



Edmonds Medical Pavilion

Edmonds Medical Office Portfolio

MEDICAL OFFICES
FOR LEASE

Edmonds Medical

7320

CBRE



HEALTHCARE
REALTY

EDMONDS, WASHINGTON





171,266 SF medical office portfolio on Swedish Edmonds Campus

Be at the center of healthcare excellence! Elevate your medical practice with a prime location surrounded by a community of top-tier healthcare providers and resources to deliver exceptional patient care.

The Edmonds Medical Office Portfolio offers a strategic opportunity for healthcare professionals to establish your presence and serve the growing needs of the Seattle metro area.



In the heart of
Edmonds' medical
services district



Convenient access to nearby medical practices, as well as restaurants, cafes, and retail



Abundant free on-site parking for staff and patients



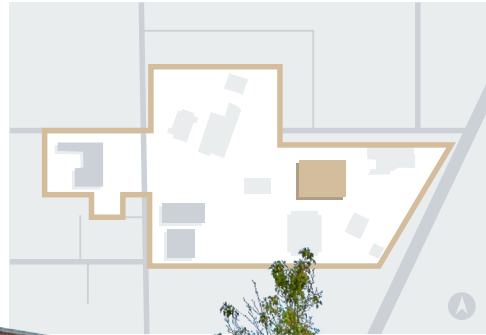
Excellent freeway access to I-5 and Highway 99



