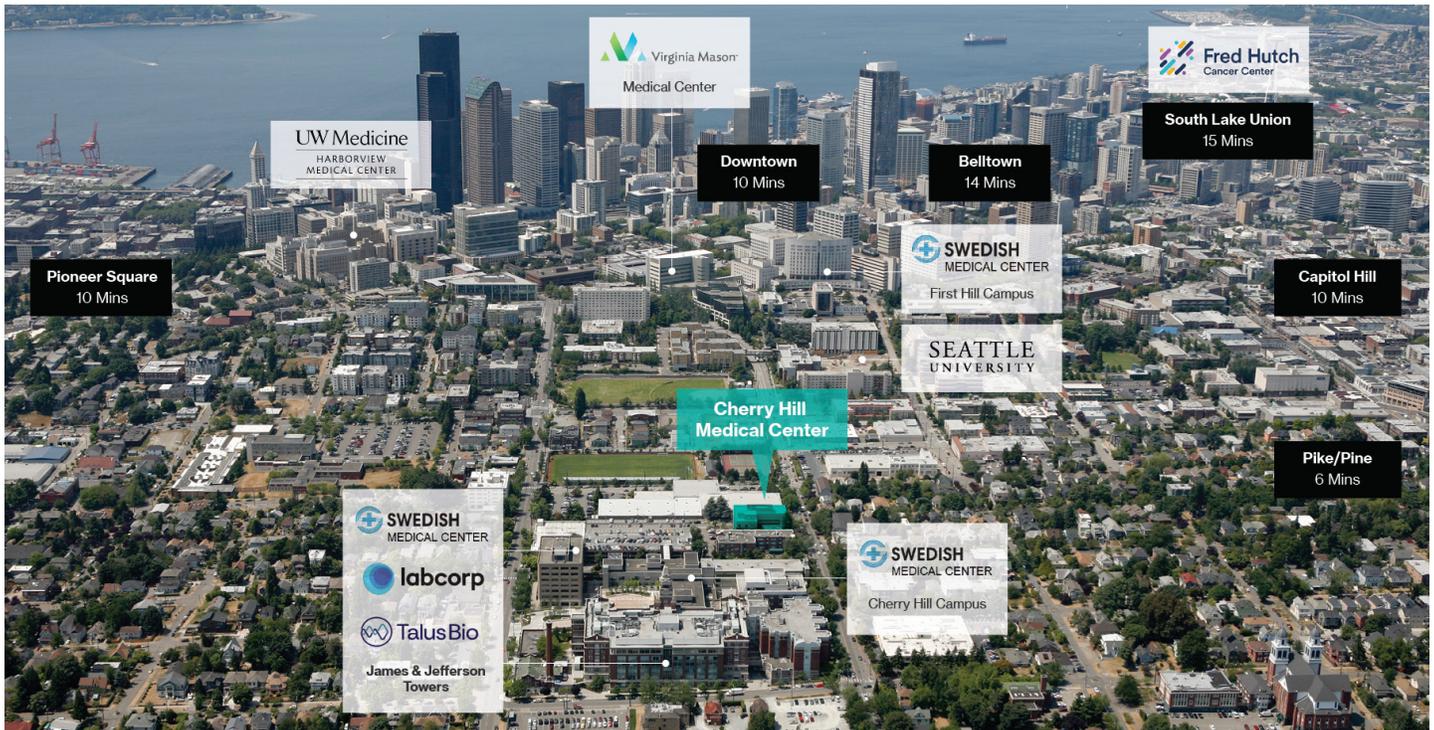


# A Purpose-Built Medical Facility at the Gateway to First Hill





## Flexible, full-building medical and clinical space within Seattle's most established healthcare district.

Cherry Hill Medical Center is a stand-alone, purpose-built medical building located at the entrance to Seattle's First Hill healthcare district. Designed specifically for medical and clinical use, the four-story facility offers flexible floor plates, ample ceiling heights, and infrastructure capable of supporting a wide range of healthcare services. Its adjacency to Providence Swedish Cherry Hill places tenants within one of the region's most concentrated medical ecosystems while allowing for complete operational control and long-term flexibility.





