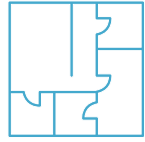


# FIRST HILL

P O R T F O L I O

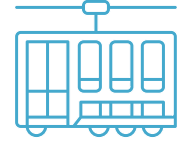


# Campus Highlights



## SPACE AVAILABLE

Built-out on-campus medical outpatient space is available for lease



## PUBLIC TRANSIT

Immediate access to the First Hill Street Car and multiple bus lines



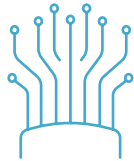
## DIRECT ACCESS

Direct access via sky bridge or tunnel to the 631-bed Swedish First Hill main campus



## ON-SITE AMENITIES

Convenient on-site amenities: restaurants, shopping and services



## FIBER CONNECTION

Direct fiber connectivity is available to the Swedish/Providence EMRs



## ON-SITE MANAGEMENT

Professional property management and maintenance conveniently located on-site



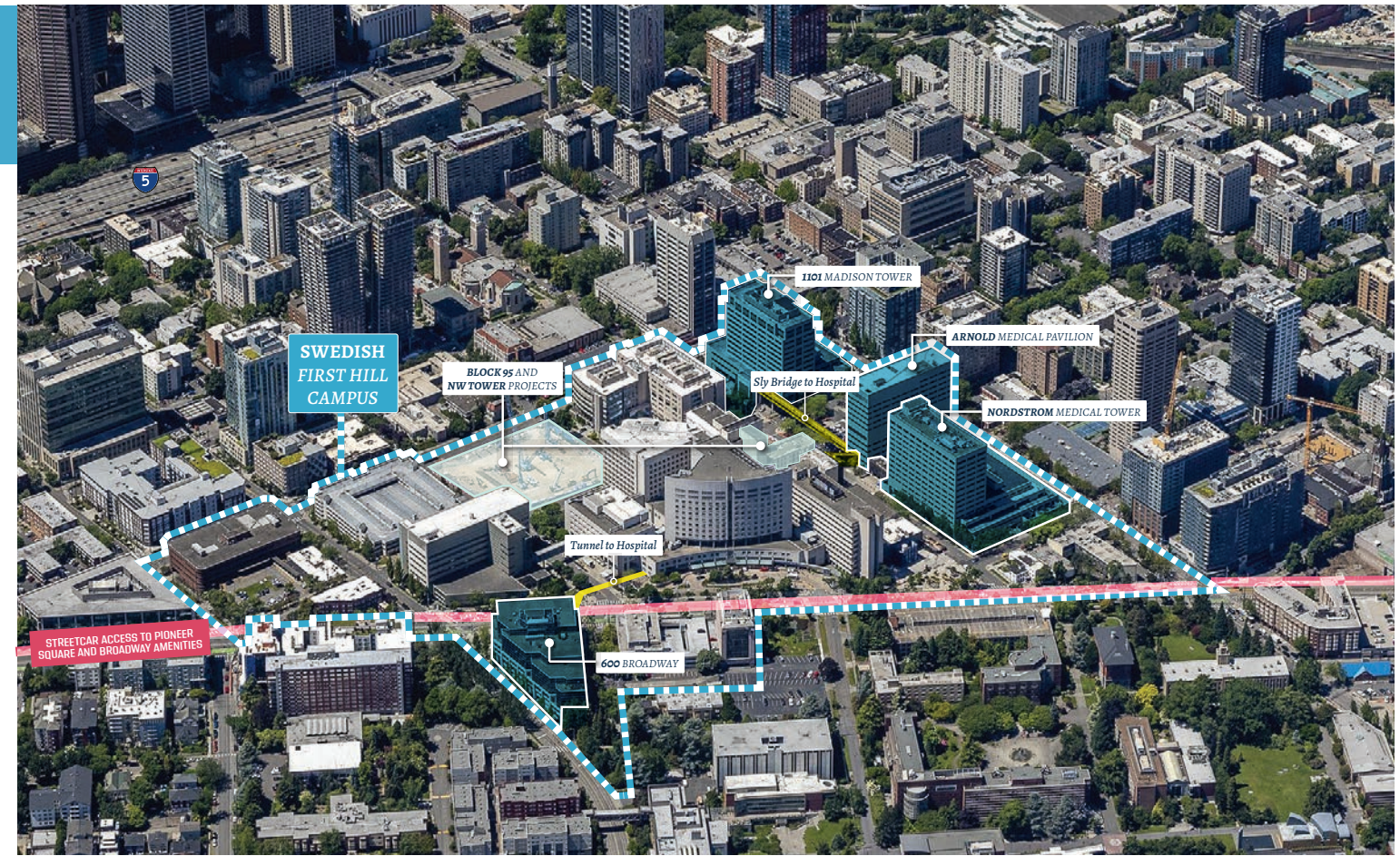
## ABUNDANT PARKING

Abundant parking is conveniently available with over 2,000 stalls in the portfolio



## PROVIDED ALLOWANCES

Landlord provided architectural services and tenant improvement allowances available



