

HIGHLINE MEDICAL PAVILION

Medical Suites Available on St. Anne Hospital Campus



16233 SYLVESTER ROAD SW, BURIEN, WA

OWNED BY



HEALTHCARE
REALTY

LEASING BY

km Kidder
Mathews

HIGHLINE MEDICAL PAVILION



Ground level medical suites
available on the St. Anne
Hospital Campus

AVAILABILITIES

| | | |
|----------------------|----------|-----------------------------------|
| SUITE G10, G30 & G70 | 8,421 SF | TEST FIT |
| SUITE G-10 & G-30 | 3,694 SF | TEST FIT |
| SUITE G-10 | 2,316 SF | |
| SUITE G-30 | 1,378 SF | → VIEW SUITE G-30 |
| SUITE G-70 | 4,718 SF | |



16233 SYLVESTER ROAD SW, BURIEN, WA

km Kidder
Mathews

HIGHLINE MEDICAL PAVILION

Property Features



RECENT RENOVATIONS

Thoughtfully designed clinical spaces with quality medical build-outs, efficient layouts, and modern infrastructure tailored to today's healthcare providers.



UNBEATABLE LOCATION

Positioned just steps from St. Anne Hospital Campus, creating natural synergy with nearby healthcare providers and serving a well-established medical community.



HIGH QUALITY OWNERSHIP

Owned and managed by Healthcare Realty, nationally recognized for exceptional medical office performance and commitment to creating top-tier provider environments.



ACCESS

Convenient access from SR-518, SR-509, I-405, and I-5, with proximity to major healthcare destinations throughout Burien and the broader South Sound region.



PARKING

Abundant on-site parking options, including surface and structured garage spaces, providing easy and efficient access for patients, staff, and visitors.



HEALTHCARE SYNERGY

Join a thriving medical environment alongside St. Anne Hospital, Highline Medical Pavilion, and SW Seattle Ambulatory Surgery Center, creating strong referral networks and patient-care connections.

HIGHLINE
MEDICAL
PAVILION



HIGHLINE MEDICAL PAVILION

8,412 SF

SUITE G-10, G-30 & G70

Test Fit



SPACE PROGRAM

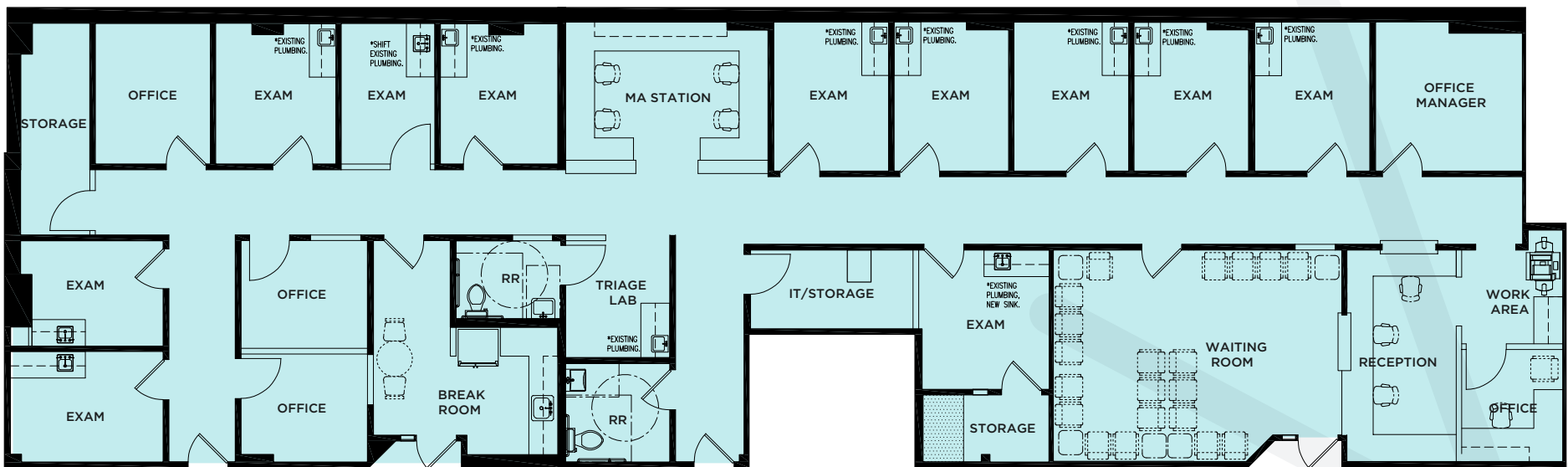
- 20 EXAM ROOMS
- 3 PROCEDURE ROOMS
- 6 PRIVATE OFFICES
- 4 NURSES STATIONS
- 6 IN-SUITE RESTROOMS
- 7 STORAGE ROOMS
- TRIAGE AREA
- IT ROOM
- JANITOR CLOSET
- STAFF ROOM

