

# 1145 BROADWAY

114,664 SF  
Standalone Medical  
Office Building  
IN SEATTLE'S FIRST HILL

FOR LEASE



SEATTLE WA 98122

**CBRE**



PROPERTY HIGHLIGHTS



HIGH-EXPOSURE FLAGSHIP OPPORTUNITY WITH SIGNAGE



FULL 114,664 RSF BUILDING AVAILABLE



BUILT-OUT MEDICAL OFFICE SPACE WITH EXISTING SURGERY CENTER, ENDOSCOPY CENTER AND IMAGING INFRASTRUCTURE



EQUITY / OWNERSHIP OPPORTUNITY



NO USE-RESTRICTIONS



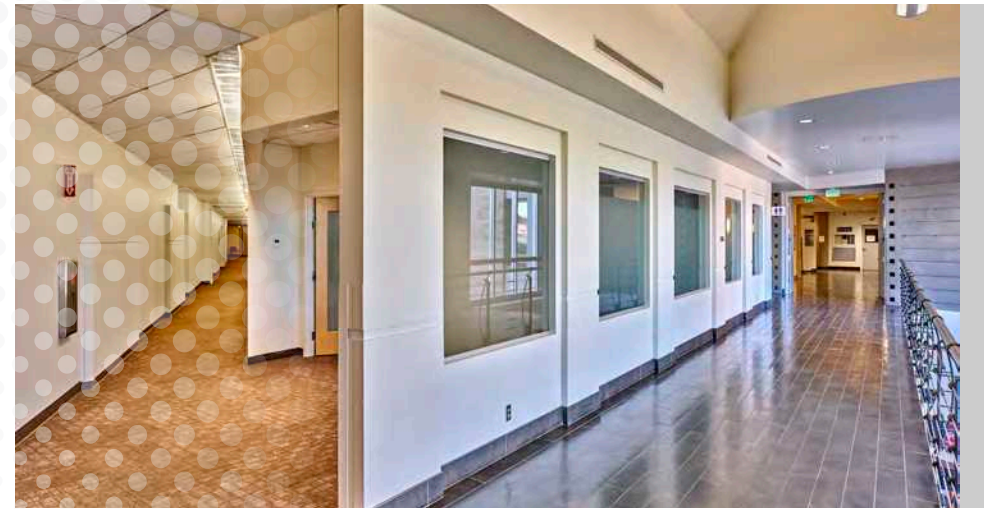
EMERGENCY BACKUP POWER AVAILABLE



3/1,000 PARKING RATIO



1145 BROADWAY



WELL SUITED FOR A VARIETY OF USES INCLUDING OFFICE, MEDICAL OFFICE, INSTITUTION, RESIDENTIAL



HIGHLY CONFIGURABLE WITH MULTIPLE ENTRANCES AND THE ABILITY TO DEMISE SPACE IN NUMEROUS WAYS



RECENT CAPITAL IMPROVEMENTS ON KEY SYSTEMS SUCH AS ELEVATOR, HVAC, AND MORE



