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
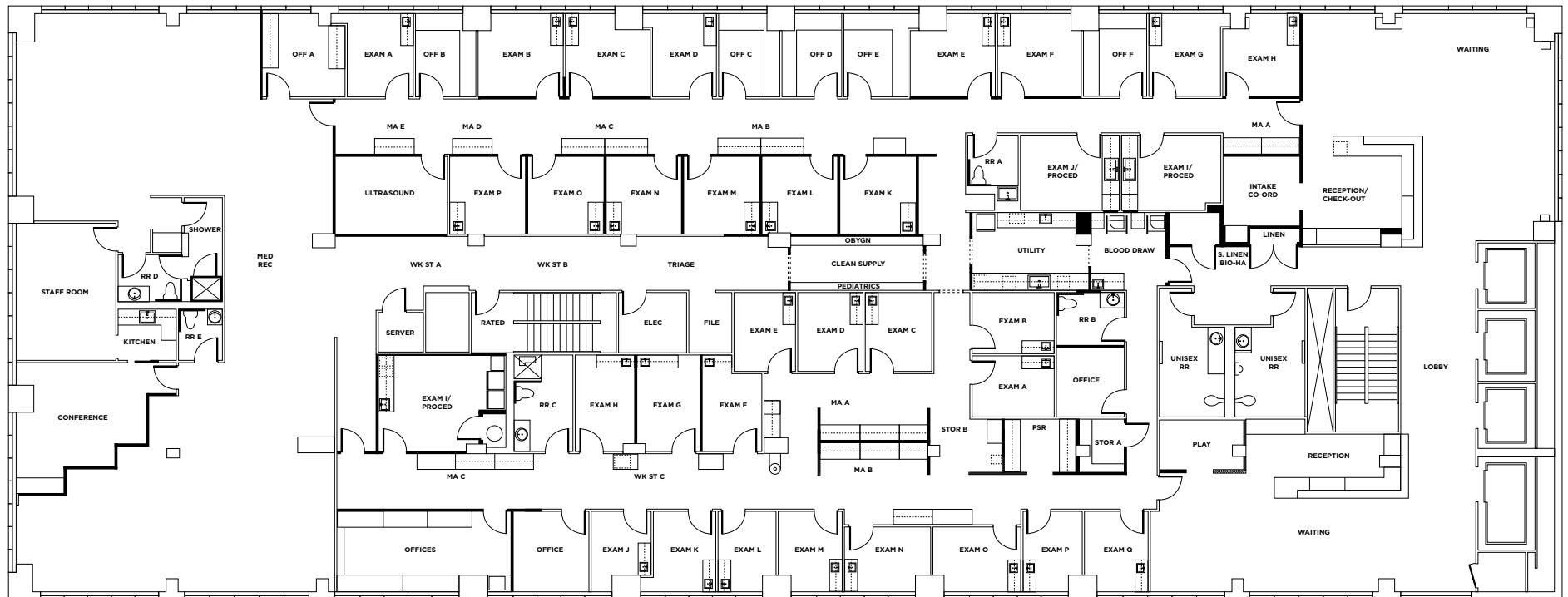
14,270 SF
SUITE SIZE

6/30/29
LEASE EXPIRATION

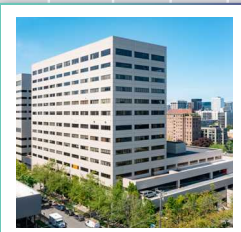**2019**
YEAR RENOVATED

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

MED REC

SHOWER

RR D

STAFF ROOM

KITCHEN | RR E

OBYGN

CLEAN SUPPLY | UTILITY | BLOOD DRAW | S. LINEN BIO-HA | LINEN

WK ST A | WK ST B | TRIAGE

PEDIATRICS

CONFERENCE

SERVER | RATED | ELEC | FILE | EXAM E | EXAM D | EXAM C | EXAM B | RR B

EXAM A | OFFICE

UNISEX RR | UNISEX RR | LOBBY

EXAM I/PROCED | RR C | EXAM H | EXAM G | EXAM F | MA A

MA C | WK ST C | MA B | STOR B | PSR | STOR A | PLAY | RECEPTION

OFFICES | OFFICE | EXAM J | EXAM K | EXAM L | EXAM M | EXAM N | EXAM O | EXAM P | EXAM Q

WAITING

N

MEDICAL OFFICES

KAISER PERMANENTE®

E JOHN ST

12TH AVE

HOWE

E PIKE ST

BROADWAY

E MADISON

E UNION S

PINE S

FLOOR

16

PENTHOUSE CONDO
@ NORDSTROM MEDICAL CENTER

PIKE S

Virginia Mason™

SWEDISH

E CHERRY ST

5TH AV

SWEDISH

THE POLYCLINIC
Where you come first.

SPRING S

ON S

4TH AV

JAMES S

BOREN AV

HARBORVIEW
MEDICAL
CENTER
UW Medicine

1ST AV

ALASKAN W

YESLER WY

E YESLER WY

SEATTLE

S JACKSON ST

AVE

S JACKSON S