

NORDSTROM MEDICAL TOWER

OFFERING



1229 Madison Street, Suite 1440/1430

SEATTLE, WA

Medical Office Condominium – For Lease



DESIGNED FOR PATIENT FLOW AND PRACTICE GROWTH

The Nordstrom Medical Tower suite features high-end finishes with upgrades including new flooring, fresh paint, custom cabinetry, and a new reception desk. The space is efficiently designed with multiple exam rooms, private offices, storage areas, and a break/conference room.

Ideal for healthcare professionals seeking a Class A suite within steps of Seattle’s top hospitals and amenities.

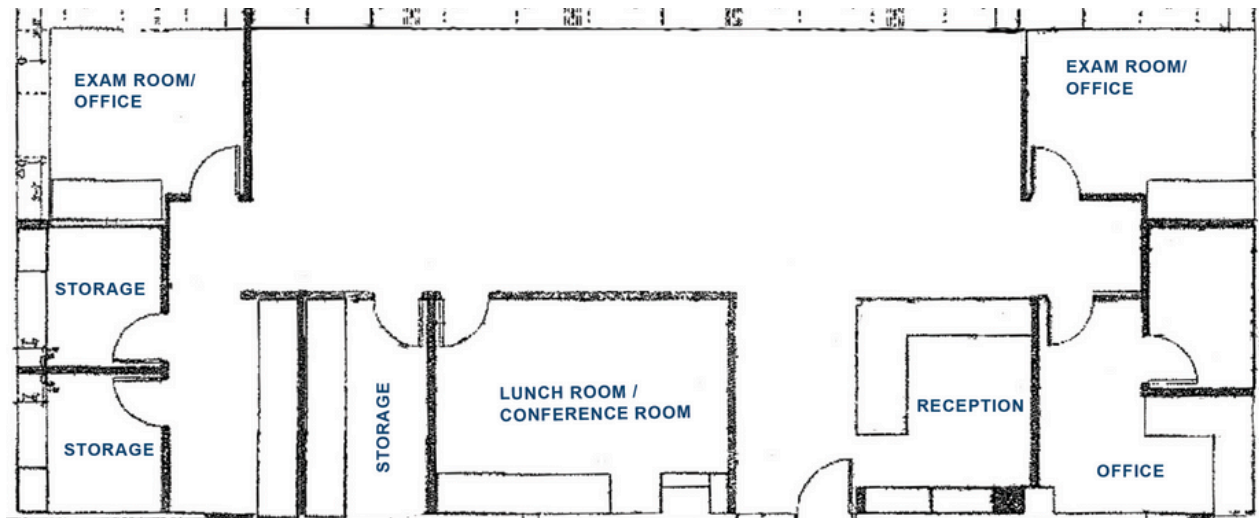
PROPERTY NAME	Nordstrom Medical Tower, Suite 1440/1430
ADDRESS	1229 Madison St, Seattle, WA
UNIT	Suites 1440/1430 (Combined)
FLOOR	14th Floor
AVAILABLE RSF	±2,352 RSF
OFFERING	For Lease
LEASE RATE	\$39.50 NNN per RSF (Net of Operating Expenses)
ZONING	Medical/Office
PARKING	On-site Parking Garage with 430 Covered Stalls
AVAILABILITY	Immediate