# Location Maps



① 1101 MADISON

④ 600 BROADWAY

 TRANSIT STOP

② ARNOLD MEDICAL PAVILION

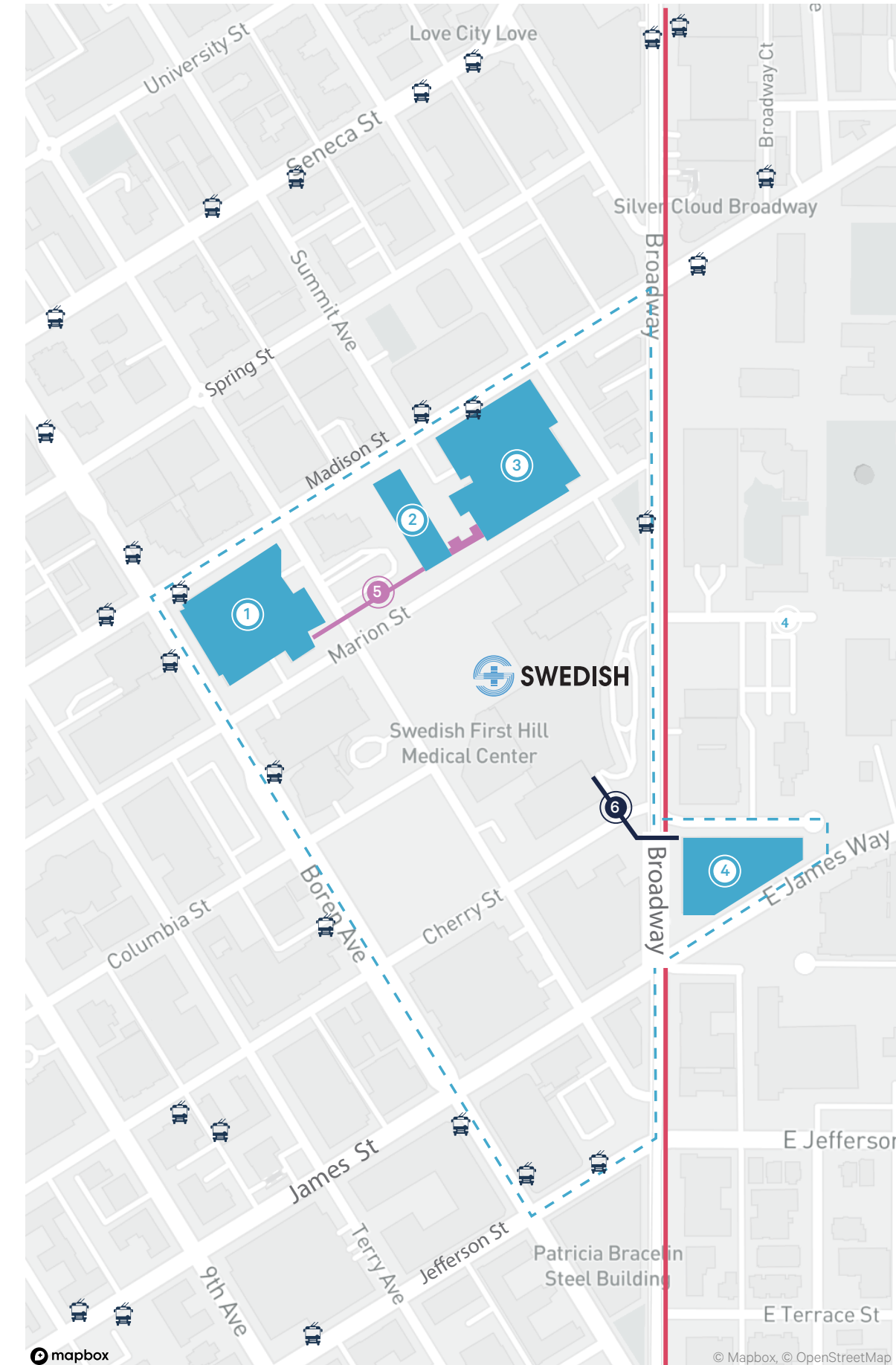
⑤ SKY BRIDGE

 SWEDISH MEDICAL CENTER

③ NORDSTROM MEDICAL TOWER

⑥ ACCESS TUNNEL

 FIRST HILL STREET CAR



# 1101 Madison

## Building Highlights

1101 MADISON ST, SEATTLE, WA 98104



