



WALLACE
PROPERTIES

330 112th Ave NE, Suite 200
Bellevue, WA 98004
425-455-9976
www.wallaceproperties.com



FOR SALE: COMMERCIAL MEDICAL CONDOMINIUM UNIT 1440/1430

NORDSTROM MEDICAL TOWER
1229 MADISON ST. UNIT 1440/1430 | SEATTLE, WA

FOR SALE INFORMATION, PLEASE CONTACT:
Ann Bishop, MBA
Senior Vice President
bishop@wallaceproperties.com
206-229-7523

NORDSTROM MEDICAL TOWER UNIT 1440/1430

PROPERTY DETAILS



FEATURES:

- COMMERCIAL MEDICAL CONDOMINIUM UNIT 1440/1430: 2,352 RSF
(TWO COMBINED MEDICAL CONDOMINIUM UNITS)
- SALE PRICE: \$1,750,000.00
- CONDOMINIUM UNIT IS AVAILABLE FOR OCCUPANCY BY OWNER/USER
- CAN ACCOMODATE MEDICAL OFFICE BUILD OUT
- RECENT UPGRADES INCLUDING NEW FLOORING, PAINT, RECEPTION DESK AND CABINETS
- ON-SITE PARKING GARAGE WITH 430 COVERED STALLS AND FREE SHORT-TERM PARKING
- STUNNING DOWNTOWN VIEWS
- PREMIER LOCATION IN SEATTLE'S MEDICAL DISTRICT WITHIN WALKING DISTANCE TO NEIGHBORHOOD RESTAURANTS AND CAFES



