

FOR LEASE
3,204 - 53,832 SF CLINIC SPACE
AVAILABLE



1st HILL

MEDICAL PAVILION

**CLASS A MEDICAL OFFICE AND
LABORATORY FACILITY**

CBRE

1124 COLUMBIA STREET | SEATTLE, WA 98104

BUILDING HIGHLIGHTS



NO USE RESTRICTIONS



**2.5 STALLS PER 1,000 SF
TENANT PARKING**



**DEDICATED PATIENT DROP-OFF AND
ABUNDANT SHORT-TERM PARKING**



ON-SITE SECURITY



**DIRECT TUNNEL ACCESS TO
SWEDISH HOSPITAL**



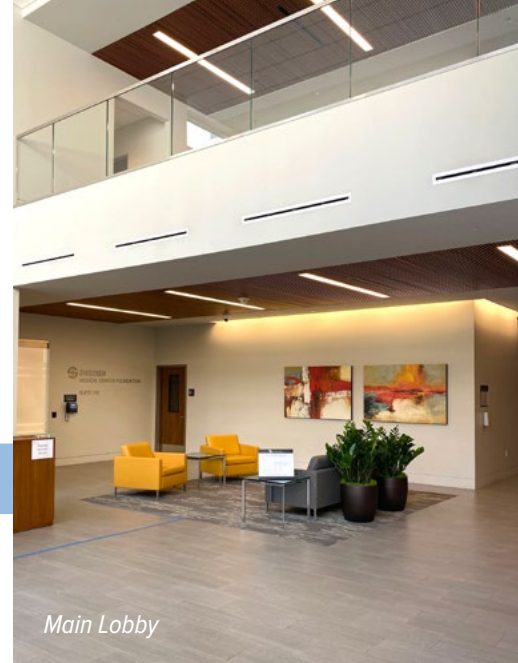
**DEDICATED MULTI-BAY LOADING
DOCK OFF MARION STREET WITH
FREIGHT ACCESS TO ALL FLOORS
FOR SHIPPING / RECEIVING**