Total Available Space - 28,084 rsf

**Highlights**

- Pristine, never-before-occupied office space
- High ceilings and expansive windows providing abundant natural light
- Shared tenancy with the Department of Homeland Security contributing to an active, secure operational environment
- Private deck with panoramic views of downtown Seattle and the Cascades
- Freight elevator and secure on-site storage supporting operational flexibility
- Immediate access to I-5, I-405, Highway 99, and Boeing Access Road
- Five minutes from SeaTac Airport

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# Specs

## Building Overview

- Four-story, stand-alone medical facility totaling approximately 28,000 RSF
- Constructed in 2007
- Purpose-built for medical, clinical, and outpatient uses
- Immediate adjacency to structured campus parking

## Construction & Structure

- Slab-on-grade construction with steel frame
- Concrete metal decking
- Exterior precast panels with glazing system
- Column spacing approximately 20' x 25'

## Floor-to-Floor Heights

- Floor 1: approximately 17 feet
- Floors 2–4: approximately 13 feet

## Floor Loading & Access

- 80 PSF live load plus 20 PSF partition load
- Two passenger elevators
- On-grade roll-up loading door (approximately 10' x 9')

## Electrical & Mechanical Systems

- Approximately 1,200 amps, 480/277V service
- 500 kW backup generator supporting critical operations
- Rooftop HVAC system (90 tons total building capacity)

## 15th Street Elevation - West

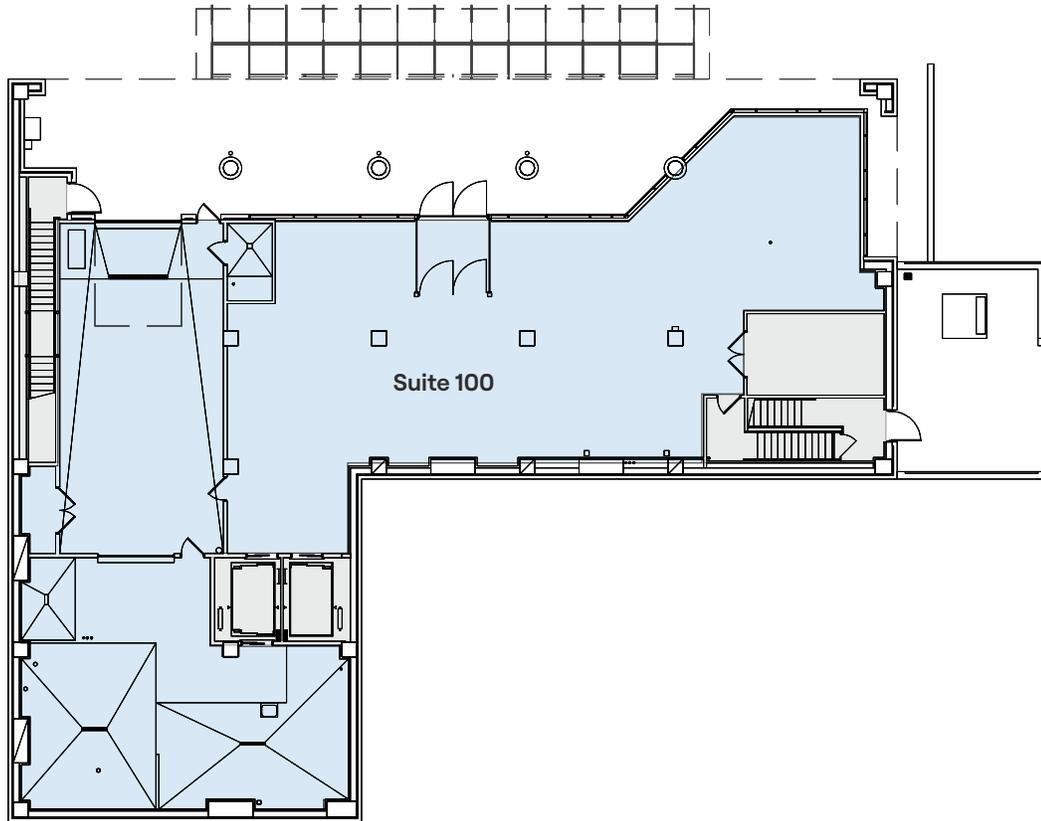
- Floor 4 | Available space - 7,523 rsf
- Floor 3 | Available space - 7,548 rsf
- Floor 2 | Available space - 7,412 rsf
- Floor 1 | Available space - 5,601 rsf



