

# FIRST HILL

P O R T F O L I O

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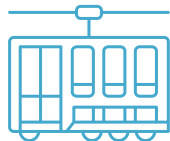


# Campus Highlights



## SPACE AVAILABLE

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



## PUBLIC TRANSIT

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



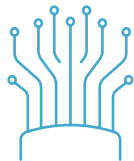
## DIRECT ACCESS

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



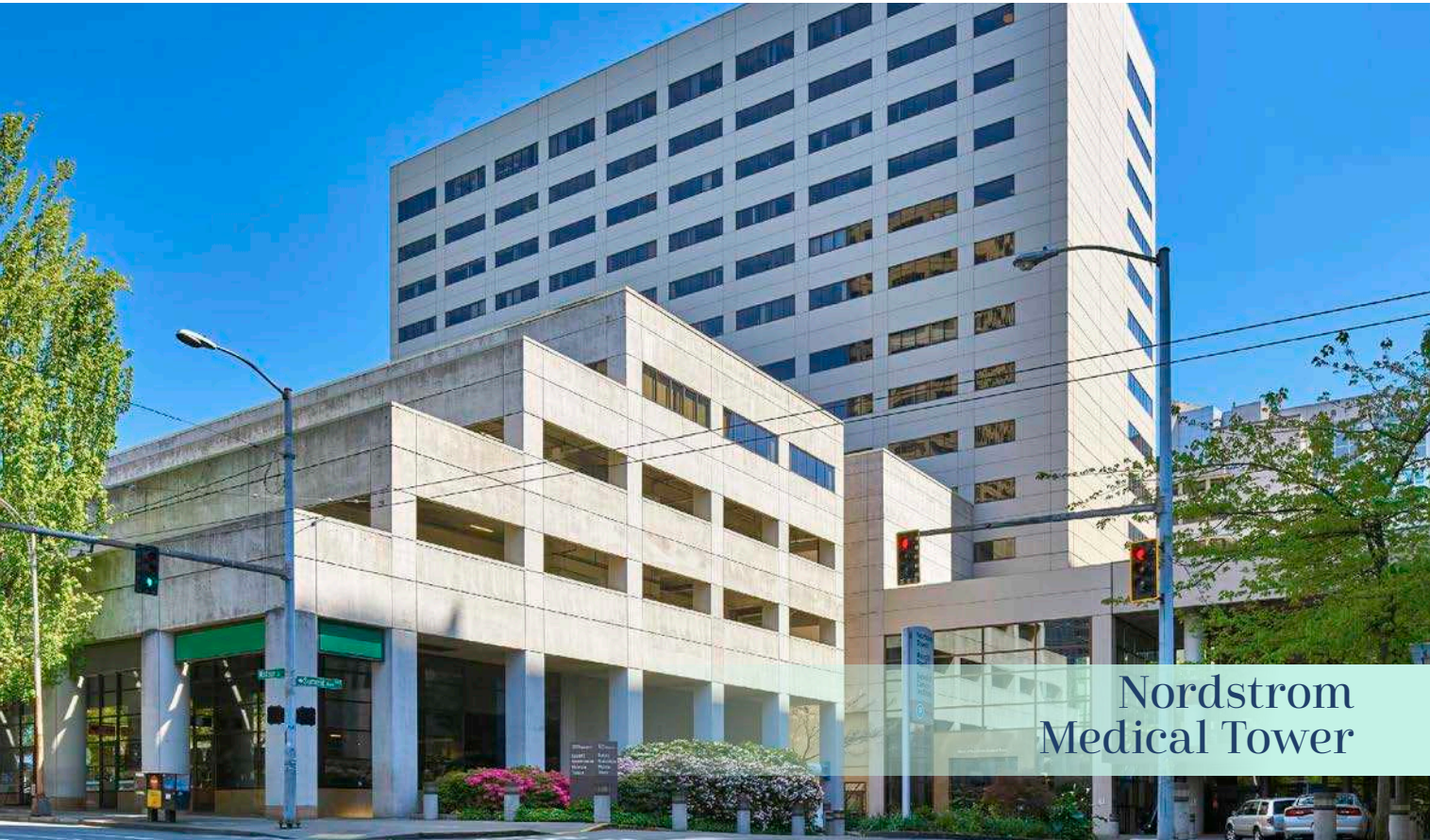
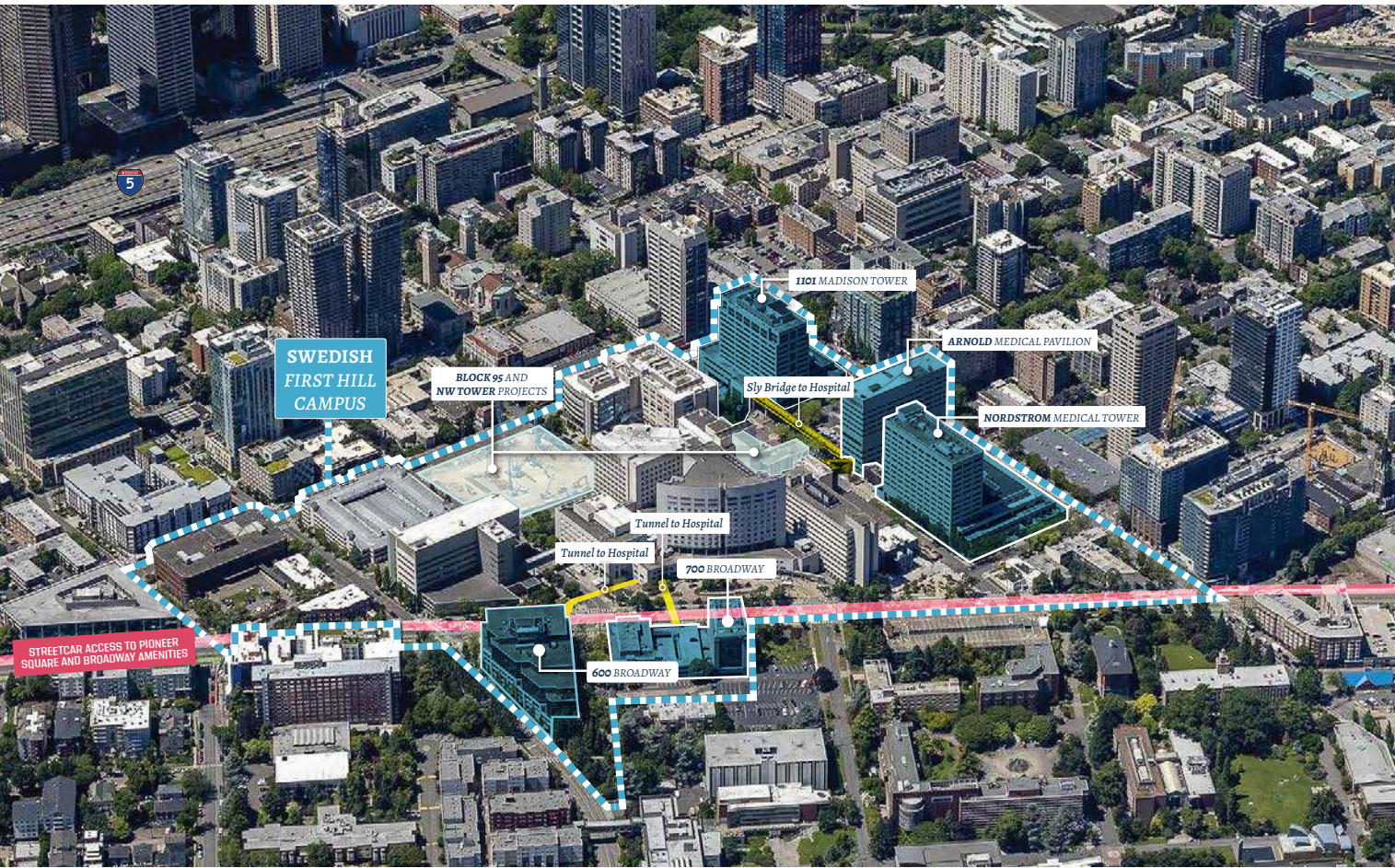
## ABUNDANT PARKING

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



## PROVIDED ALLOWANCES

Landlord provided architectural services and tenant improvement allowances available



