

MEDICAL OFFICES FOR LEASE



Edmonds Medical Office Portfolio

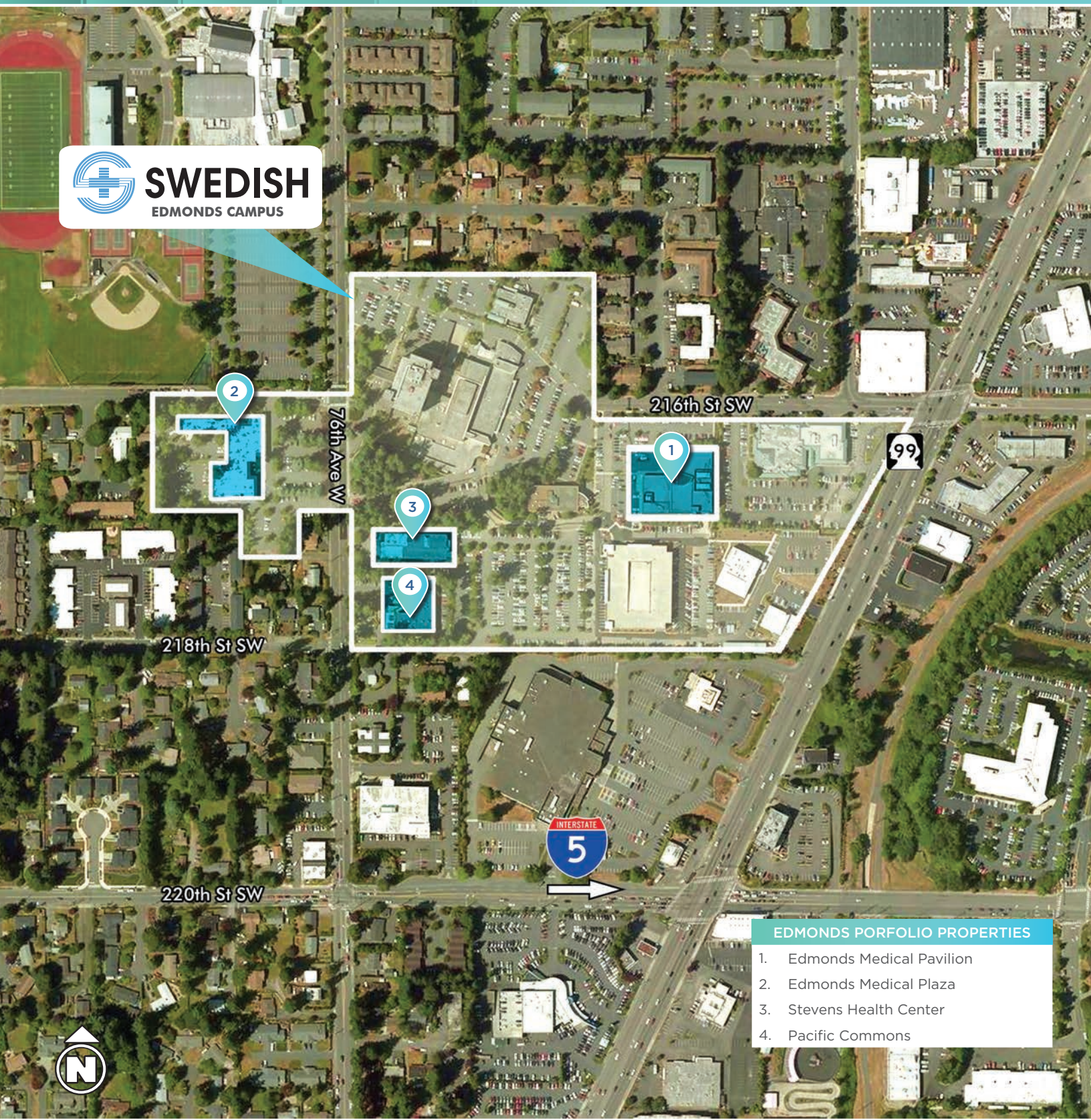
EDMONDS, WASHINGTON

*171,266 SQUARE FOOT MEDICAL OFFICE PORTFOLIO ON AND ADJACENT
TO THE SWEDISH EDMONDS CAMPUS*



CBRE

Edmonds Medical Office Portfolio



Edmonds Medical Pavilion

7320 216th Street Southwest



Edmonds Medical Plaza

21616 76th Avenue West



HIGHLIGHTS

- ♦ Medical office on the Swedish Edmonds Campus
- ♦ Ample free staff and patient parking
- ♦ Easy access to Hwy 99 & I-5
- ♦ \$63 million Swedish Edmonds Campus expansion
- ♦ On-campus property management



HIGHLIGHTS

- ♦ No hospital use restrictions
- ♦ Medical/dental office directly across from Swedish Edmonds Campus
- ♦ Exposure and access from 76th Avenue
- ♦ Built-out medical office suite
- ♦ Major renovation completed 2013
- ♦ Ample free staff and patient parking at 5 stalls per 1,000 SF
- ♦ Easy access to Hwy 99 and I-5