HIGHLINE MEDICAL PAVILION

3,694 SF

SUITE G-10 & G-30

Test Fit



SPACE PROGRAM

- 11 EXAM ROOMS
- 5 PRIVATE OFFICES
- LARGE NURSE STATION
- TRIAGE/LAB ROOM
- 4 STORAGE ROOMS
- STAFF ROOM

HIGHLINE MEDICAL PAVILION

2,316 SF

SUITE G-10



SPACE PROGRAM

- 6 EXAM ROOMS
- LAB ROOM
- 2 PRIVATE OFFICES
- STAFF ROOM

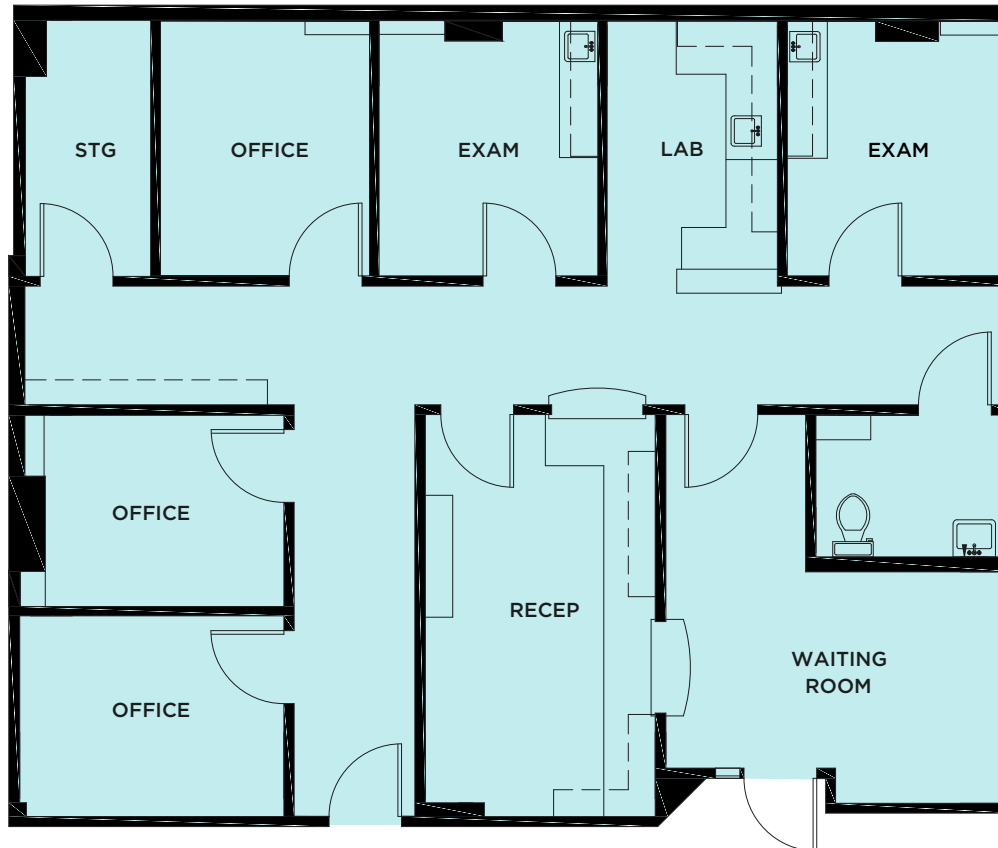
Available with 30-day notice

HIGHLINE MEDICAL PAVILION

1,378 SF

SUITE G-30

 TOUR SUITE G-30



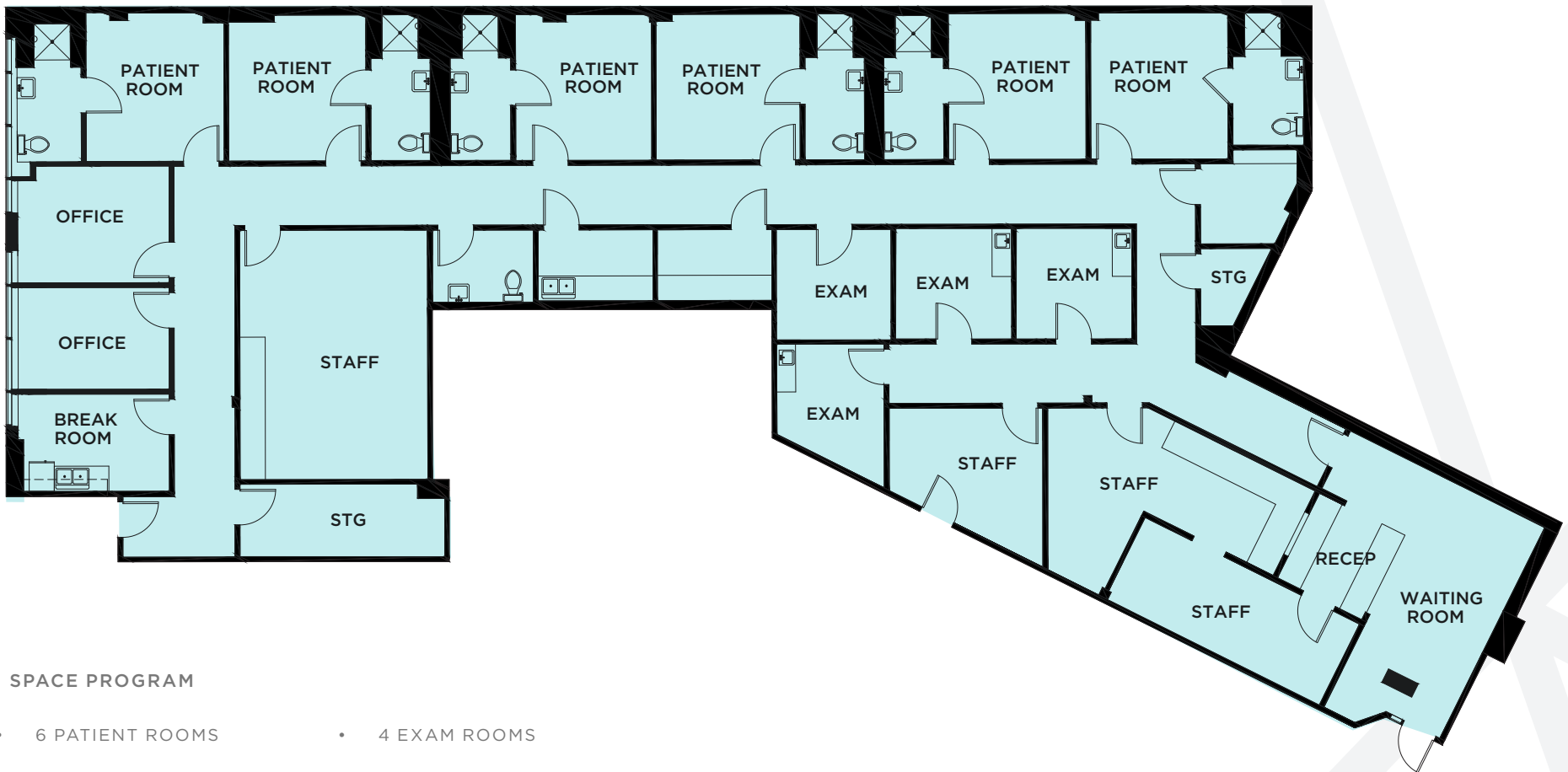
SPACE PROGRAM

- 2 EXAM ROOMS
- 3 PRIVATE OFFICES
- STORAGE/ADMIN
- IN-SUITE RESTROOM

HIGHLINE MEDICAL PAVILION

4,718 SF

SUITE G-70



SPACE PROGRAM

- 6 PATIENT ROOMS
- 2 PRIVATE OFFICES
- STAFF ROOM
- 4 EXAM ROOMS
- LAB ROOM
- STORAGE ROOMS

HIGHLINE
MEDICAL
PAVILION

HIGHLINE
MEDICAL
PAVILION

Three Tree
Medical Arts

Southwest
Seattle ASC

MultiCare Indigo
Urgent Care

Franciscan
Urgent Care

PUGET SOUND

White
Center

Tukwila

GLENDALE WAY S

S 128TH ST

SW 136TH ST

AMBAUM BLVD SW

8TH AVES

S 188TH ST

8TH AVES

S 200TH ST

S 216TH ST



The connection
your employees
need and your
patients deserve.

4 min

DRIVE TO HIGHWAY 509

6 min

DRIVE TO HIGHWAY 518

10 min

DRIVE TO SEATAC INTERNATIONAL AIRPORT

10 min

DRIVE TO INTERSTATE 5

10 min

DRIVE TO HIGHWAY 99

HIGHLINE MEDICAL PAVILION



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OWNED BY



**HEALTHCARE
REALTY**

LEASING BY



**Kidder
Mathews**

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