



VALLEY MEDICAL

P A V I L I O N

ON CAMPUS
MEDICAL OFFICE
FOR LEASE

4009 TALBOT ROAD SOUTH • RENTON, WA 98055

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HEALTHCARE
REALTY

CBRE



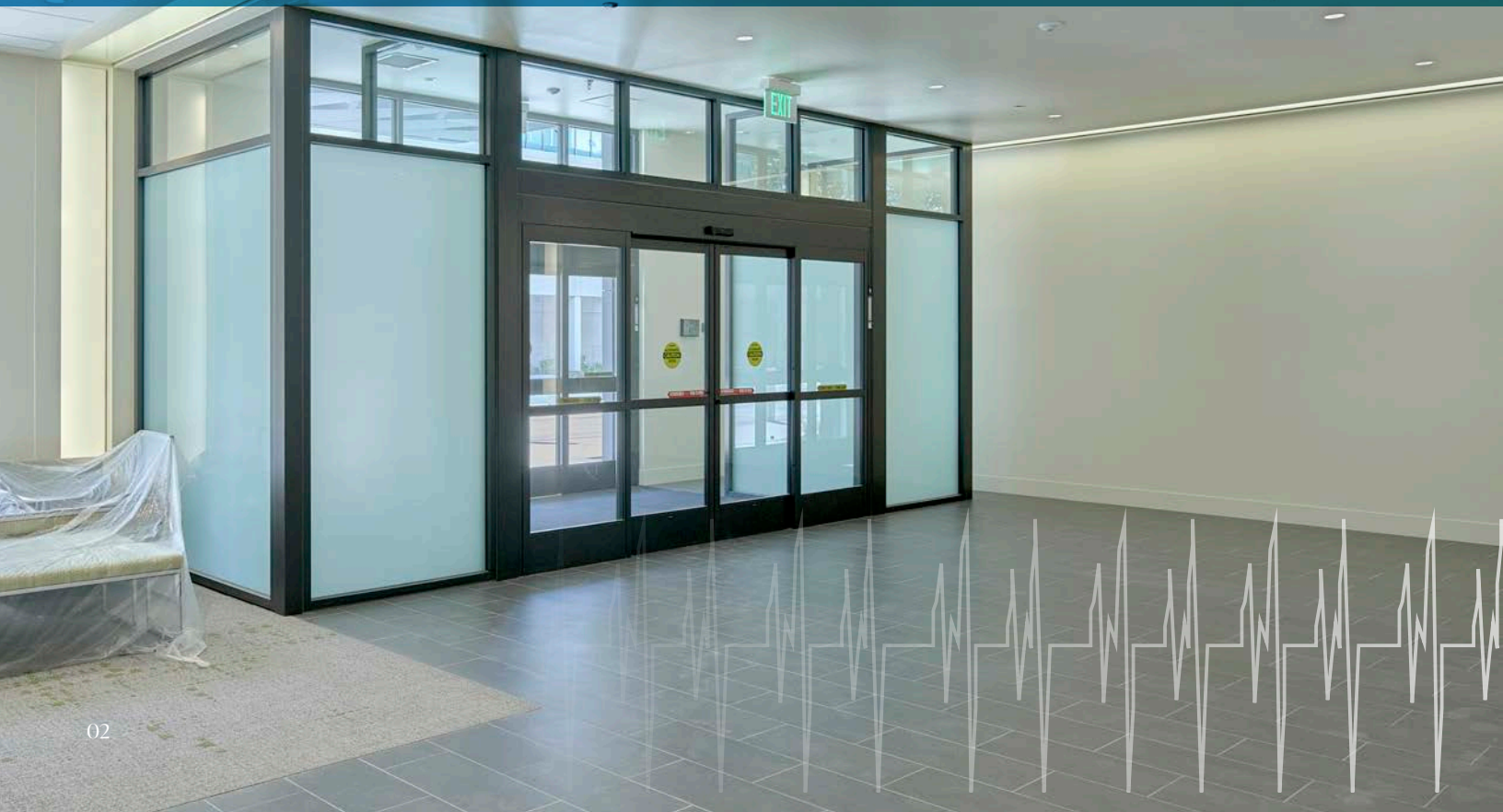
VALLEY MEDICAL

P A V I L I O N

Valley Medical Pavilion is a new 150,000 square foot, 5-story, Class A medical office building located in the heart of Valley Medical Center's main campus. Delivered in 2020, the state of the art facility is home to The Cancer Center at Valley Medical Center and Proliance Orthopedic Associates Surgery Center.