239,250 RSF

14-story Class A medical outpatient building

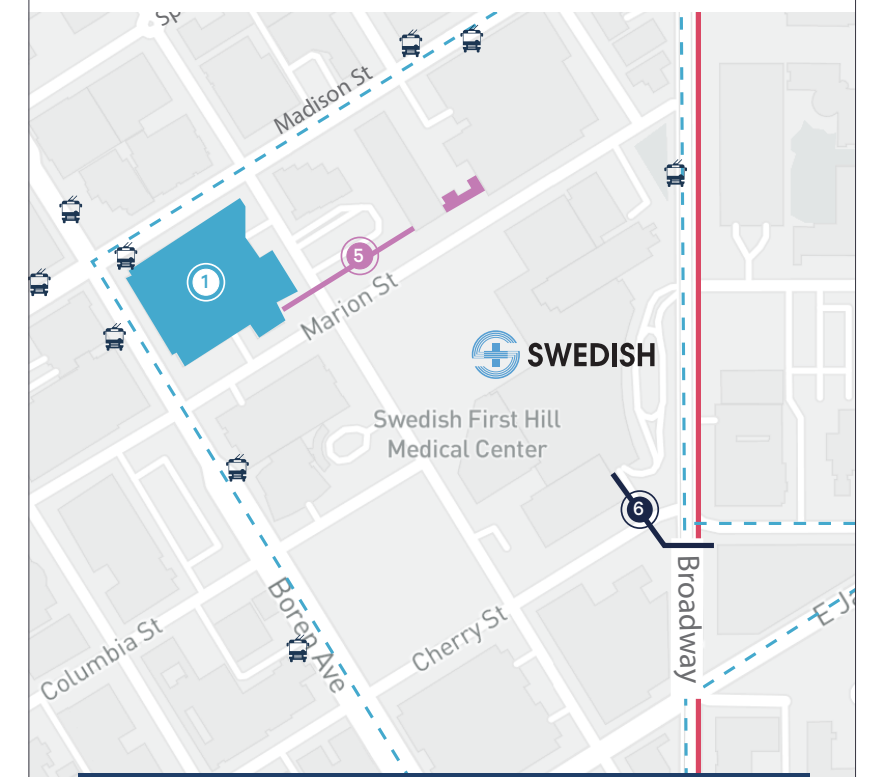
Average floor plate: ±17,000 RSF

Connected to Swedish First Hill campus via sky bridge

Dedicated 1025-stall parking garage

Direct patient drop-off area