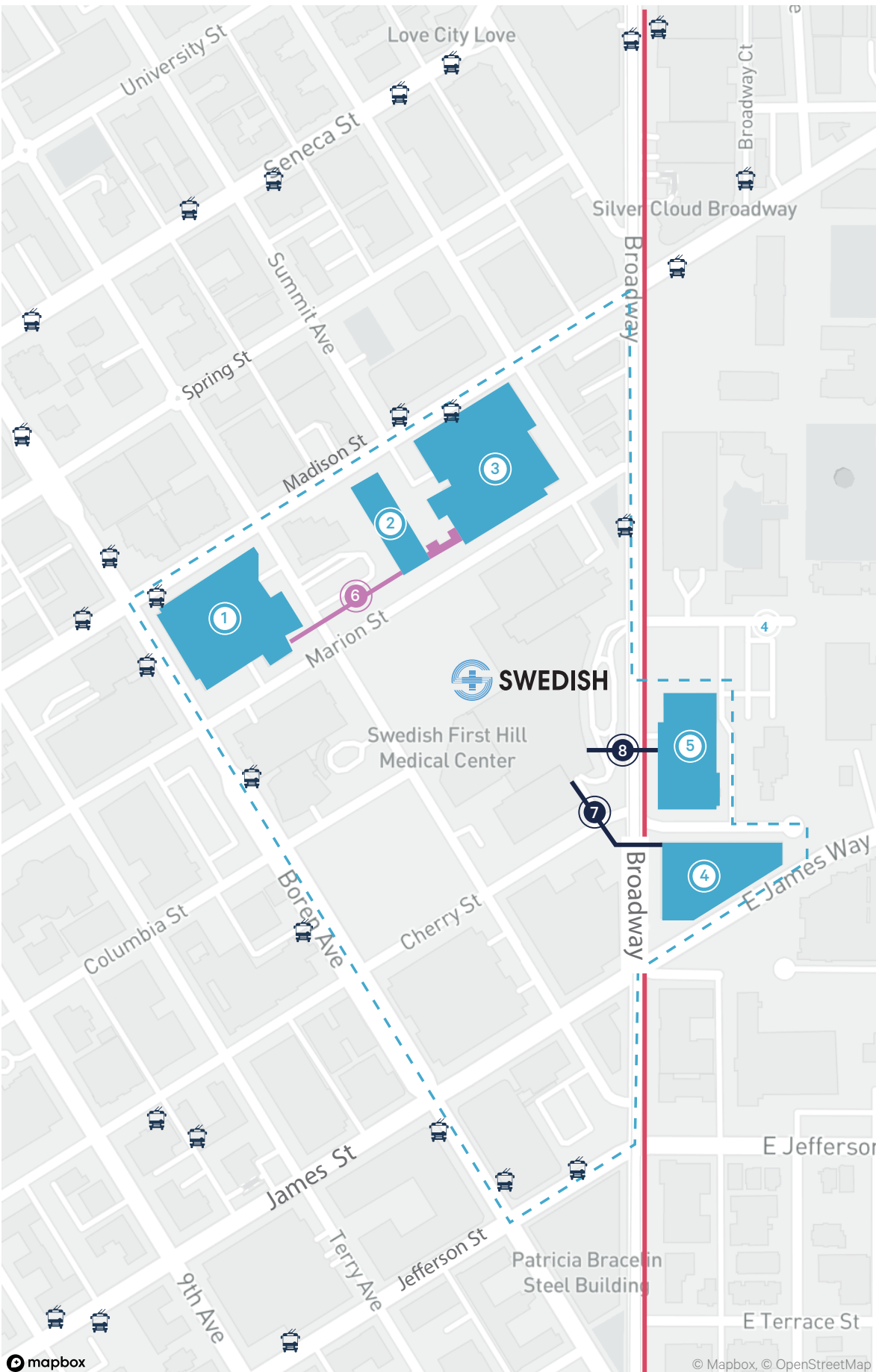
Nordstrom Medical Tower



# Location Maps



- |                           |                 |                       |                        |
|---------------------------|-----------------|-----------------------|------------------------|
| ① 1101 MADISON            | ④ 600 BROADWAY  | ⑥ SKY BRIDGE          | TRANSIT STOP           |
| ② ARNOLD MEDICAL PAVILION | ⑤ 700 BROADWAY  | ⑦ ACCESS TUNNEL       | SWEDISH MEDICAL CENTER |
| ③ NORDSTROM MEDICAL TOWER | ⑧ ACCESS TUNNEL | FIRST HILL STREET CAR |                        |