PROPERTY OVERVIEW

TOTAL SIZE	±150,000 RSF
AVAILABLE	±41,000 RSF
FLOOR PLATE	±30,000 RSF
CEILING HEIGHT	13'
PARKING	5 stalls per 1,000 RSF



HIGHLIGHTS

- » Abundant campus parking offered at 5 stalls per 1,000 RSF
- » Excellent access to I-167, SW 43rd and West Valley Highway
- » New home of The Cancer Center at Valley Medical Center, Proliance Surgery Center and Orthopedic Associates
- » Floor load capacity and floor-to-floor heights designed for medical tenants
- » HVAC, elevators, fire and life safety designed specifically for patient care
- » Directly connected to hospital via tunnel

PROPERTY HIGHLIGHTS



Direct access to Valley Medical Center via tunnel from L1



Direct access to 1,136 stall parking garage via skybridge parked at 5 per 1,000 sf



Floor plates up to ±30,000 SF with floor load capacity and floor-to-floor height designed from medical tendential tenants

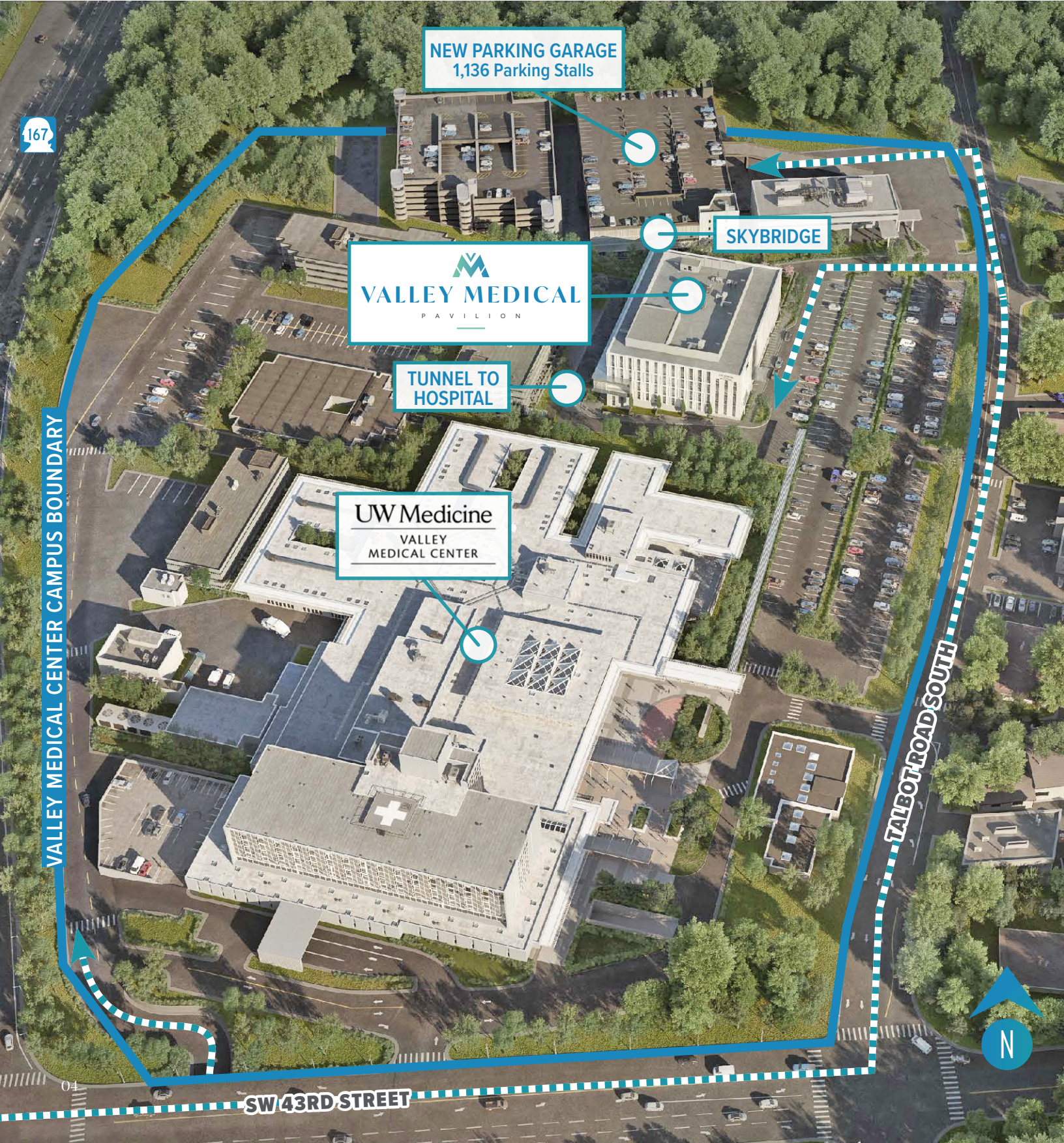


Patient drop-off area
Excellent access to I-167 and SW 43rd St. with two patient drop-off areas