237,780 TOTAL RSF



UP TO ±53,832 RSF
MEDICAL AND LABORATORY
SPACE AVAILABLE



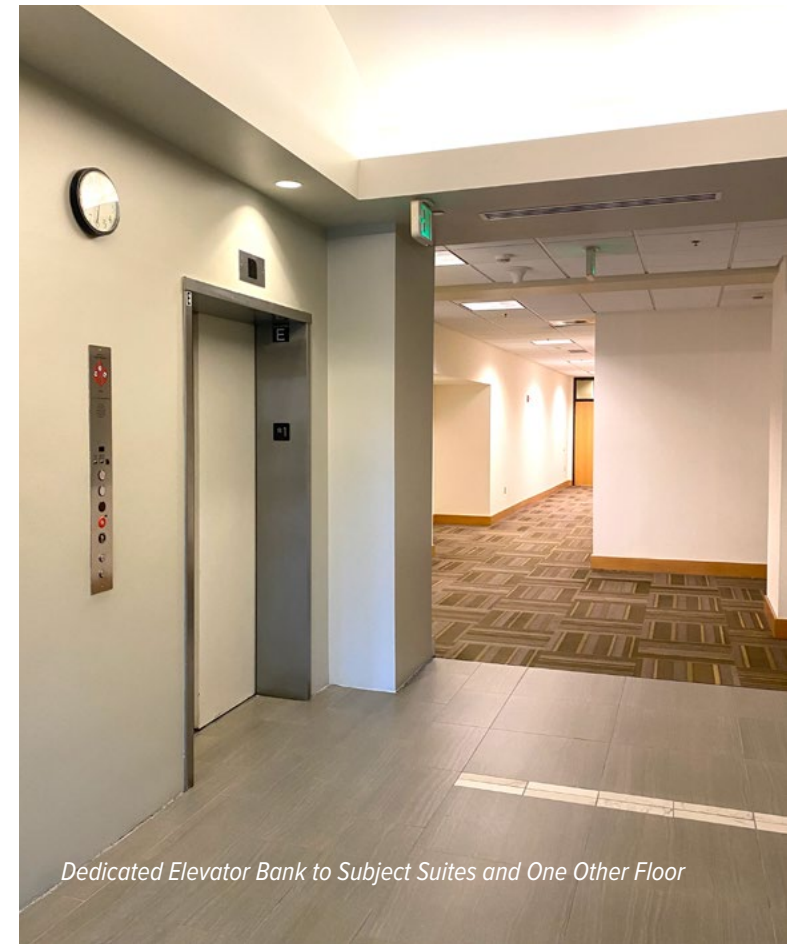
Main Lobby



Dedicated Separate Suite Entrance



Dedicated Patient Drop-Off

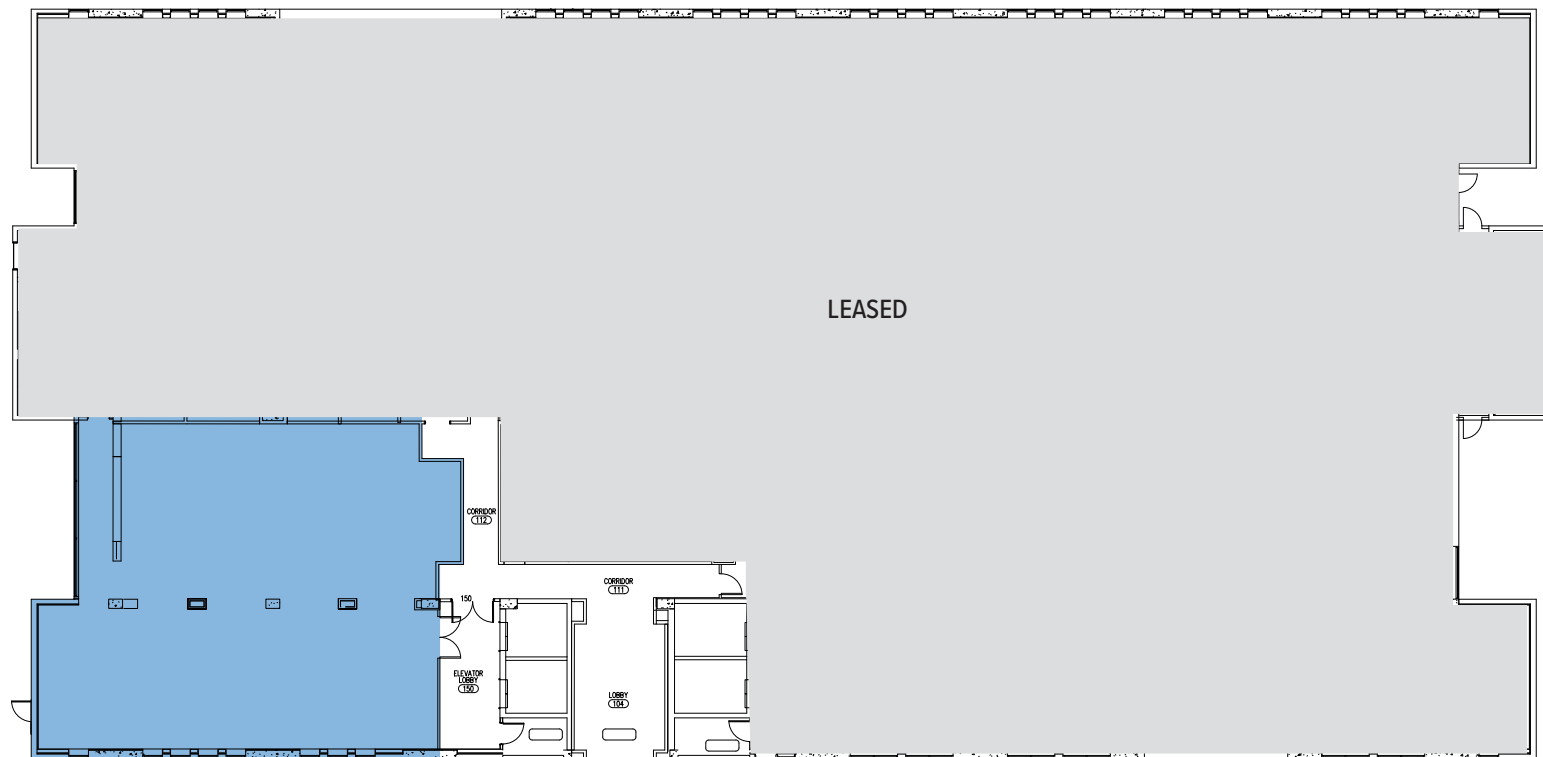


Dedicated Elevator Bank to Subject Suites and One Other Floor

FIRST FLOOR

3,204 RSF

- Planned Spec Suite
- Permits in process
- Opportunity for tenant to modify plan
- Direct elevator access between parking and premises floor



Suite 102: 3,204 SF

SECOND FLOOR

25,801 RSF | CONCEPTUAL
MEDICAL / OFFICE SPACE PLAN

- Full floor opportunity
- HVAC, DI water system, hood connections, and freezer infrastructure in-place