# 1101 Madison

## Building Highlights

1101 MADISON ST, SEATTLE, WA 98104



239,250 RSF

14-story Class A medical outpatient building

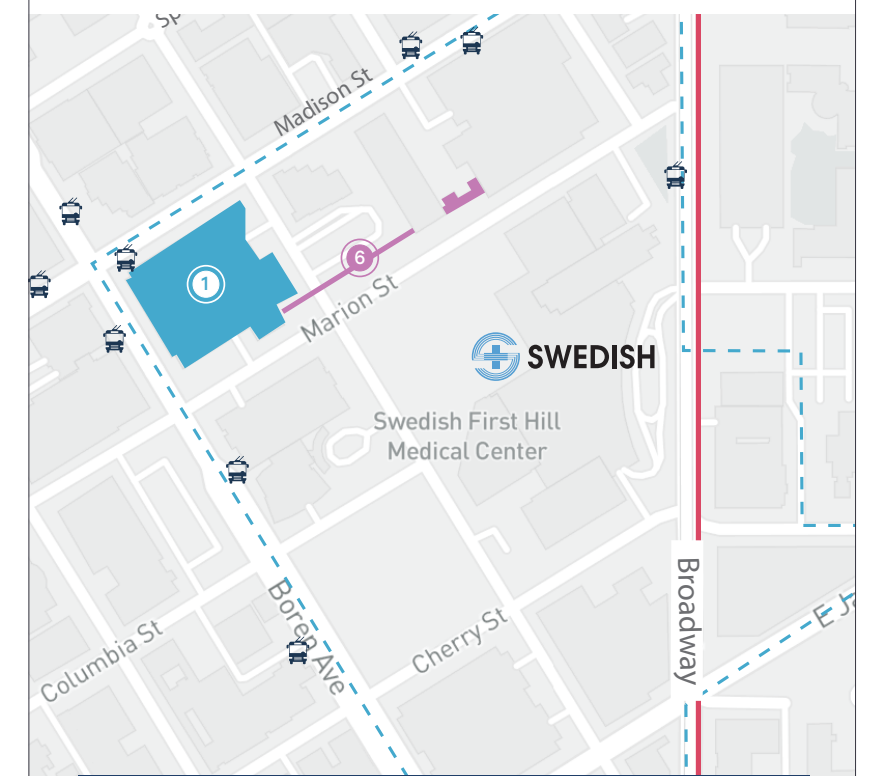
Average floor plate:  $\pm 17,000$  RSF

Connected to Swedish First Hill campus via sky bridge

Dedicated 1025-stall parking garage

Direct patient drop-off area

Abundant on-site amenities