Direct fiber connectivity to Valley Medical Center

PROPERTY LOCATION



NEW PARKING GARAGE
1,136 Parking Stalls

SKYBRIDGE

VALLEY MEDICAL
PAVILION

TUNNEL TO
HOSPITAL

UW Medicine
VALLEY
MEDICAL CENTER

VALLEY MEDICAL CENTER CAMPUS BOUNDARY

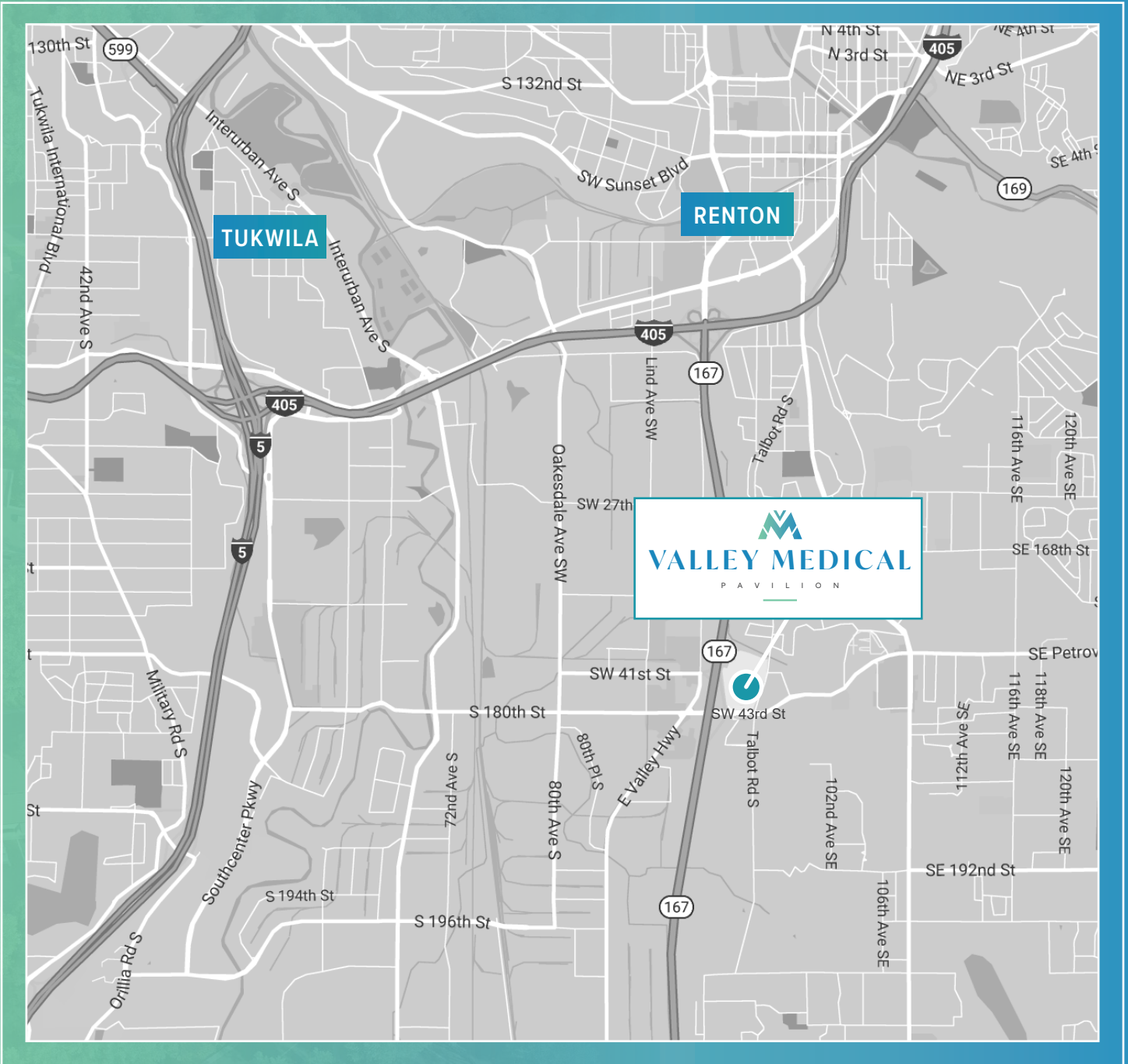
TALBOT ROAD SOUTH

SW 43RD STREET

N

167

REGIONAL MAP

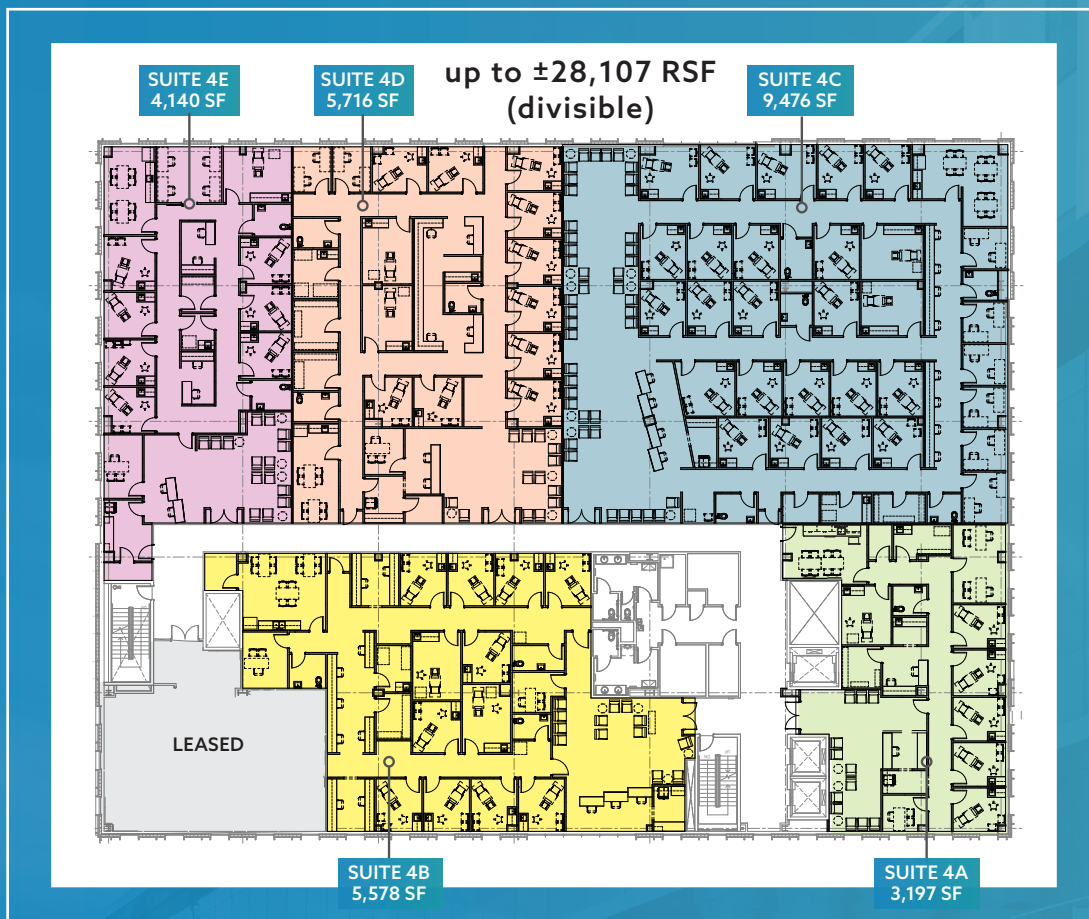