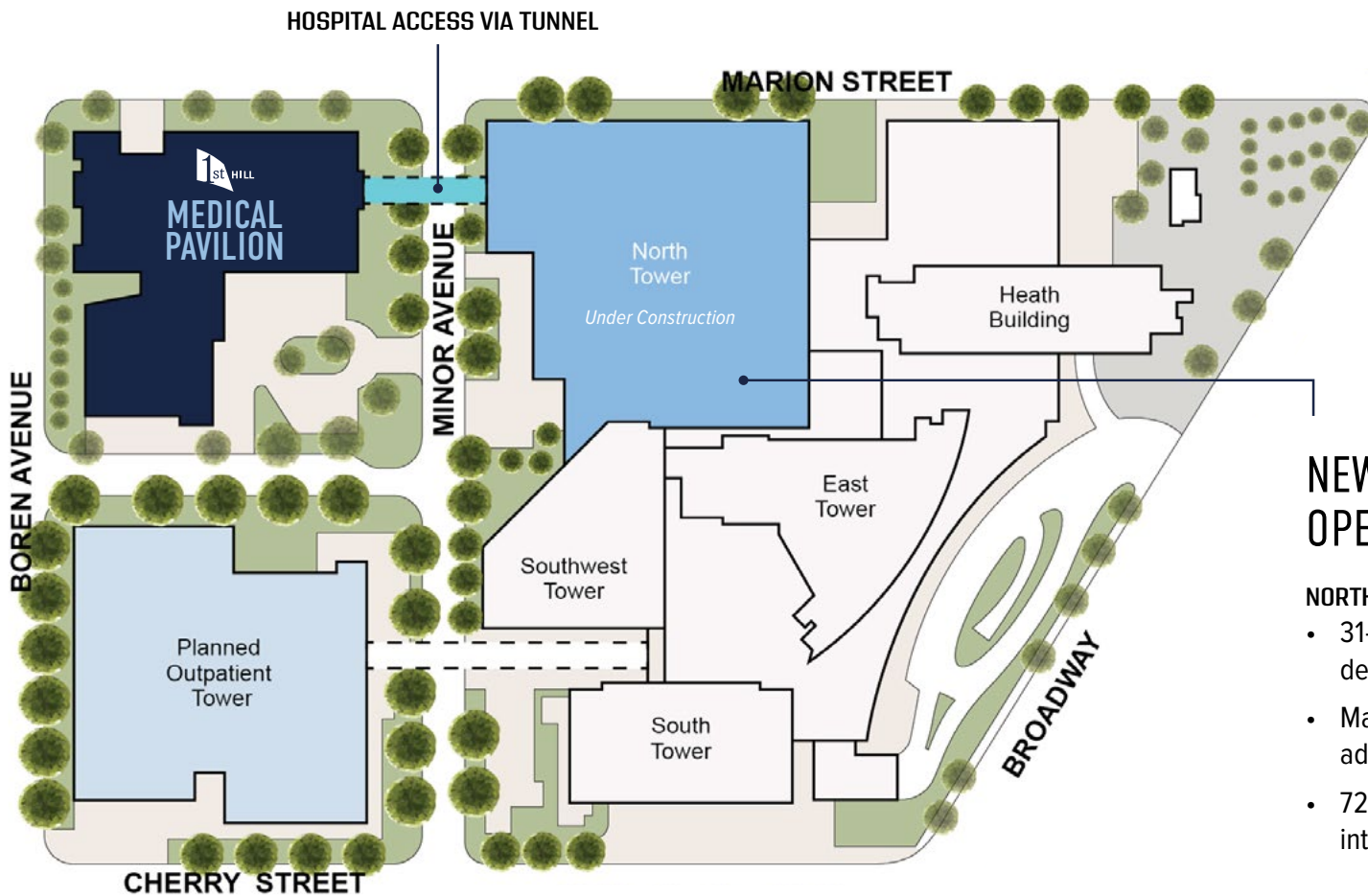
SECOND FLOOR

25,801 RSF | DEMISABLE
AS-BUILT OFFICE SPACE PLAN

- Full floor opportunity
- Demisable to 3,000 SF
- Former pathology lab with support office
- HVAC, DI water system, hood connections, and freezer infrastructure in-place



IMMEDIATE ACCESS & EXPOSURE TO SWEDISH HOSPITAL



NEW NORTH TOWER OPENING FALL 2027

NORTH TOWER WILL INCLUDE:

- 31-room emergency department
- Main surgery center with 24 advanced operating suites
- 72 acuity-adaptable intensive care unit beds

THE LOCATION

 **97**
WALKER'S PARADISE

 **83**
VERY BIKEABLE

 **93**
TRANSIT PARADISE





MEDICAL PAVILION

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FOR MORE INFORMATION, CONTACT

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