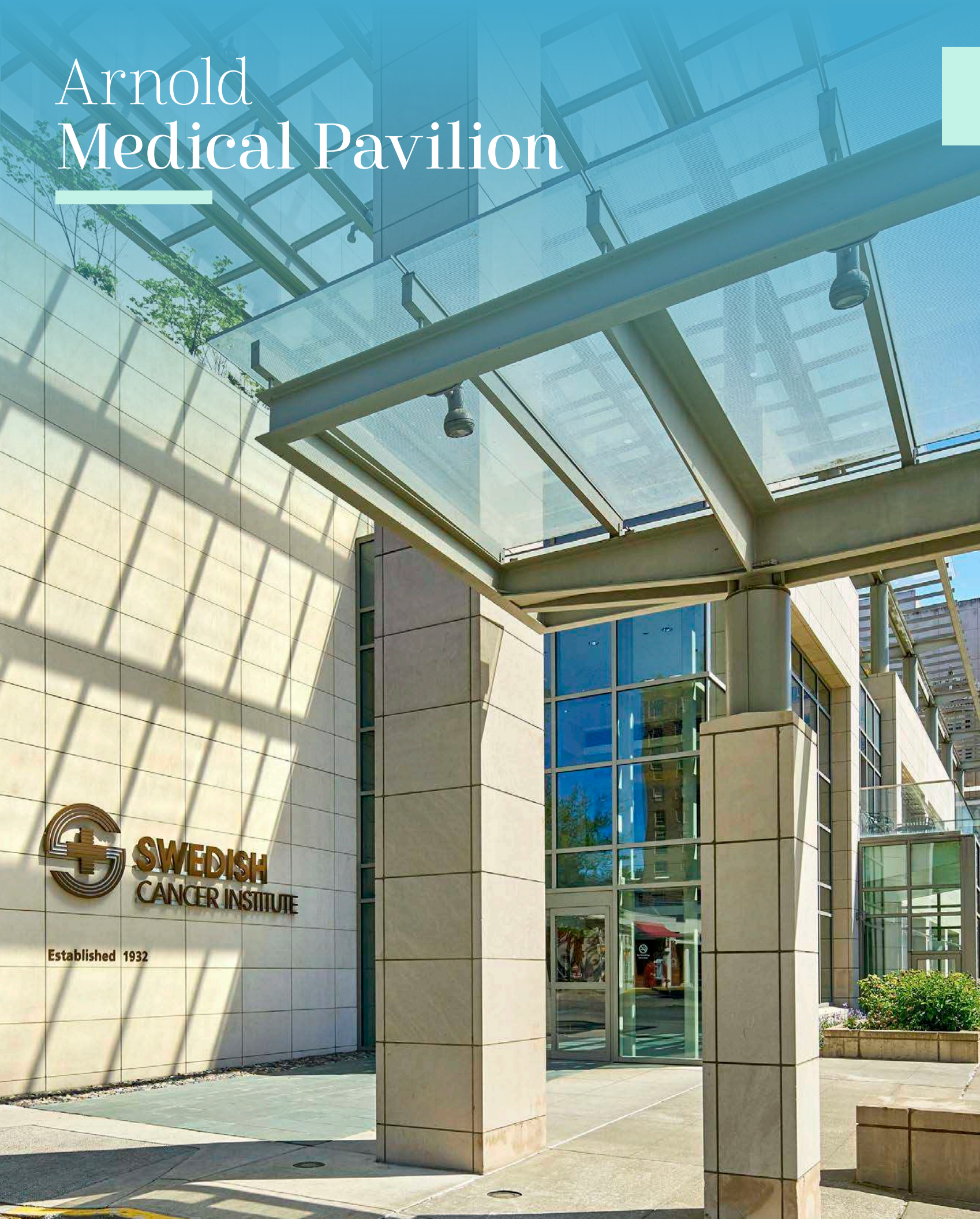




# Arnold Medical Pavilion

## Building Highlights

1221 MADISON ST, SEATTLE, WA 98104



200,972 RSF

15-story Class A medical outpatient building

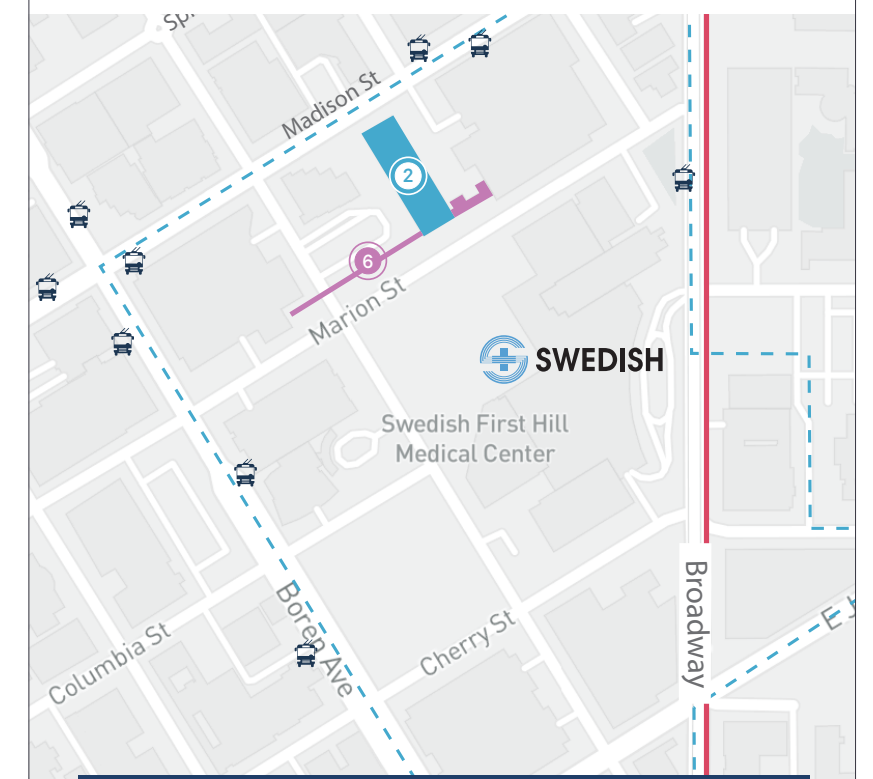
Average floor plate:  $\pm 13,400$  RSF

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 (Healthpeak-owned portion)

