

515 Minor Avenue

FIRST HILL MEDICAL OFFICE FOR LEASE | CLASS A



HEALTHCARE
REALTY

CBRE

515 Minor Avenue Seattle, Washington 98104

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515 Minor is a new, six-story, Class A medical office building located at the heart of the First Hill medical community. This state-of-the-art building is situated just 400 feet from both Swedish Hospital and Harborview Medical Center and can be delivered 24 months after lease execution.



Highlights

- Unique opportunity to establish First Hill identity with prominent exterior signage opportunity
- Easy parking ingress/egress and convenient access to I-5 and I-90
- Immediate access to multiple bus lines and the First Hill street car, with connections to light rail
- Excellent territorial views from higher floors
- Light-filled solarium meeting and common areas
- On-site coffee shop and convenience store

Project Overview

SIZE	130,000 RSF
FLOOR PLATE	±24,000 RSF
CEILING HEIGHT	13' (ground floor 16'6")
PARKING	486 stalls 2.43/1,000 RSF
DELIVERY	24 months after lease execution

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Project Timeline

Entitlement



DESIGN



MASTER USE PERMIT

Construction

2024



BUILDING PERMITS



EXCAVATION



CORE & SHELL BEGINS

2026

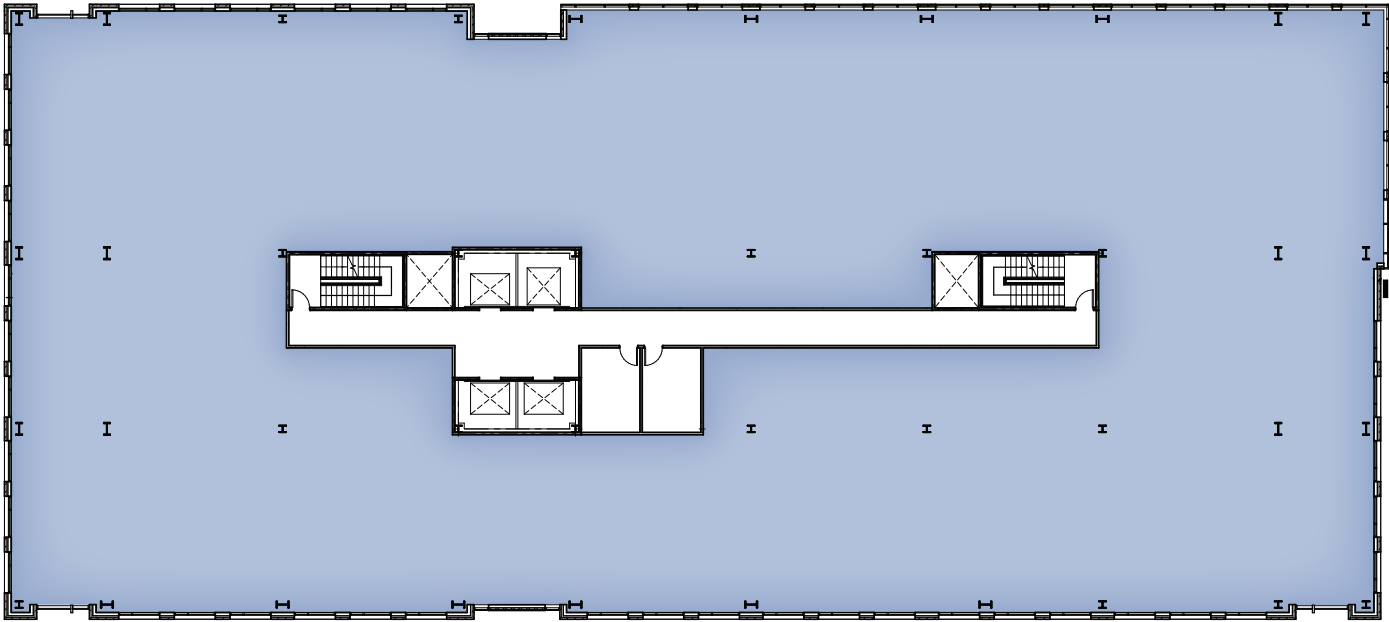


TENANT IMPROVEMENT BEGINS

Tenant Occupancy



Typical Floor Plan (floors 3-5)



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Location and Transportation



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