HIGH VALUE EXISTING INFRASTRUCTURE



POTENTIAL FOR PARTIAL OWNERSHIP INTEREST



EXCESS LAND AVAILABLE FOR FUTURE EXPANSION OPPORTUNITIES OR PROGRAMMED OUTDOOR SPACE



5 TOTAL ELEVATORS IN 2 ELEVATOR BANKS



MARKET-LEADING SECURED STRUCTURED PARKING GARAGE WITH 300+ STALLS



1145 BROADWAY



LOCATION HIGHLIGHTS



100  
WALK  
SCORE



90  
TRANSIT  
SCORE



1145 BROADWAY

4



1145 BROADWAY

5



LOCATED IN FIRST HILL /  
CAPITOL HILL - SEATTLE'S  
PREMIER HEALTHCARE  
SUBMARKET



STEPS AWAY FROM  
SWEDISH, HARBORVIEW,  
AND VIRGINIA MASON  
MEDICAL CENTERS



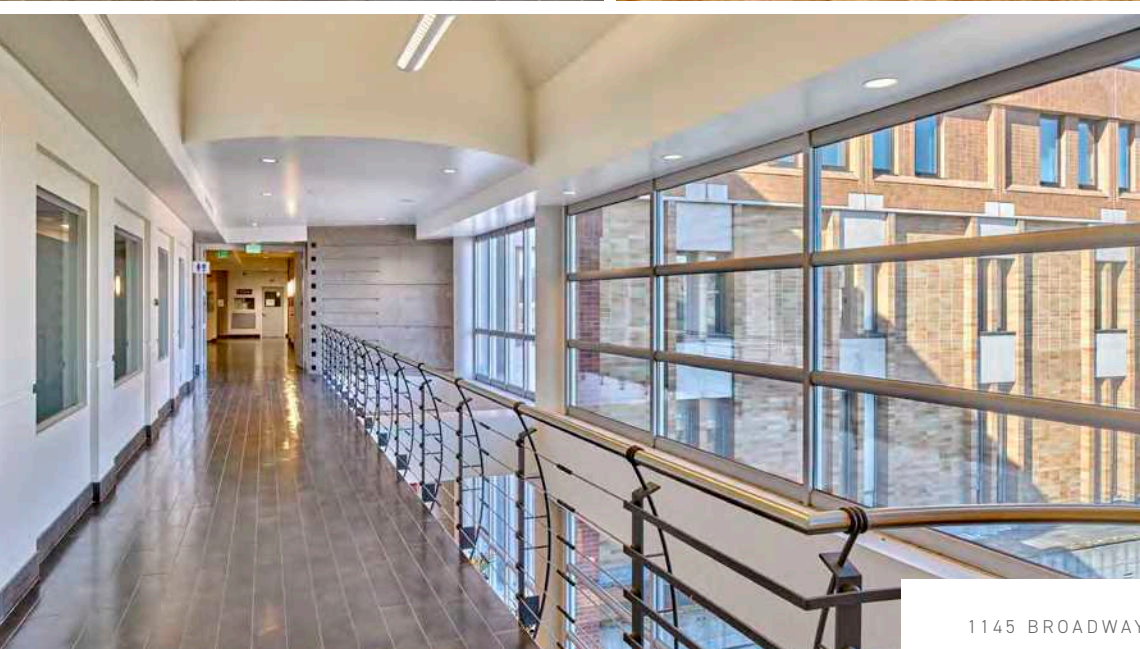
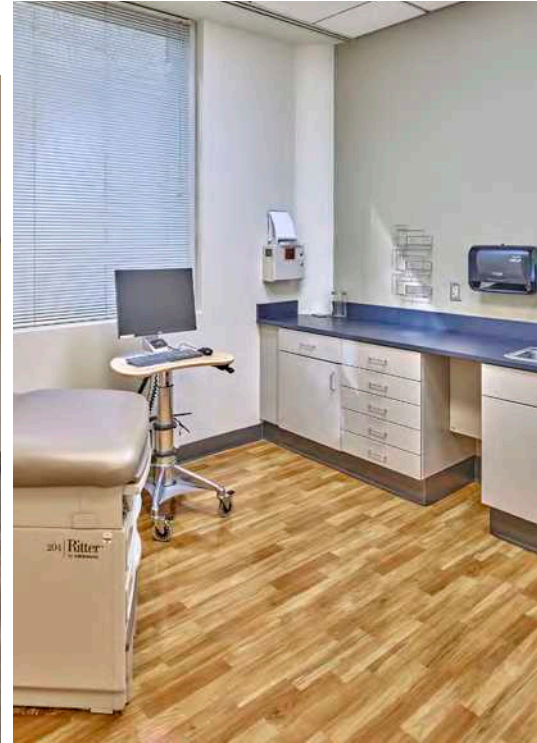
MINUTES AWAY FROM  
DOWNTOWN, WATERFRONT,  
STADIUM, AND CAPITOL  
HILL DISTRICTS



