FLOOR

16

PENTHOUSE CONDO

@ NORDSTROM MEDICAL CENTER

FOR SALE
$11,500,000
INVESTMENT OPPORTUNITY

1229 Madison Street, Seattle, WA 89104

14,270 SF | FULLY OCCUPIED MEDICAL OFFICE PENTHOUSE

CUSHMAN & WAKEFIELD

SALE HIGHLIGHTS

- One of the few chances to own a top-floor, fully leased space in a premier Class A medical tower.
- Approximately 14,270 RSF (per 2016 BOMA standards), offering efficient and modern medical office configurations.
- On-Site Amenities includes dining options, pharmacy, and wellness services, enhancing tenant and patient convenience.
- Located in First Hill, Seattle's most established healthcare corridor, adjacent to Swedish Medical Center, Virginia Mason, and Harborview.
- ENERGY STAR certified, supporting lower operating costs and ESG-aligned investment strategies.
- 597-stall parking garage, patient drop-off zone, and excellent public transit connectivity.
- Walk Score of 99 – a walker's paradise with immediate access to restaurants, retail, and transit.

176,257 SF
BUILDING SIZE

96.6%
BUILDING % LEASED

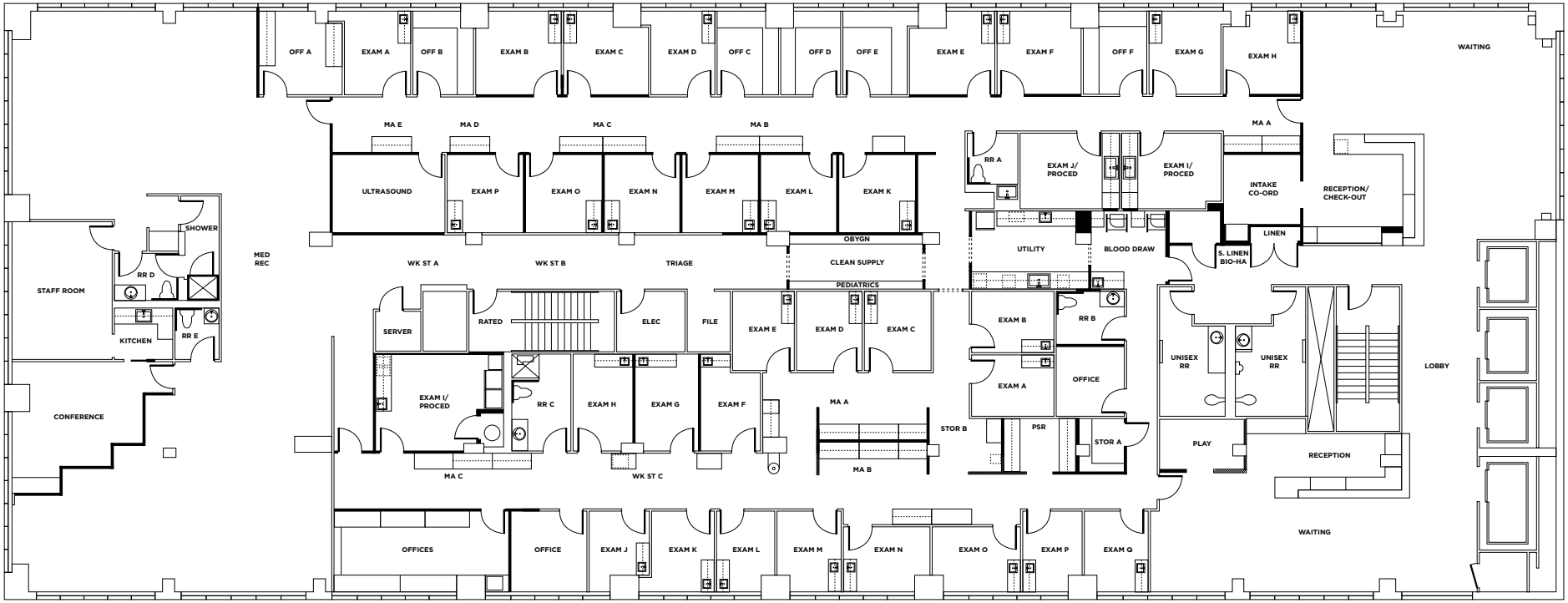
14,270 SF
SUITE SIZE

6/30/29
LEASE EXPIRATION

2019
YEAR RENOVATED

CAPITOL HILL CENTRAL DISTRICT
SUBMARKET

FLOOR PLAN


OFF A
EXAM A
OFF B
EXAM B
EXAM C
EXAM D
OFF C
OFF D
OFF E
EXAM E
EXAM F
OFF F
EXAM G
EXAM H
WAITING
MA E
MA D
MA C
MA B
MA A
ULTRASOUND
EXAM P
EXAM O
EXAM N
EXAM M
EXAM L
EXAM K
RR A
EXAM J/ PROCED
EXAM I/ PROCED
INTAKE CO-ORD
RECEPTION/ CHECK-OUT
OBYGN
LINEN
SHOWER
MED REC
WK ST A
WK ST B
TRIAGE
CLEAN SUPPLY
UTILITY
BLOOD DRAW
S. LINEN BIO-HA
RR D
PEDIATRICS
STAFF ROOM
SERVER
RATED
ELEC
FILE
EXAM E
EXAM D
EXAM C
EXAM B
RR B
KITCHEN
RR E
UNISEX RR
UNISEX RR
LOBBY
CONFERENCE
EXAM I/ PROCED
RR C
EXAM H
EXAM G
EXAM F
MA A
STOR B
EXAM A
OFFICE
PSR
STOR A
PLAY
RECEPTION
MA C
WK ST C
MA B
WAITING
OFFICES
OFFICE
EXAM J
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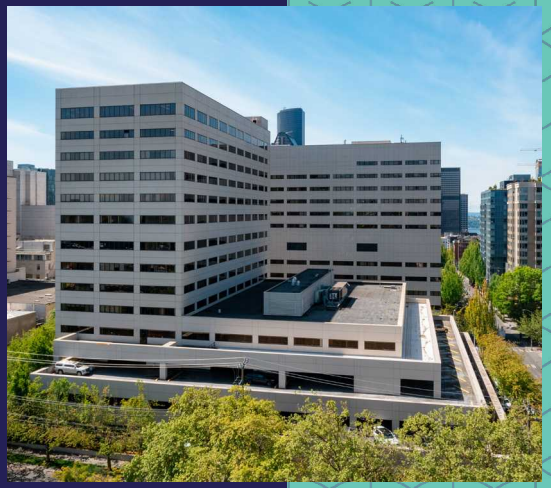
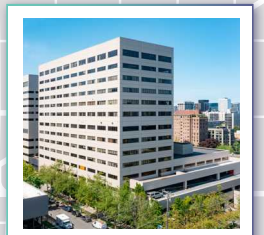
EXAM M
EXAM N
EXAM O
EXAM P
EXAM Q



MEDICAL OFFICES



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PENTHOUSE CONDO

@ NORDSTROM MEDICAL CENTER

E JOHN ST
KAISER PERMANENTE
12TH AVE
E PIKE ST
E UNION S
BROADWAY
E MADISON
PINE S
PIKE S
5TH AV
Virginia Mason
SWEDISH
E CHERRY ST
SWEDISH
THE POLYCLINIC Where you come first.
SPRING S
4TH AV
BOREN AV
JAMES S
HARBORVIEW MEDICAL CENTER UW Medicine
1ST AV
ALASKAN W
YESLER WY
E YESLER WY
SEATTLE
S JACKSON ST
S JACKSON ST

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