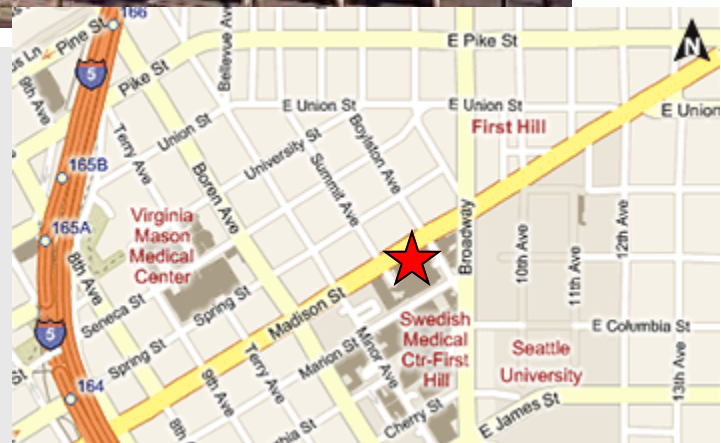


ELMER J. NORDSTROM MEDICAL TOWER

1229 Madison St, Suite 890, Seattle, WA

LOCATED IN SEATTLE'S FIRST HILL MEDICAL DISTRICT



SUITE NOTES:

- Suite 890
- Size: 2,308 RSF
- Asking rent: \$27.50/RSF NNN
- Tenant Improvement Allowance negotiable
- Available with 60 days notice
- Estimated 2011 operating expenses: \$15.12/RSF (includes R.E tax, insurance, mngt., maint, HVAC, utilities, janitorial)
- Suite features a waiting room for 12+ patients, 3 exam rooms, 2 private offices/consult rooms, small storage/file area, tech station, in-suite restroom and small break room
- Efficient floor plan maximizes productivity
- Magnificent views from doctor's offices

BUILDING AMENITIES:

- On-site parking with 430 covered stalls in garage
- Free short-term parking
- Building size: 193,026 SF
- Multiple medical specialties offer excellent referral sources

LOCATION HIGHLIGHTS:

- Easy access off I-5
- Premier location in Seattle's major medical market
- Walk to neighborhood style restaurants and cafes

For more information contact:

Ann Bishop

bishop@wallaceproperties.com

(425) 283-1658 (Direct)

Wallace Properties, Inc.

330 112th Ave NE

Bellevue, WA 98004

(425) 455-9976

www.wallaceproperties.com