EFFICIENT FLOOR PLAN TO SUPPORT DAILY OPERATIONS

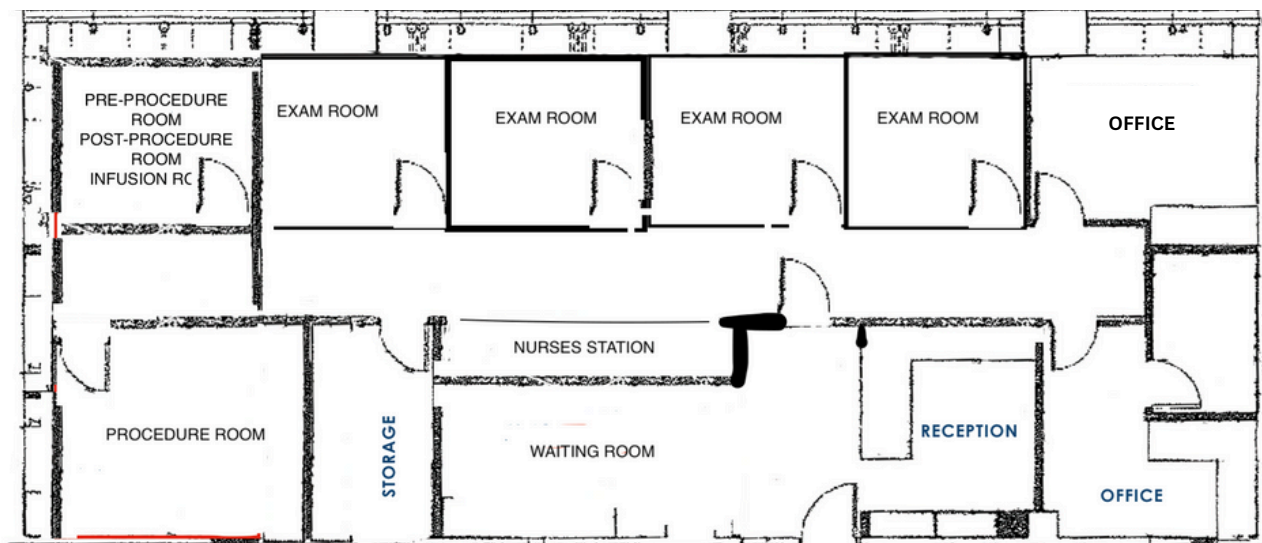
Suite 1440/1430 offers an efficient and functional medical office layout, ideal for a wide range of specialties. The suite includes a welcoming reception area, multiple exam rooms, private offices, ample storage, and a spacious lunch/conference room—supporting clinical flow and staff collaboration.

Also includes custom cabinetry, new flooring, and a modern reception desk—creating a polished, professional environment ready for immediate use.

SUITE	FLOOR	SIZE	LEASE RATE
1440/1430	14	2,352 RSF	\$39.50/NNN per RSF (Net of Operating Expenses)



AS BUILT



PROPOSED TEST FIT PLAN





**2 Blocks
Away**

Harborview Medical Center

**Across the
Street**

Virginia Mason Medical Center

**3 Minutes
Away**

Downtown Seattle

EXCEPTIONAL MEDICAL SUITE IN SEATTLE'S HEALTHCARE HUB

Located in the heart of Seattle's highly desirable First Hill medical district, Suite 1440/1430 combines two adjacent medical office suites totaling $\pm 2,352$ RSF, offering immediate occupancy for a healthcare tenant.

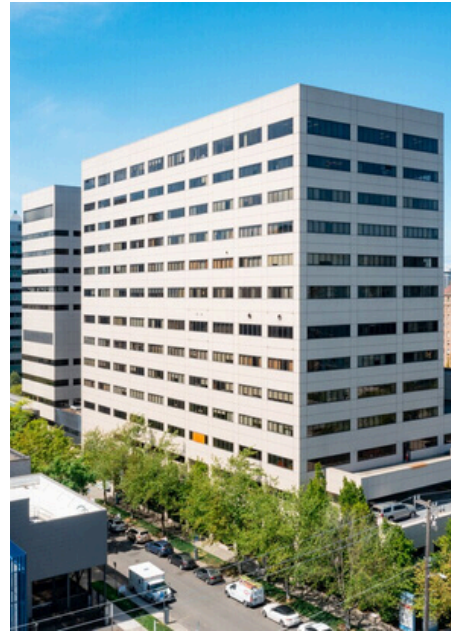
Inside the prestigious Nordstrom Medical Tower, tenants enjoy access to a secured on-site parking garage with 430 covered stalls and short-term visitor parking. With sweeping city views and a Walk Score of 98, the property is surrounded by top hospitals, healthcare institutions, and a dense residential population—all just steps from cafés, restaurants, and public transit.



Exclusively Listed By

ANN BISHOP MBA
Senior Vice President
Wallace Properties, Inc.

O: 425.278.6308
M: 206.229.7523
E: bishop@wallaceproperties.com



The information contained in this marketing piece is proprietary and confidential. It is intended to be reviewed only by the party receiving it from Wallace Properties and should not be made available to any other person or entity without the written consent of Wallace Properties. This brochure has been prepared to provide summary, unverified information to prospective purchasers and tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

All information contained in this marketing material is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. This document is subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice.

Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Prospective buyers and tenants should conduct their own investigation of the property and the information presented here. Wallace Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Wallace Properties shall have no liability for any inaccuracies contained herein and shall be held harmless in the event of any errors or omissions.