NORDSTROM MEDICAL TOWER UNIT 1440/1430

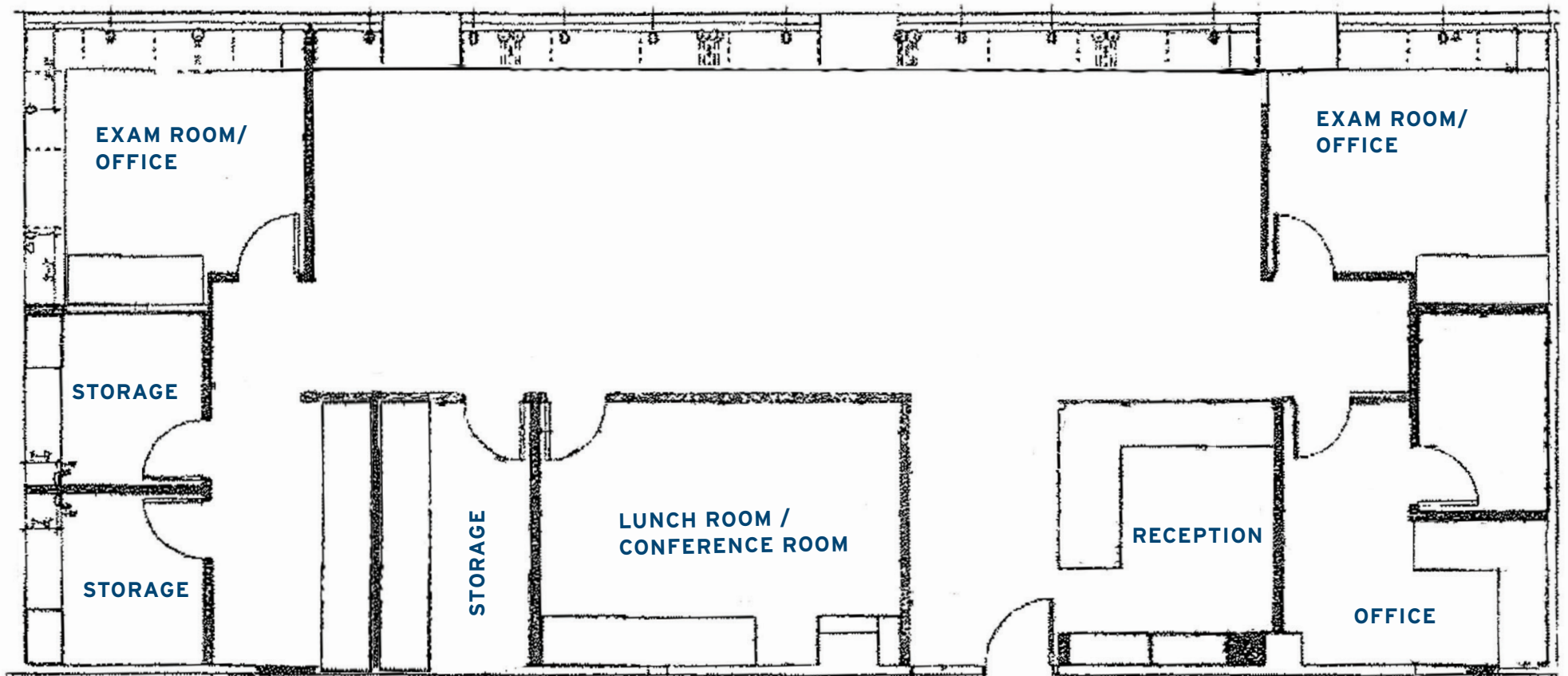
INTERIOR PHOTOS



NORDSTROM MEDICAL TOWER UNIT 1440/1430

FLOOR PLAN

UNIT	FLOOR	SIZE
1440/1430	14	2,352 RSF



NORDSTROM MEDICAL TOWER UNIT 1440/1430

DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1229 Madison St, Seattle, WA 98104-3586

CITY, STATE

Seattle, WA

POPULATION

166,706

AVG. HHSIZE

1.91

MEDIAN HH INCOME

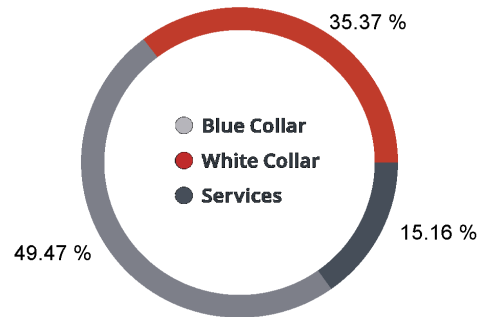
\$67,532

HOME OWNERSHIP

Renters: **62,075**

Owners: **27,855**

EMPLOYMENT



60.10 %
Employed

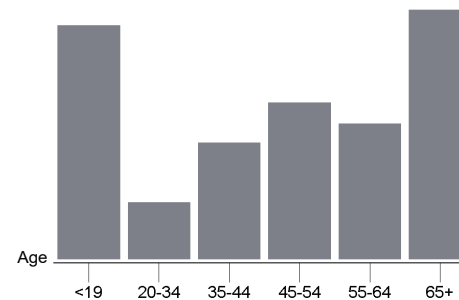
1.55 %
Unemployed

EDUCATION

High School Grad: **12.50 %**
Some College: **20.16 %**
Associates: **6.94 %**
Bachelors: **54.36 %**

GENDER & AGE

52.14 % **47.86 %**

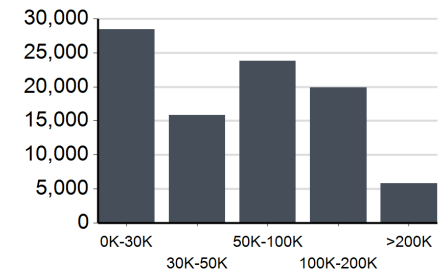


RACE & ETHNICITY

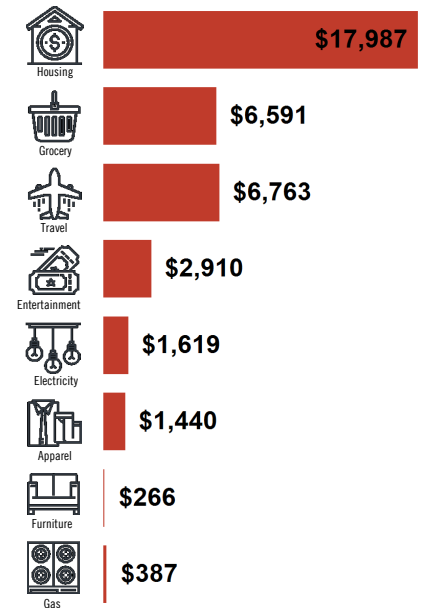
White: **60.21 %**
Asian: **13.14 %**
Native American: **0.55 %**
Pacific Islanders: **0.12 %**
African-American: **11.64 %**
Hispanic: **7.49 %**
Two or More Races: **6.84 %**



INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



Ann Bishop, MBA
Senior Vice President
bishop@wallaceproperties.com
206-229-7523