Abundant on-site amenities



# Arnold Medical Pavilion

## Building Highlights

1221 MADISON ST, SEATTLE, WA 98104



200,972 RSF

15-story Class A medical outpatient building

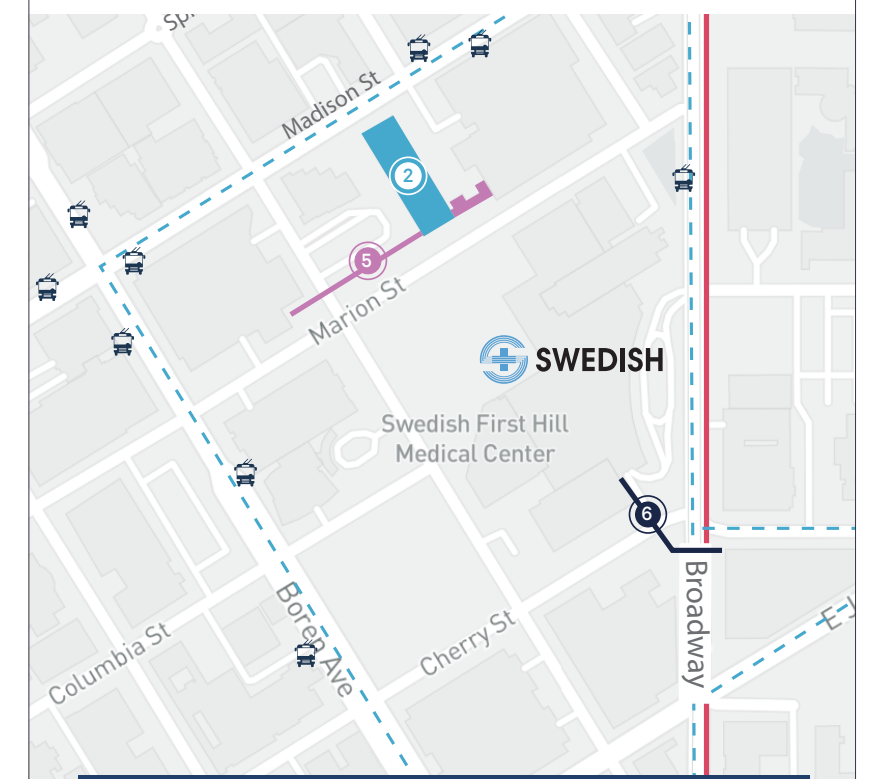
Average floor plate: ± 13,400 RSF