Abundant transit options with 10+ bus lines within 0.25 miles

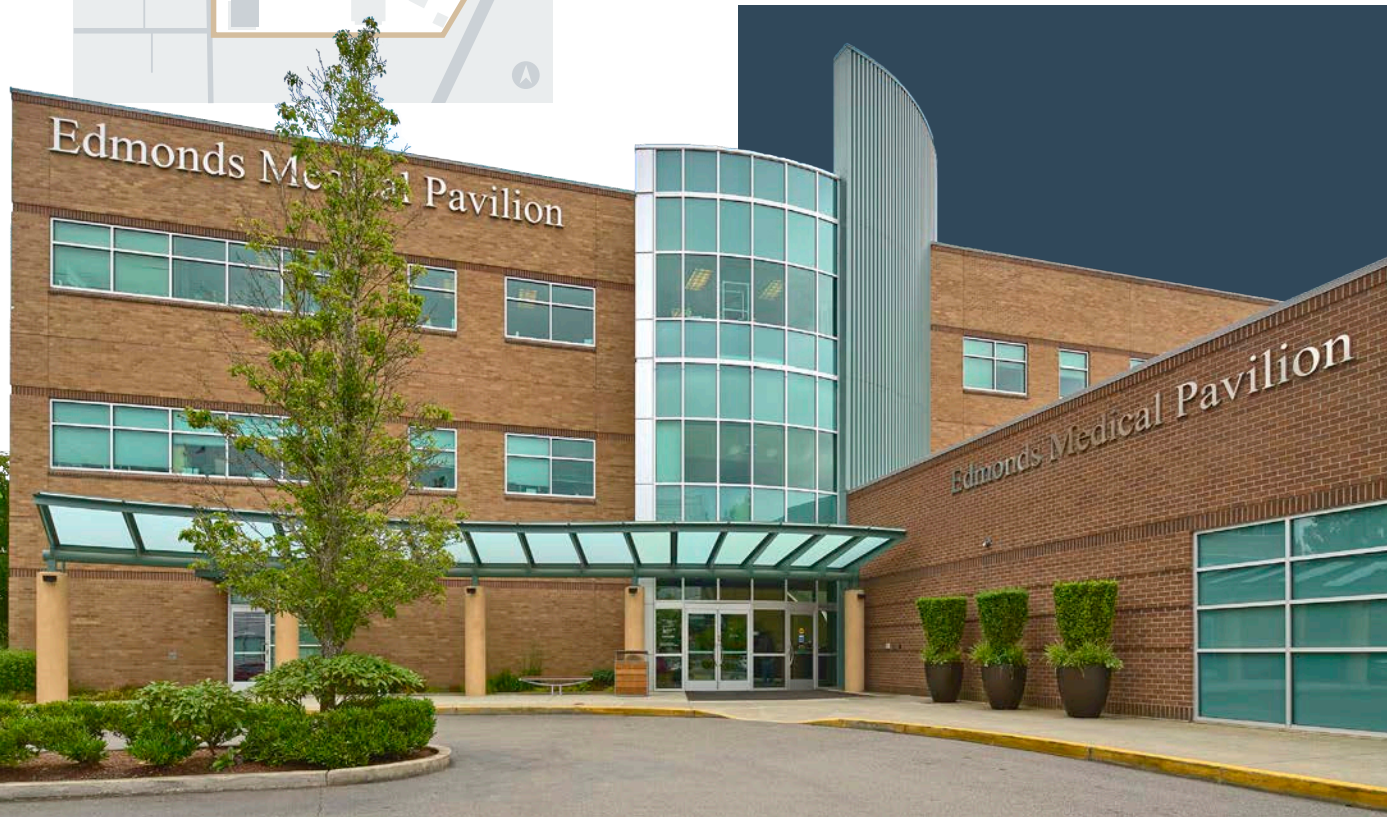
Edmonds Medical Pavilion

7320 216th Street Southwest



HIGHLIGHTS

- + No hospital-imposed use restrictions
- + Medical/dental office adjacent to Swedish Edmonds Campus
- + Diverse community of medical specialties
- + Exposure and access from 76th Avenue
- + Ample free staff and patient parking at 5 stalls per 1,000 SF
- + Easy access to Hwy 99 and I-5



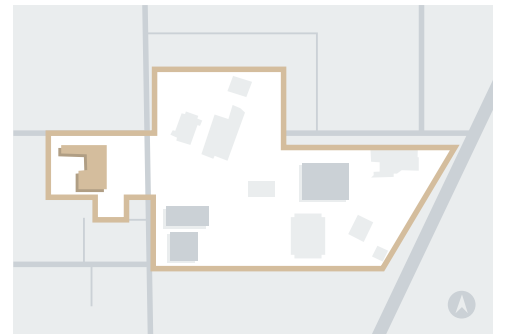
HIGHLIGHTS

- + Premium medical office on the Swedish Edmonds Campus
- + 5 stalls per 1,000 SF free staff and patient parking
- + Easy access to Hwy 99 & I-5
- + \$63 million Swedish expansion adds new Emergency Department & Diagnostic Imaging
- + Dedicated Northend property management



Edmonds Medical Plaza

21616 76th Avenue West



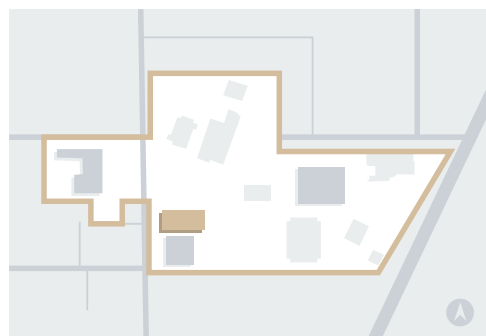


HIGHLIGHTS

- + No hospital-imposed use restrictions
- + Ample free staff and patient parking at 5 stalls per 1,000 SF
- + Immediate access to both 76th Avenue West and Swedish Edmonds Campus via east entrance
- + Grade level access to every suite

