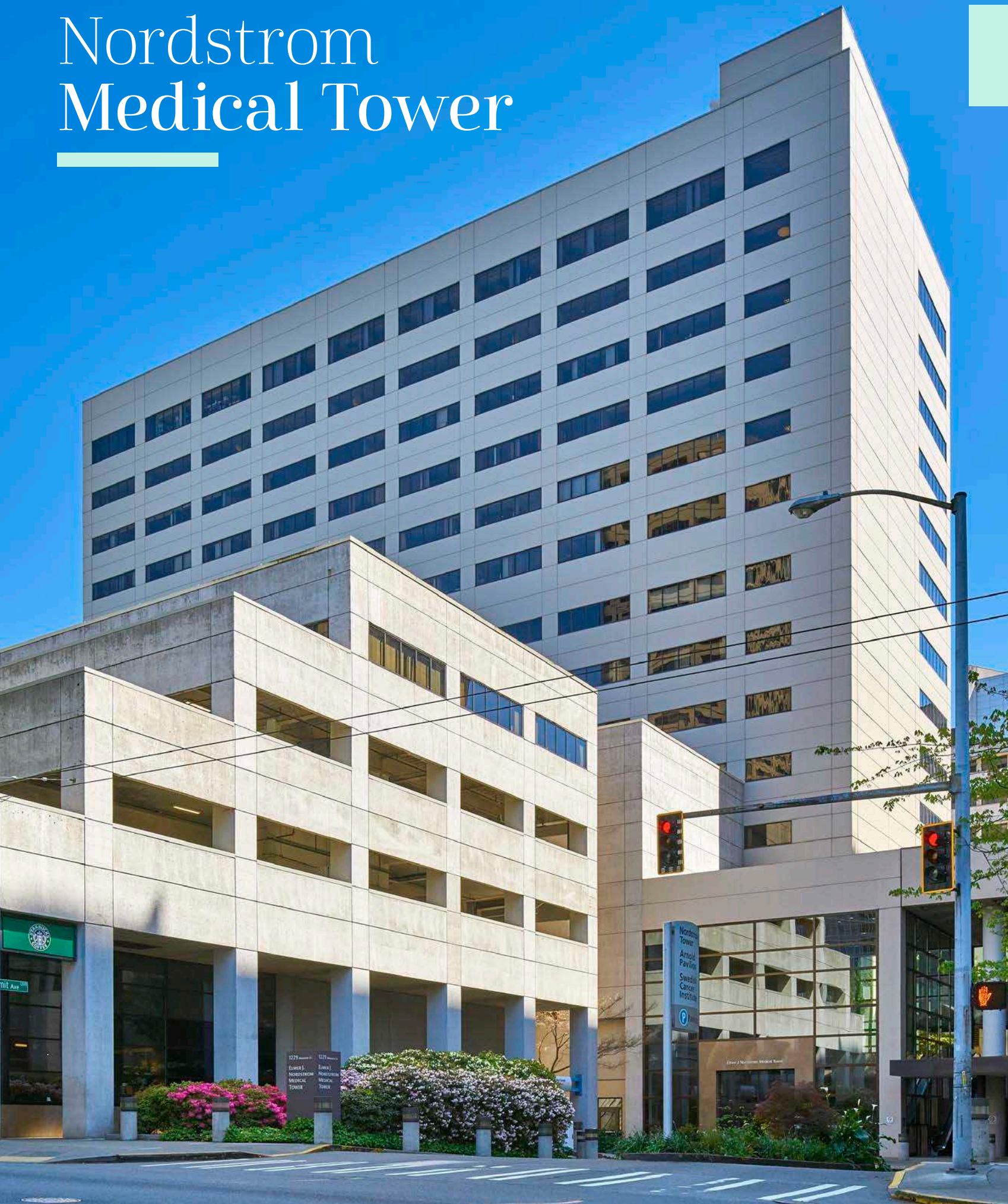
Abundant on-site amenities



# Nordstrom Medical Tower

## Building Highlights

1229 MADISON ST, SEATTLE, WA 98104



116,811 RSF (HCP owned portion)