16-story Class A medical outpatient building

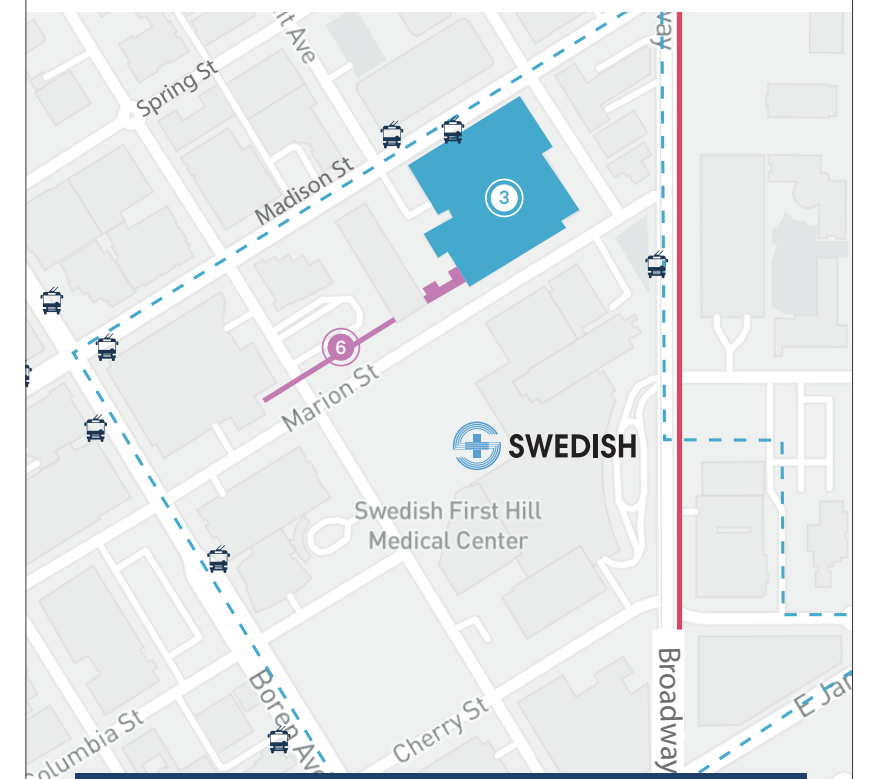
Average floor plate:  $\pm 16,000$  RSF

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 outpatient building

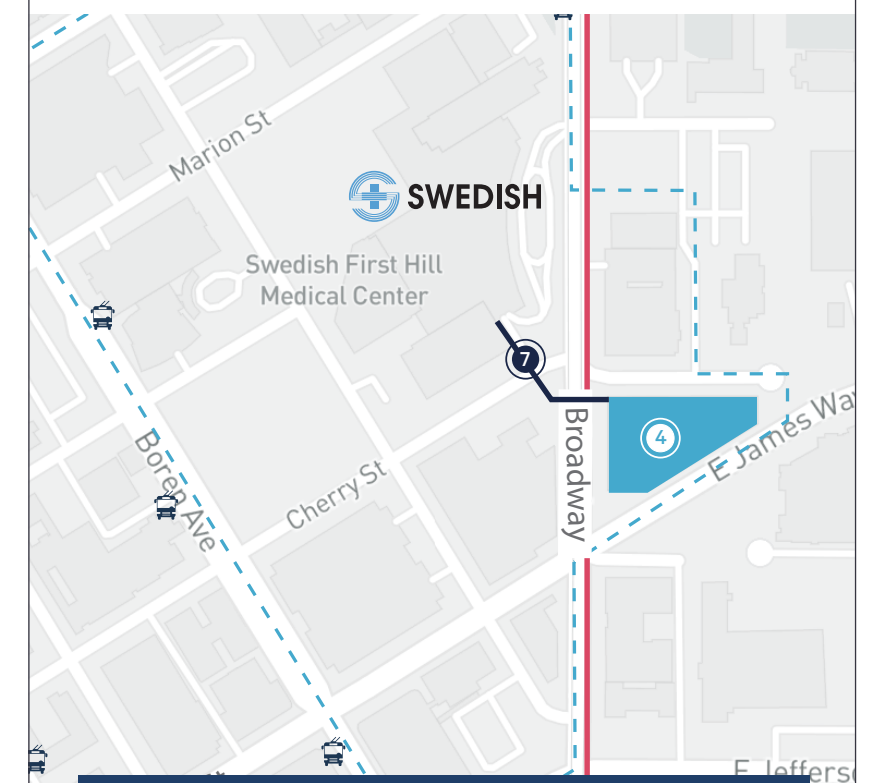
Average floor plate: ± 21,500 RSF

Immediately adjacent and connected to  
Swedish Medical Center via underground tunnel

Dedicated 355-stall parking garage

Direct patient drop-off area

Abundant on-site amenities





700  
Broadway

## Building Highlights

700 BROADWAY, SEATTLE, WA 98122