Stevens Health Center

21701 76th Avenue West



HIGHLIGHTS

- ◆ New common area renovations
- ◆ Ready to occupy medical office suites
- ◆ Ample free staff and patient parking at 5 stalls per 1,000 SF
- ◆ Immediate access to both 76th Avenue West and Swedish Edmonds Campus via east entrance
- ◆ Corner suites available
- ◆ Grade level access to every suite
- ◆ New ownership/property management



Pacific Commons

21727 76th Street West



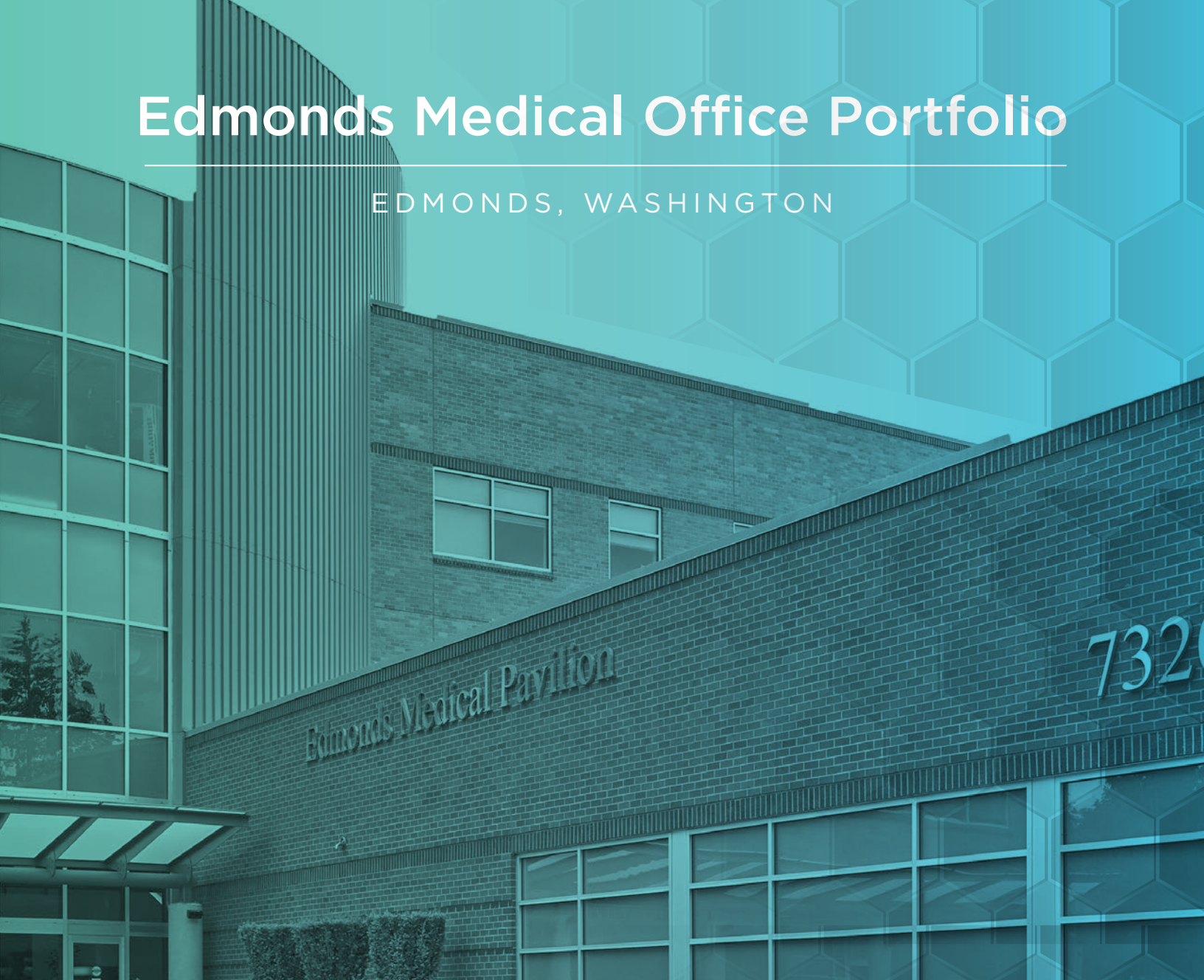
HIGHLIGHTS

- ◆ No hospital imposed use restrictions
- ◆ Built-out medical office suites
- ◆ Corner and ground floor suites available
- ◆ Excellent access from both the Swedish Edmonds Campus and 76th Avenue West
- ◆ Ample free staff and patient parking at 4.75 stalls per 1,000 SF for both surface and covered parking
- ◆ Direct elevator access from parking garage to suites
- ◆ New ownership with recent common area upgrades



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EDMONDS, WASHINGTON



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