Connected to Swedish First Hill campus via sky bridge

597-stall parking garage

Direct patient drop-off area

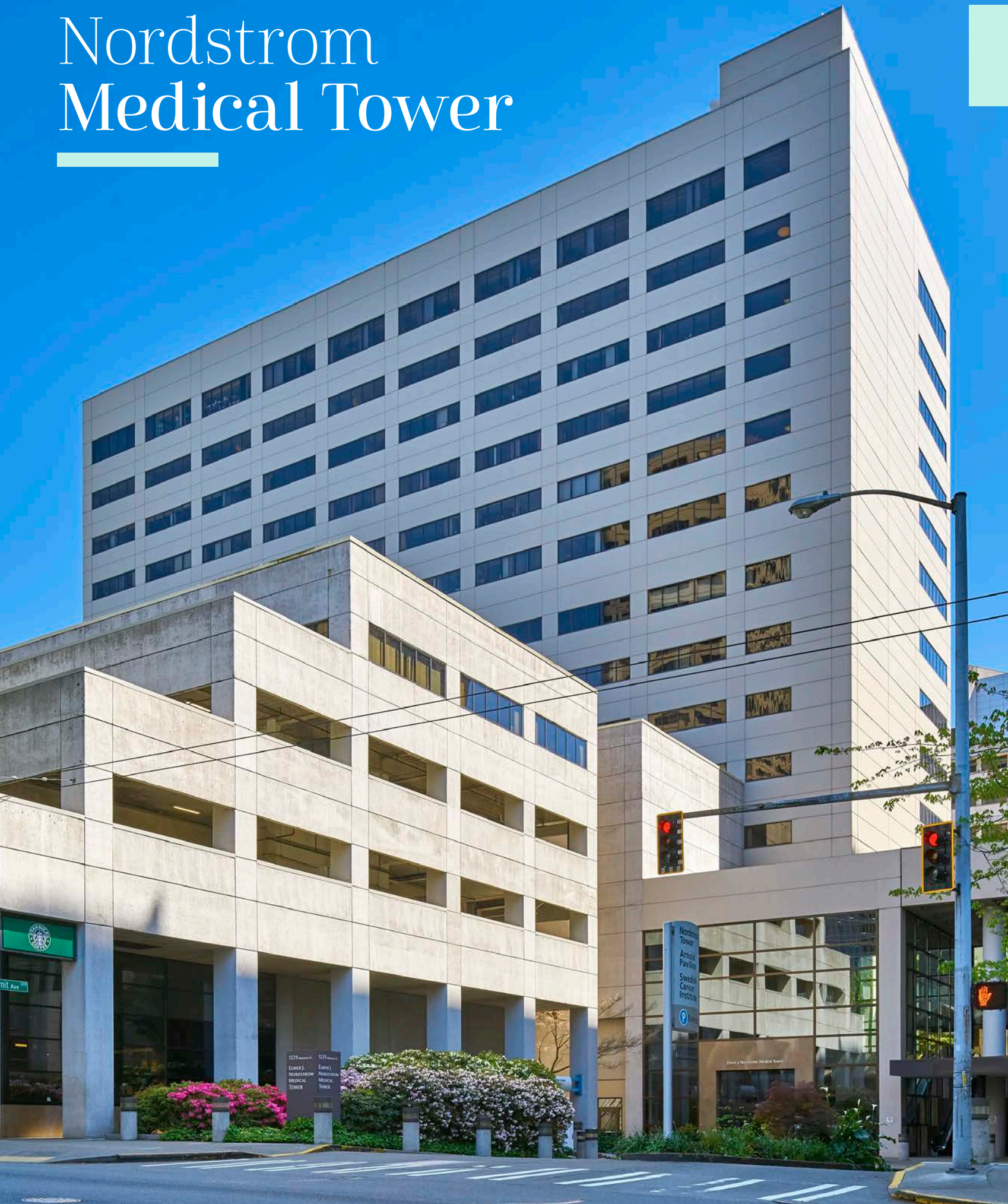
Abundant on-site amenities



# Nordstrom Medical Tower

## Building Highlights

1229 MADISON ST, SEATTLE, WA 98104



116,811 RSF (HCP owned portion)