Stevens Health Center

21701 76th Avenue West



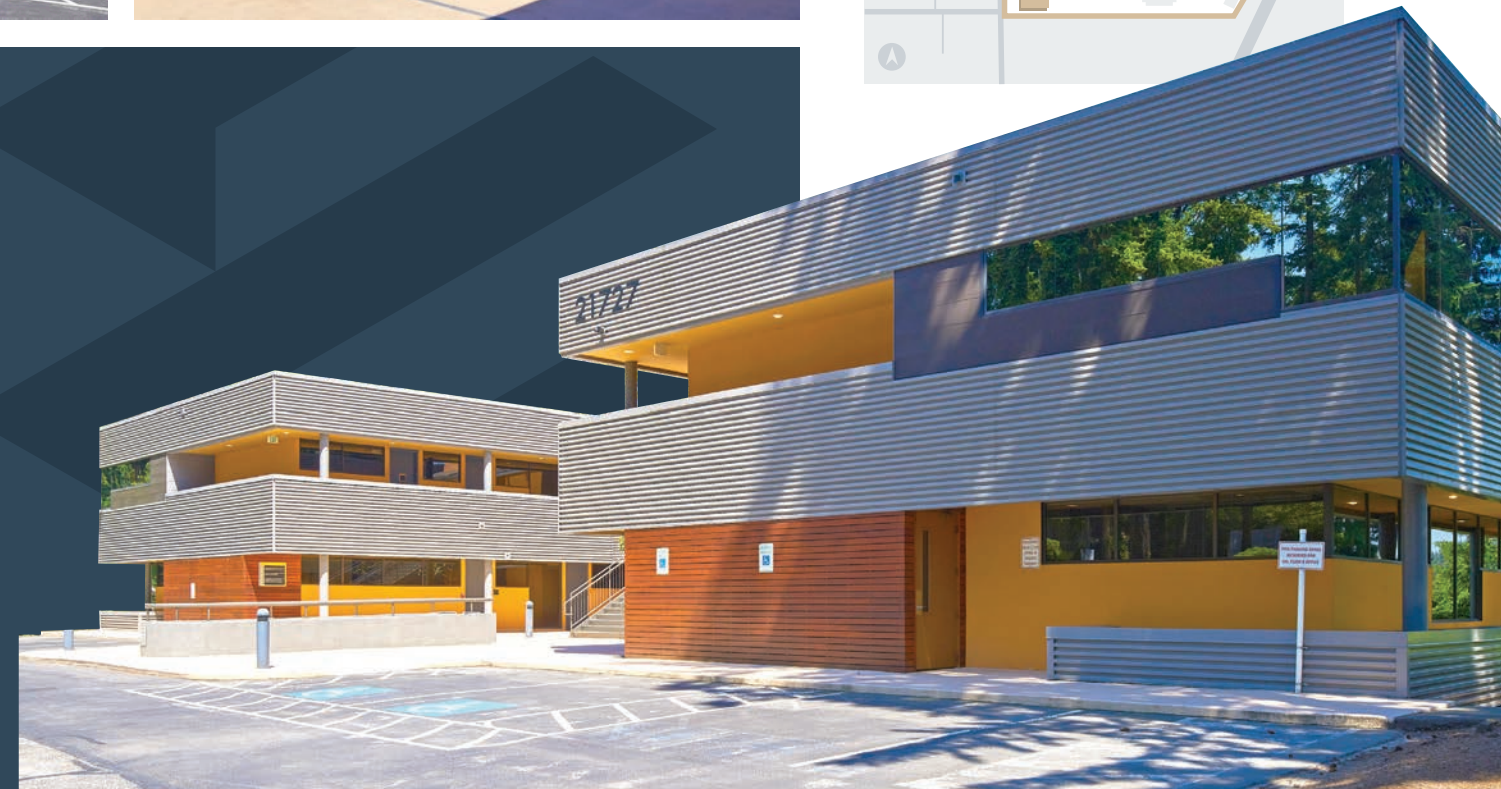
Pacific Commons

21727 76th Avenue West



HIGHLIGHTS

- + No hospital-imposed use restrictions
- + Excellent access from both the Swedish Edmonds Campus and 76th Avenue West
- + Ample free staff and patient parking at 4.75 stalls per 1,000 SF for both surface and covered parking garage
- + Direct elevator access from parking garage to suites
- + Updated common area and parking lot





Edmonds Medical Office Portfolio

**MEDICAL OFFICES
FOR LEASE**

EDMONDS, WASHINGTON

FOR MORE INFORMATION, PLEASE CONTACT

Marcus Yamamoto

Senior Vice President
+1 206 292 6062
marcus.yamamoto@cbre.com

John Bauer

Senior Vice President
+1 425 462 6906
john.bauer@cbre.com

Katie Smith

Senior Associate
+1 206 292 6012
katie.m.smith@cbre.com

CBRE



**HEALTHCARE
REALTY**

CBRE | 1420 Fifth Avenue | Suite 3800 | Seattle, WA 98101

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_March2024