

MEDICAL DENTAL BUILDING

509 OLIVE WAY | SEATTLE, WASHINGTON

Seattle's Most PRESTIGIOUS Historical Medical Address

Suites from 200 SF - 2,500 SF

BUILDING FEATURES

- Long term local ownership
- Excellent location on 6th Ave & Olive Way, across from Pacific Place and adjacent to Nordstrom
- Building conference room
- Staff lounge
- Wintergarden Cafe
- On-site Allstar Fitness Executive Club
- On-site Bartell Drugs
- On-site property management
- Underground parking garage

RECENT BUILDING RENOVATION

- National Register of Historical Places
- New lobby
- Common corridors
- Restrooms
- Electrical
- HVAC
- Plumbing



DOWNTOWN SEATTLE'S PREMIER MEDICAL & DENTAL OFFICE TOWER

For further information or to schedule a tour, please contact:



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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein. 2010

MEDICAL DENTAL BUILDING

BUILDING HIGHLIGHTS

509 OLIVE WAY | SEATTLE

BUILDING SIZE	18 Floors - 294,379 Rentable Square Feet
BUILDING ADDRESS	509 Olive Way Seattle, Washington 98101
BUILDING HOURS	5:00 am - 9:30 pm Monday - Friday 6:30 am - 9:30 pm Saturday 8:00 am - 8:00 pm Sunday
OPERATING EXPENSES	Estimated 2010 - \$8.17 (Includes janitorial. Excludes premises HVAC service.)
LOAD FACTOR	19%
ON-SITE AMENITIES	<ul style="list-style-type: none">• Building conference room• Laundry room• Staff lounge• Allstar Fitness Executive Club• Rock Climbing Wall• Wintergarden Cafe• Property Management• Bartell Drugs• Trudy Floral Design• Verizon Wireless• Sway & Cake Clothing
PARKING	122 Garage Spaces \$270 - \$350 / month per stall
TELECOM	Comcast, Qwest, Integra
FIBER	Comcast and Time Warner
SATELLITE	Direct TV
PASSENGER ELEVATORS	6 Passenger Elevators
RENTAL RATE	Competitive Rates



Recently Renovated Building Lobby



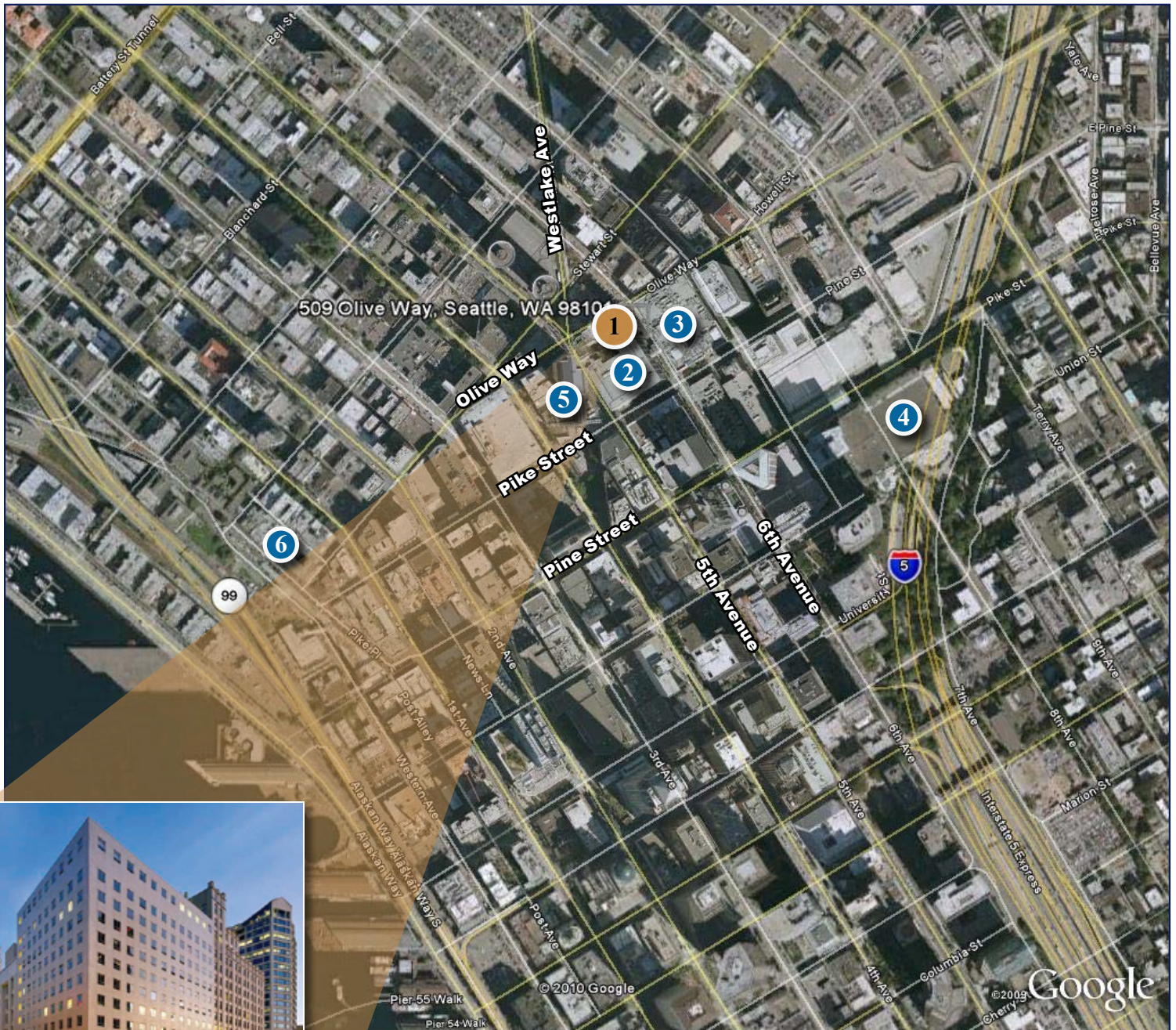
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LOCATION MAP