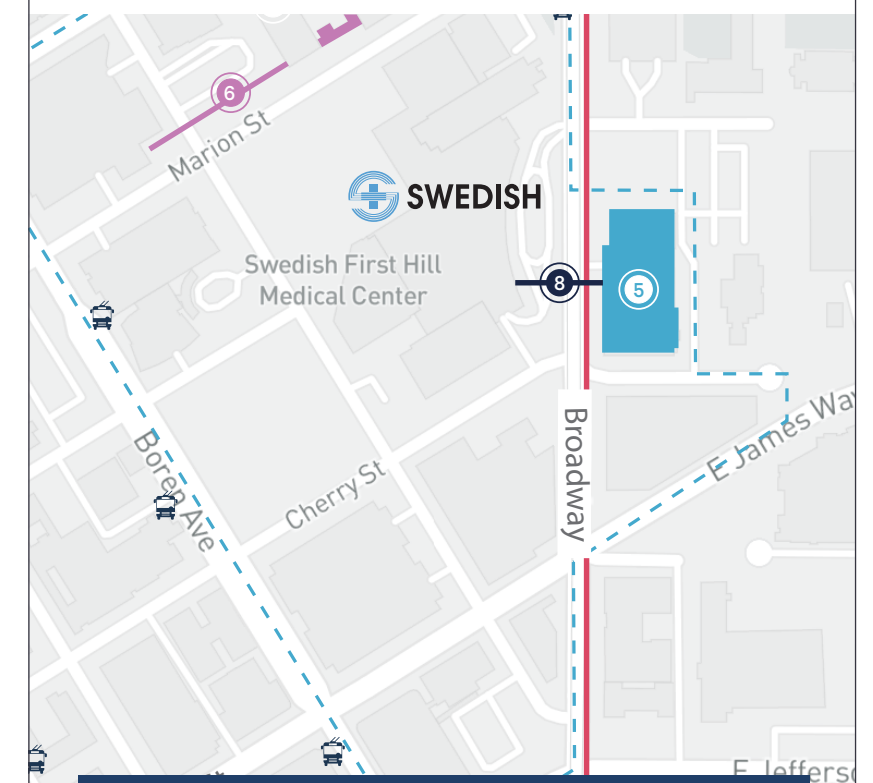
±39,000 SF medical outpatient space available

Unique standalone building opportunity with street-level exposure

Dedicated parking garage with 85 spots

Immediately adjacent and connected to Swedish Medical Center via underground tunnel

Steps away from Seattle University, UW Medicine Harborview Medical Center and Swedish First Hill





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## For More Information

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