

# NORDSTROM MEDICAL TOWER

OFFERING

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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



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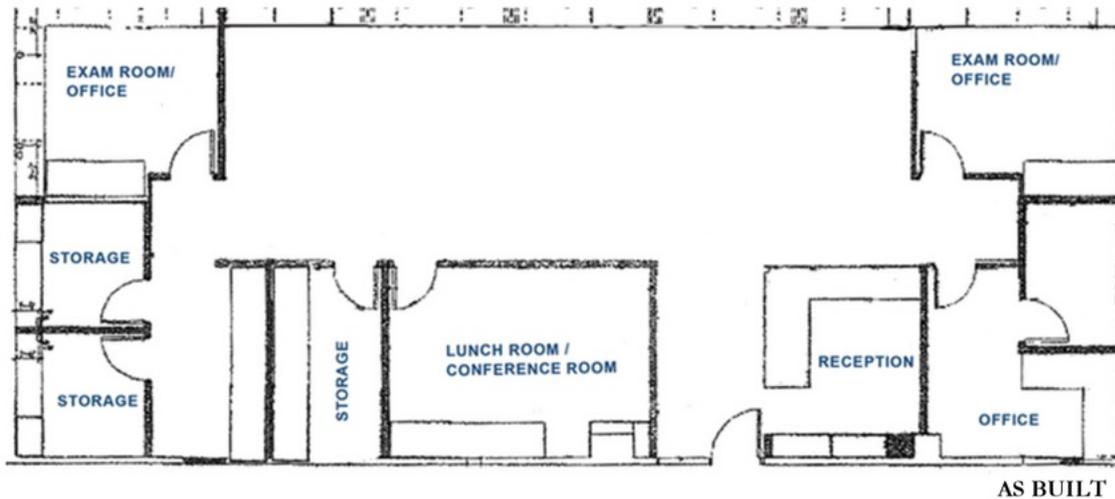
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# EFFICIENT FLOOR PLAN TO SUPPORT DAILY OPERATIONS

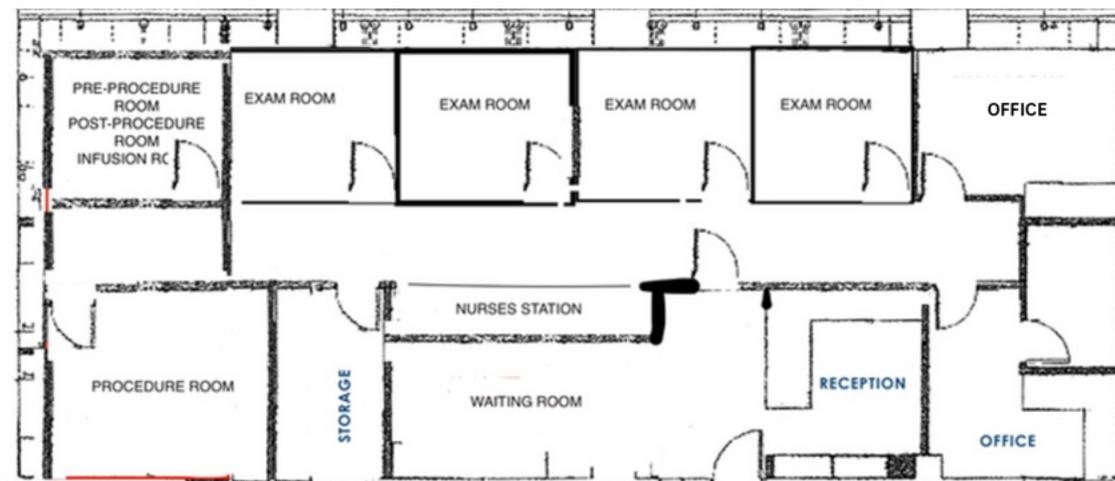
Suite 1440/1430 offers an efficient and functional medical office layout, ideal for a wide range of specialties. The suite includes a welcoming reception area, multiple exam rooms, private offices, ample storage, and a spacious lunch/conference room—supporting clinical flow and staff collaboration.

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.

**WALLACE**  
PROPERTIES

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## *Exclusively Listed By*

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