509 OLIVE WAY | SEATTLE



- | | | | |
|----|-------------------------|----|------------------------------|
| 1. | Medical Dental Building | 4. | Washington Convention Center |
| 2. | Nordstrom | 5. | Westlake Center |
| 3. | Pacific Place | 6. | Pike Place Market |

MEDICAL DENTAL BUILDING

AVAILABLE SUITES

509 OLIVE WAY | SEATTLE

CURRENT SUITES AVAILABLE AT MEDICAL DENTAL BUILDING

MEDICAL DENTAL BUILDING - AVAILABILITIES			
Suite Number	Square Footage	Rate (FS)	Details
Suite 1504	115 RSF	\$19 - \$23	Small suite with plumbing
Suite 857	233 RSF	\$12	Storage space; Can be combined with Ste 858
Suite 858	263 RSF	\$19 - \$23	Open plan; New carpet & paint
Suite 1001	284 RSF	\$19 - \$23	1 Exam room with sink
Suite 1107	334 RSF	\$19 - \$23	Small suite with plumbing
Suite 1322	349 RSF	\$21 - \$25	Open plan; Great views; Plumbing
Suite 1658	488 RSF	\$21 - \$25	3 Exam rooms, plumbing; Move-In Ready!
Suite 1025	518 RSF	\$27 - \$30	Open plan; Move-In Ready!
Suite 1540	565 RSF	\$27 - \$30	Open plan; Shell condition; Ready for Tenant Improvements
Suite 709	621 RSF	\$19 - \$23	Open plan; Ready for Tenant Improvements
Suite 1154	681 RSF	\$19 - \$23	Open plan; Shell condition; Ready for Tenant Improvements
Suite 828	776 RSF	\$23 - \$27	Open plan; Great views; Former dental space
Suite 1647	816 RSF	\$29 - \$32	Several exam / lab rooms; Great views
Suite 1234	841 RSF	\$25 - \$29	Open plan; Shell condition; Ready for Tenant Improvements
Suite 1005	848 RSF	\$23 - \$27	Several sinks, lab area, restroom
Suite 1226	1,014 RSF	\$23 - \$27	Open plan; Shell condition; Ready for Tenant Improvements
Suite 1421	1,053 RSF	\$29 - \$32	6 Exam rooms, storage, plumbing; Great views
Suite 703	1,064 RSF	\$19 - \$23	Open plan; Ready for Tenant Improvements
Suite 1354	1,178 RSF	\$25 - \$29	4 Exam rooms; Plumbing
Suite 1033	1,188 RSF	\$27 - \$30	Former dental space; Great views
Suite 1111	1,515 RSF	\$23 - \$27	Former counseling suite, 7 exam rooms, plumbing
Suite 803	1,582 RSF	\$19 - \$23	9 Exam rooms, restroom, shower
Suite 1401	1,603 RSF	\$21 - \$25	3 Exam rooms, conference room, reception station; former counseling suite
Suite 752	1,739 RSF	\$27 - \$30	Open plan; Shell condition; Great views
Suite 1454	2,422 RSF	\$25 - \$29	5+ Exam rooms, plumbing



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