16-story Class A medical outpatient building

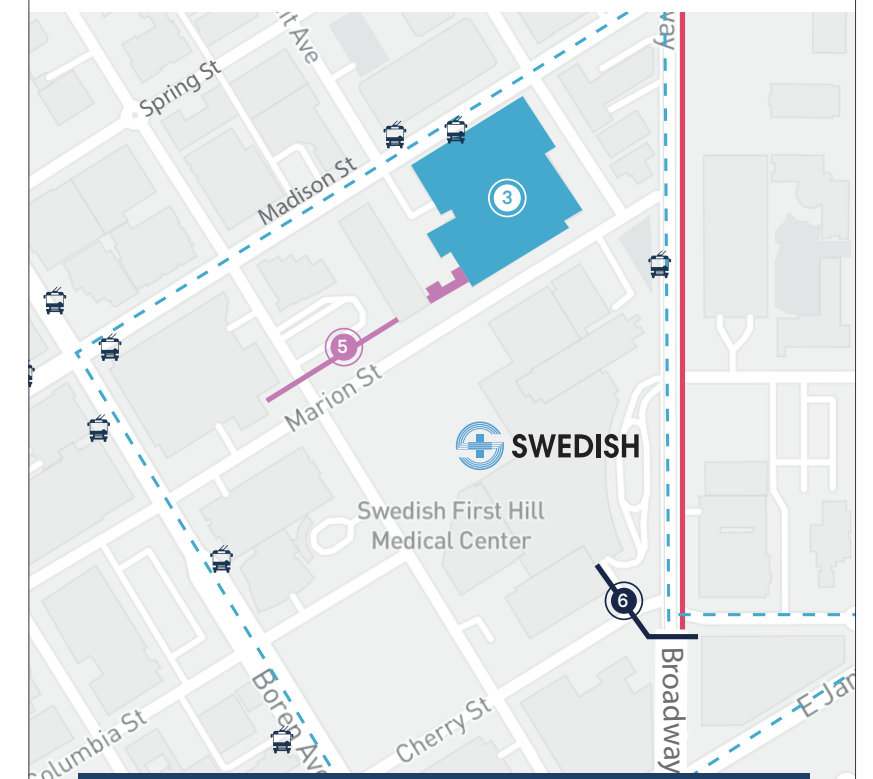
Average floor plate: ±16,000 RSF

Connected to Swedish First Hill campus via sky bridge

Dedicated 597-stall parking garage

Direct patient drop-off area

Abundant on-site amenities



# 600 Broadway

## Building Highlights

600 BROADWAY, SEATTLE, WA 98122



130,848 RSF

6-story Class A medical outpatient building

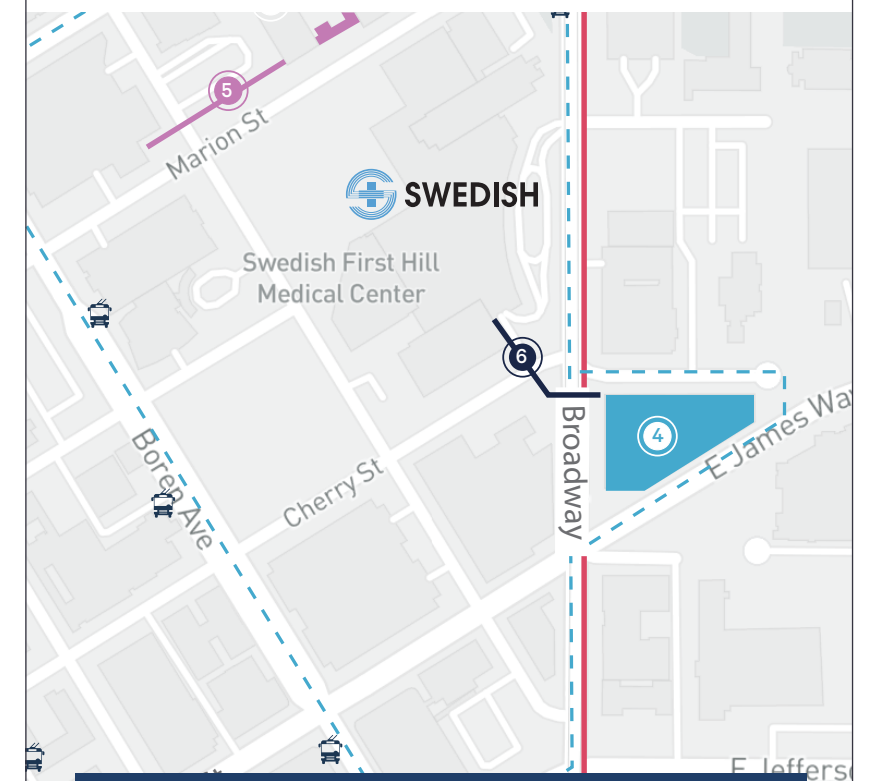
Average floor plate: ± 21,500 RSF

Connected to Swedish First Hill campus via sky bridge

Dedicated 355-stall parking garage

Direct patient drop-off area

Abundant on-site amenities



# FIRST HILL

P O R T F O L I O

## For More Information

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First Hill Portfolio

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