

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



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

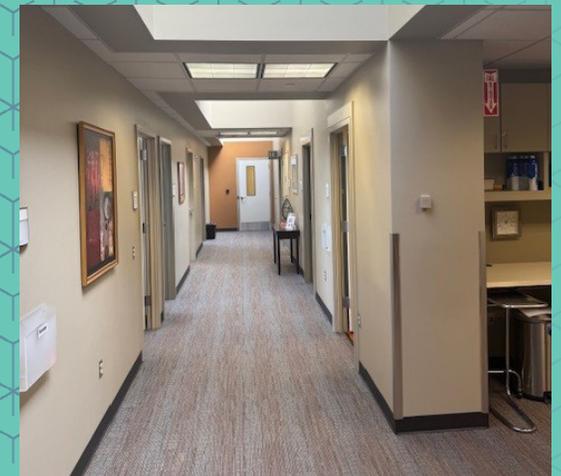
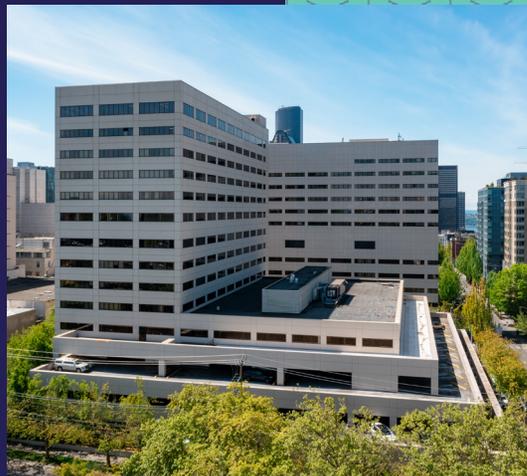
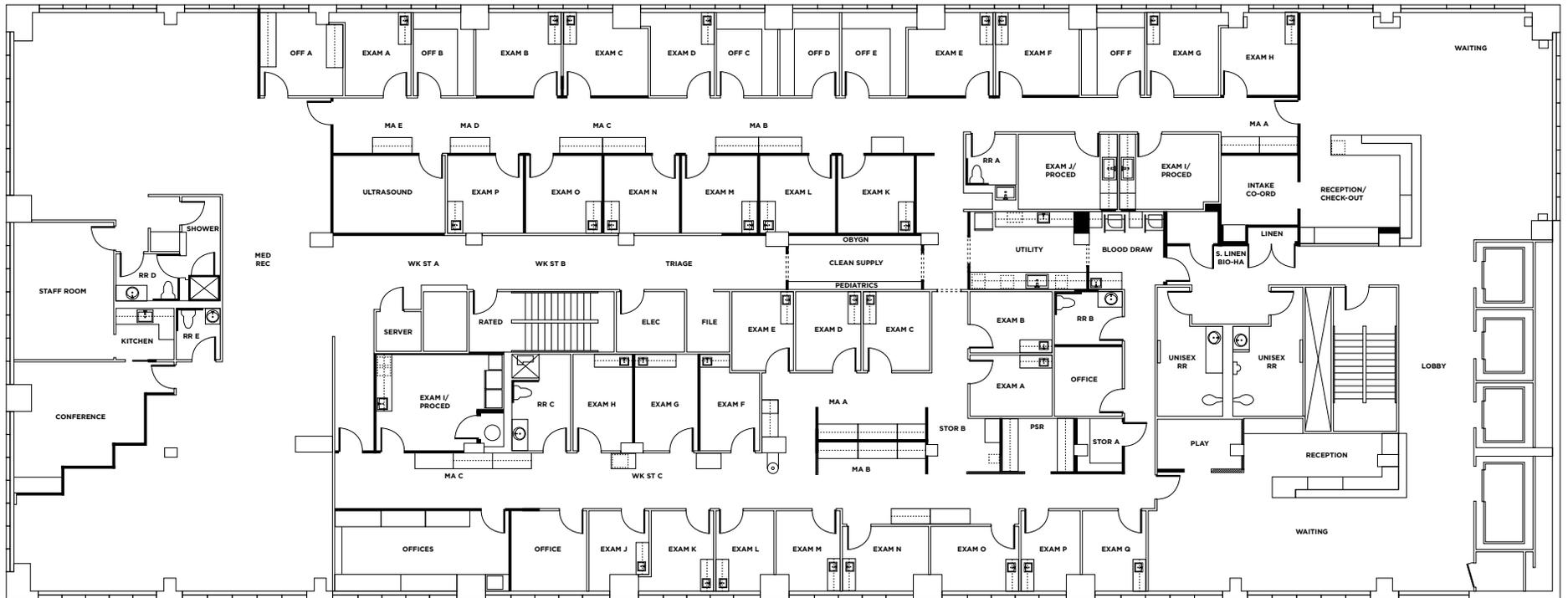
YEAR
RENOVATED

CAPITOL HILL
CENTRAL DISTRICT

SUBMARKET



FLOOR PLAN





MEDICAL OFFICES



FLOOR 16
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 @ NORDSTROM MEDICAL CENTER