FLOOR 5
12,862 SF

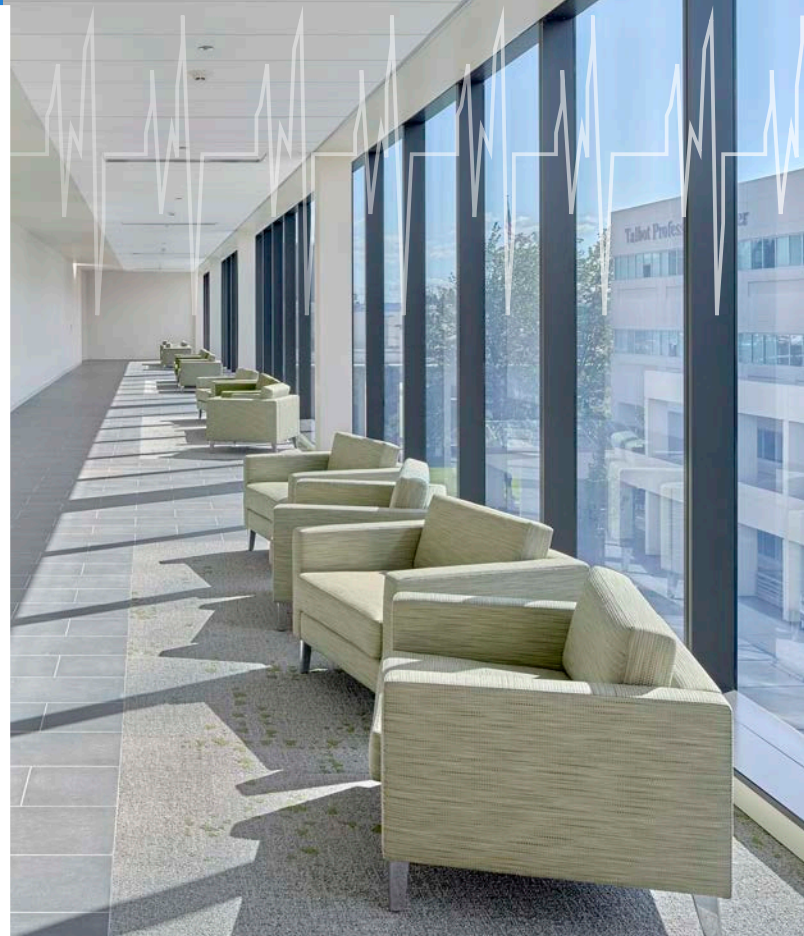
FLOOR 4
28,107 SF



FLOOR 4



Conceptual Plan Shown Above



FLOOR 5

up to ±12,862 RSF (divisible)

**CLICK
TO VIEW THE
VIRTUAL TOUR**

LEASED

**SUITE 5A
5,278 RSF**

**SUITE 5B
7,584 RSF**



Conceptual Plan Shown Above



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P A V I L I O N

CONTACT US

PAUL CARR

Senior Vice President
+1 206 292 6005
paul.carr@cbre.com

STEVEN PEROVICH

Senior Vice President
+1 206 292 6059
steven.perovich@cbre.com

MARCUS YAMAMOTO

Senior Vice President
+1 206 292 6062
marcus.yamamoto@cbre.com

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HEALTHCARE
REALTY

CBRE

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