# Floor 1

Available Space - 5,601 rsf

-  Total Available Space
-  Common Area



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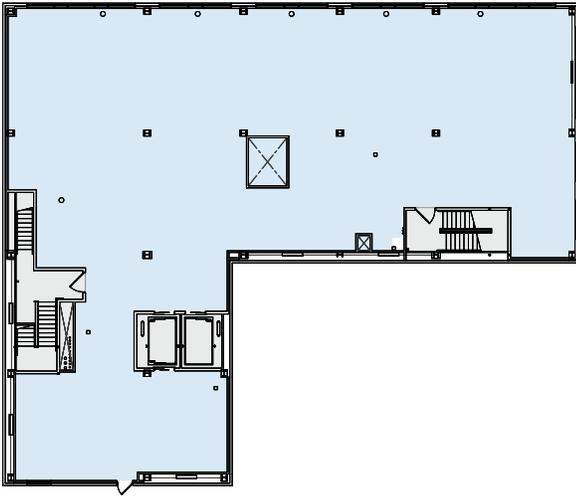


# Floors 2-4

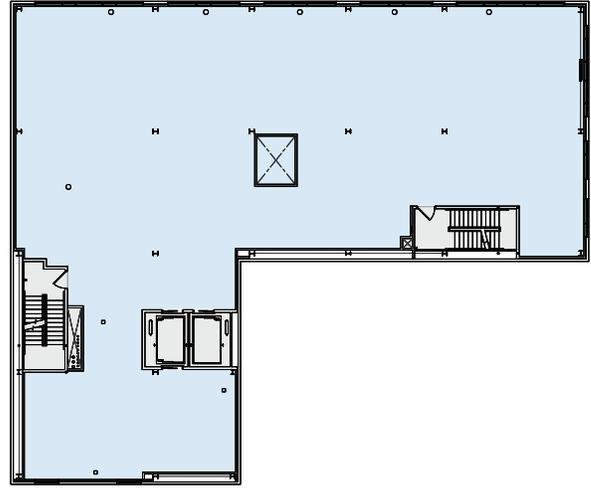
Available Space - 22,483 rsf

-  Total Available Space
-  Common Area

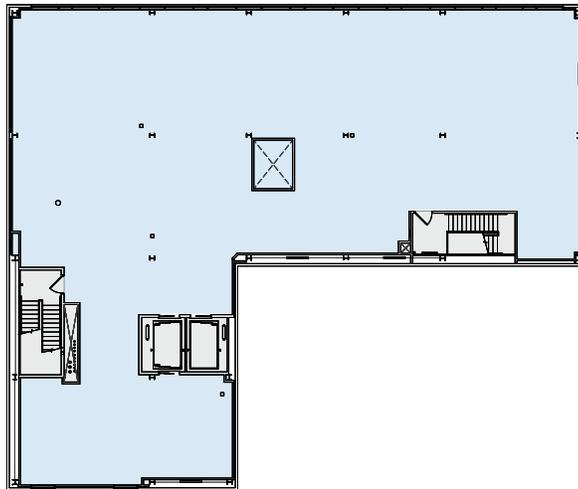
Floor 2 - Suite 200, 7412 rsf



Floor 3 - Suite 300, 7548 rsf



Floor 4 -  
Suite 400  
7,523 rsf



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