

A Purpose-Built Medical Facility at the Gateway to First Hill





Flexible, full-building medical and clinical space within Seattle's most established healthcare district.

Cherry Hill Medical Center is a stand-alone, purpose-built medical building located at the entrance to Seattle's First Hill healthcare district. Designed specifically for medical and clinical use, the four-story facility offers flexible floor plates, ample ceiling heights, and infrastructure capable of supporting a wide range of healthcare services. Its adjacency to Providence Swedish Cherry Hill places tenants within one of the region's most concentrated medical ecosystems while allowing for complete operational control and long-term flexibility.





Total Available Space - 28,084 rsf

Highlights

- Stand-alone, purpose-built medical facility with full-building availability
- Flexible floor plates supporting clinical, outpatient, and specialty uses
- Infrastructure designed to support advanced medical operations
- Prominent signage and identity opportunity
- Located at the gateway to Seattle’s First Hill healthcare district
- Immediate adjacency to Providence Swedish Cherry Hill
- Convenient access to structured campus parking

Specs

Building Overview

- Four-story, stand-alone medical facility totaling approximately 28,000 RSF
- Constructed in 2007
- Purpose-built for medical, clinical, and outpatient uses
- Immediate adjacency to structured campus parking

Construction & Structure

- Slab-on-grade construction with steel frame
- Concrete metal decking
- Exterior precast panels with glazing system
- Column spacing approximately 20' x 25'

Floor-to-Floor Heights

- Floor 1: approximately 17 feet
- Floors 2–4: approximately 13 feet

Floor Loading & Access

- 80 PSF live load plus 20 PSF partition load
- Two passenger elevators
- On-grade roll-up loading door (approximately 10' x 9')

Electrical & Mechanical Systems

- Approximately 1,200 amps, 480/277V service
- 500 kW backup generator supporting critical operations
- Rooftop HVAC system (90 tons total building capacity)



15th Street Elevation - West

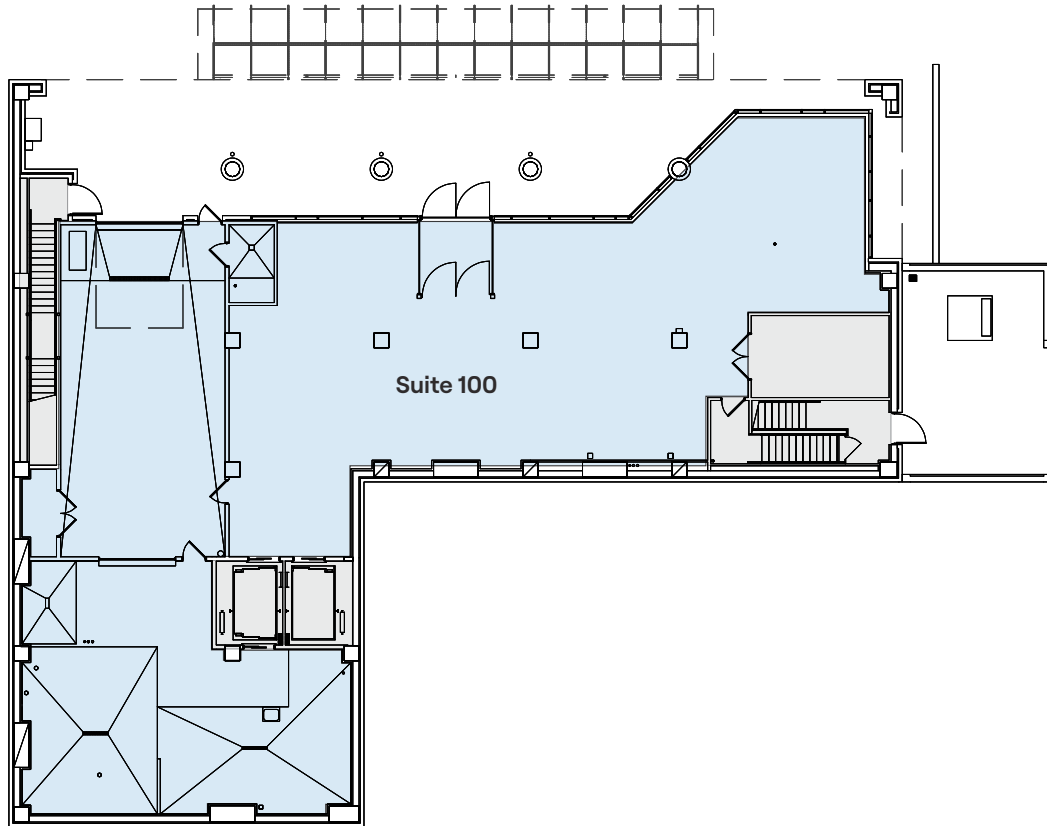
- Floor 4 | Available space - 7,523 rsf
- Floor 3 | Available space - 7,548 rsf
- Floor 2 | Available space - 7,412 rsf
- Floor 1 | Available space - 5,601 rsf