16-story Class A medical office building

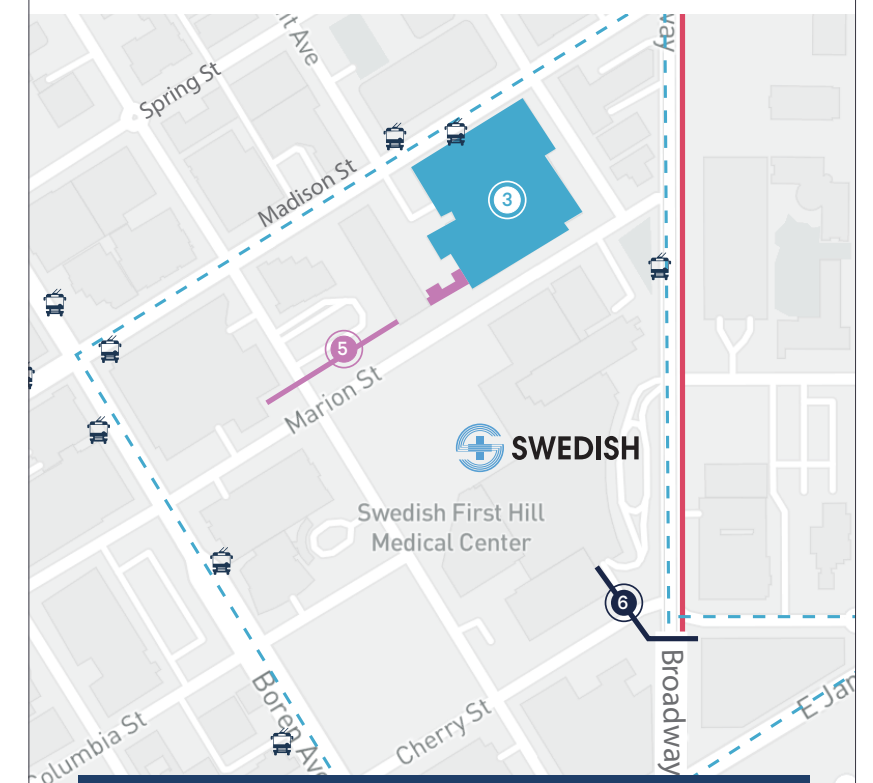
Average floor plate: ±16,000 RSF

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

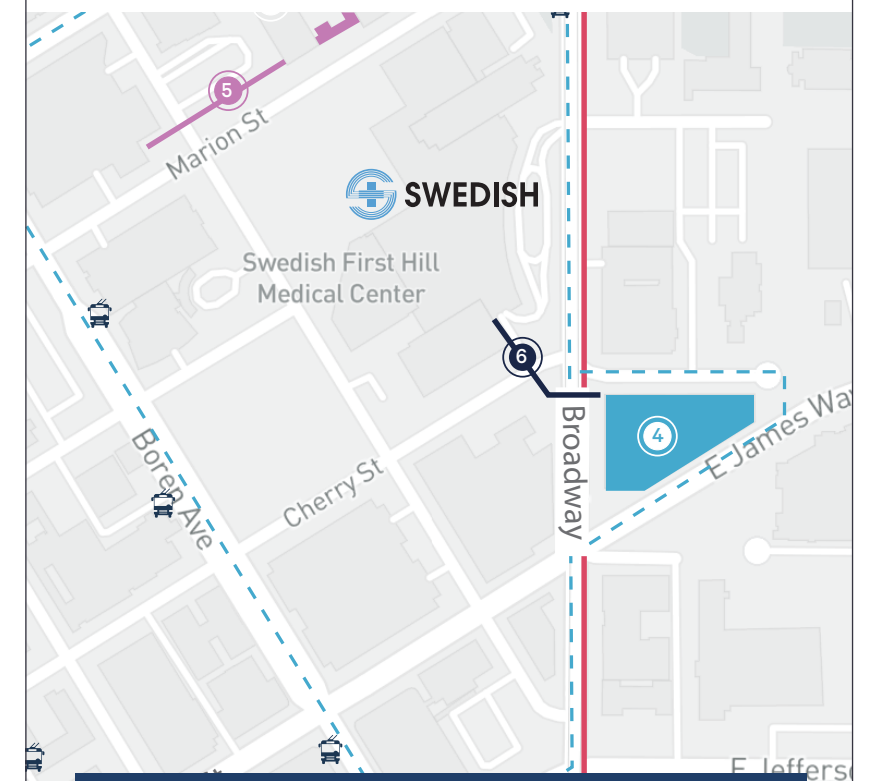
Average floor plate: ± 21,500 RSF

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

### MARCUS YAMAMOTO

Senior Vice President

[marcus.yamamoto@cbre.com](mailto:marcus.yamamoto@cbre.com)

+1 206 292 6062

### KATIE SMITH

Senior Associate

[katie.m.smith@cbre.com](mailto:katie.m.smith@cbre.com)

+1 206 292 6012

[first-hill-medical-office-portfolio.cbre-properties.com/](https://first-hill-medical-office-portfolio.cbre-properties.com/)

**CBRE** Healthpeak® | DOC LISTED NYSE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PM\_May2024