WELL-SERVED BY  
RAIL, STREETCAR,  
AND BUS LINES

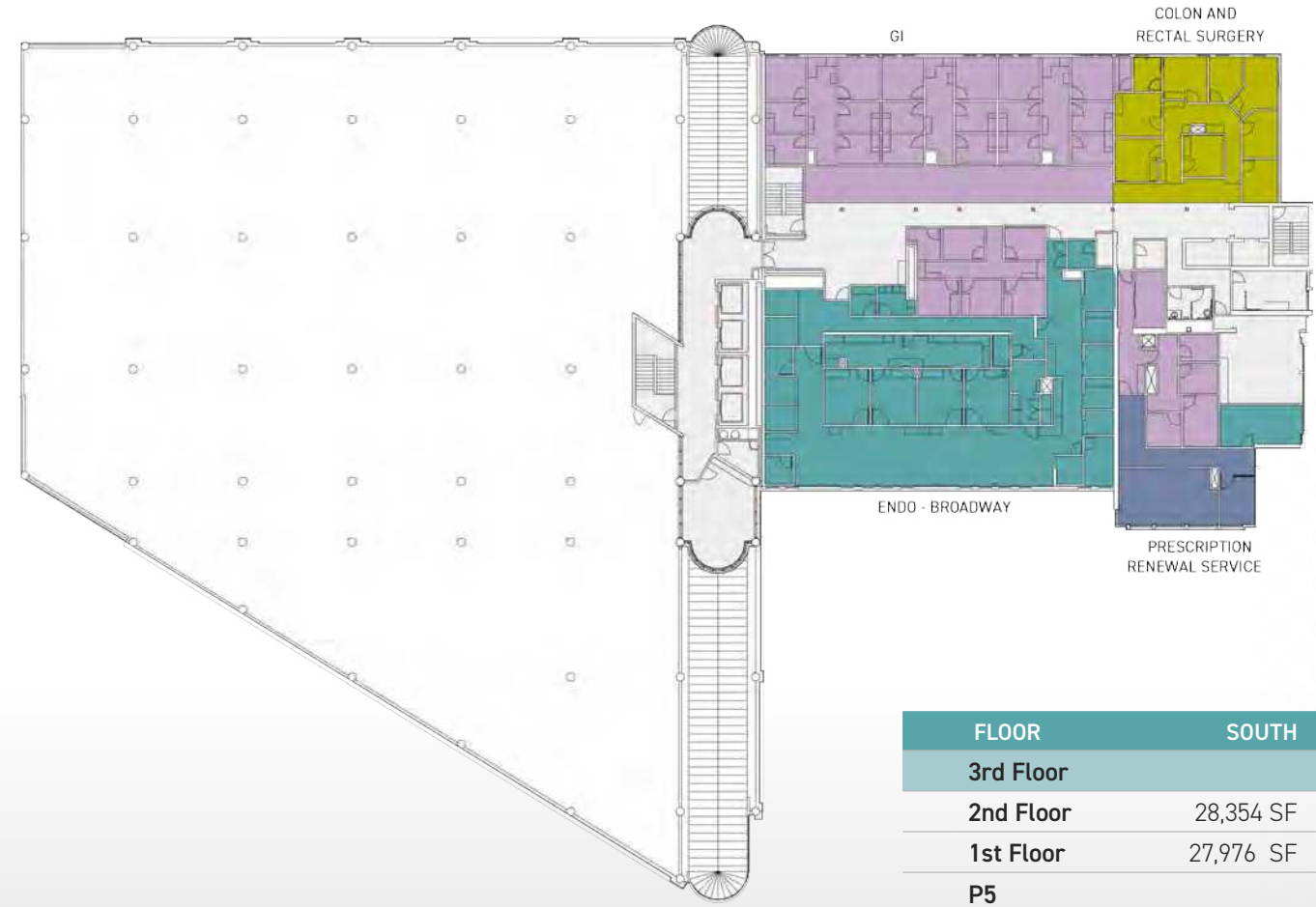


INTERIOR PHOTOS



1145 BROADWAY

FLOOR PLANS



3RD FLOOR

- COMMON ZONE
- COLON AND RECTAL SURGERY
- ENDO-BROADWAY
- GI
- PRESCRIPTION RENEWAL SERVICE

FLOOR	SOUTH	NORTH	TOTAL
3rd Floor		14,032 SF	13,917 SF
2nd Floor	28,354 SF	14,000 SF	28,354 - 38,376 SF
1st Floor	27,976 SF	14,000 SF	27,979 - 38,073 SF
P5		2,389 SF	2,349 SF
P6		14,177 SF	14,322 SF
<b>Total</b>	<b>56,330 SF</b>	<b>Approx. 58,000</b>	<b>27,979 - 114,000 SF</b>

1145 BROADWAY



FLOOR PLANS



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**PARKING PLANS:  
P1 - P4: ± 208 STALLS**



**P5 FLOOR**

- COMMON ZONE
- ARAMARK - MATERIALS MANAGEMENT
- IT

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**P6 FLOOR**

- COMMON ZONE
- HIM
- HIM/ROI/MR
- IT
- MATERIAL MANAGEMENT - BROADWAY
- SUPPORT SERVICES
- SWITCHBOARD

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# 1145

## BROADWAY

SEATTLE WA 98122

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