Floor 1

Available Space - 5,601 rsf

-  Total Available Space
-  Common Area





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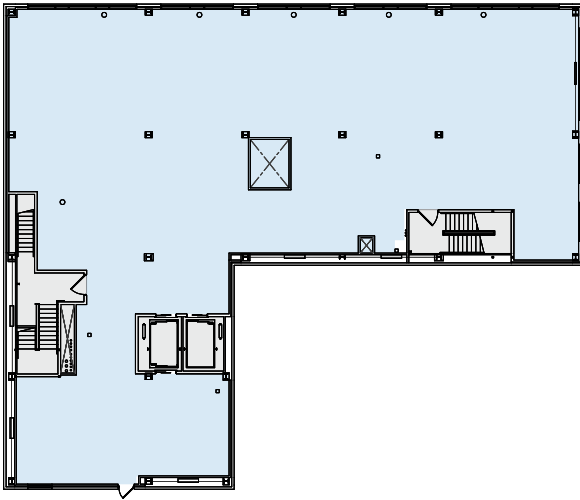


Floors 2-4

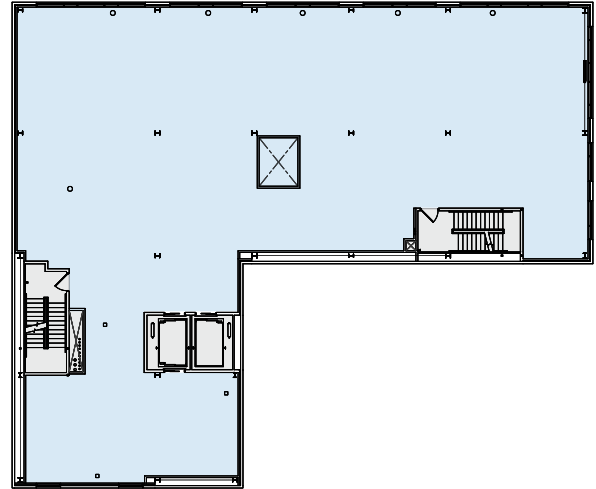
Available Space - 22,483 rsf

-  Total Available Space
-  Common Area

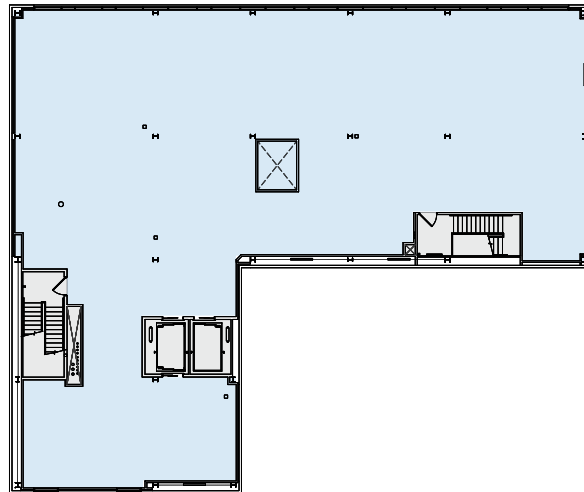
Floor 2 - Suite 200, 7412 rsf



Floor 3 - Suite 300, 7548 rsf



Floor 4 -
Suite 400
7,523 rsf



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