



STREET

805 Madison Street, Seattle, WA 98104



Property OVERVIEW

M Street offers a unique opportunity to be part of Seattle's renowned First Hill medical district. Recently enhanced with lobby and common area improvements, the building combines a professional patient experience with the convenience of a highly connected urban location.

Designed for accessibility and convenience, the property features abundant parking, prominent signage opportunities, on-site management, and immediate access to Interstate 5 and Interstate 90, creating a seamless experience for both patients and practitioners.



Recently Refreshed

- » Updated lobby and common areas
- » Professional arrival experience

Premier Location

- » Steps from Seattle's leading healthcare institutions
- » Walkable access to downtown
- » An abundance of food and beverage options in and surrounding the project

Parking & Access

- » Ample parking onsite
- » Public and reserved parking garage
- » Direct connectivity to I-5 and I-90
- » Easy patient drop-off and arrival



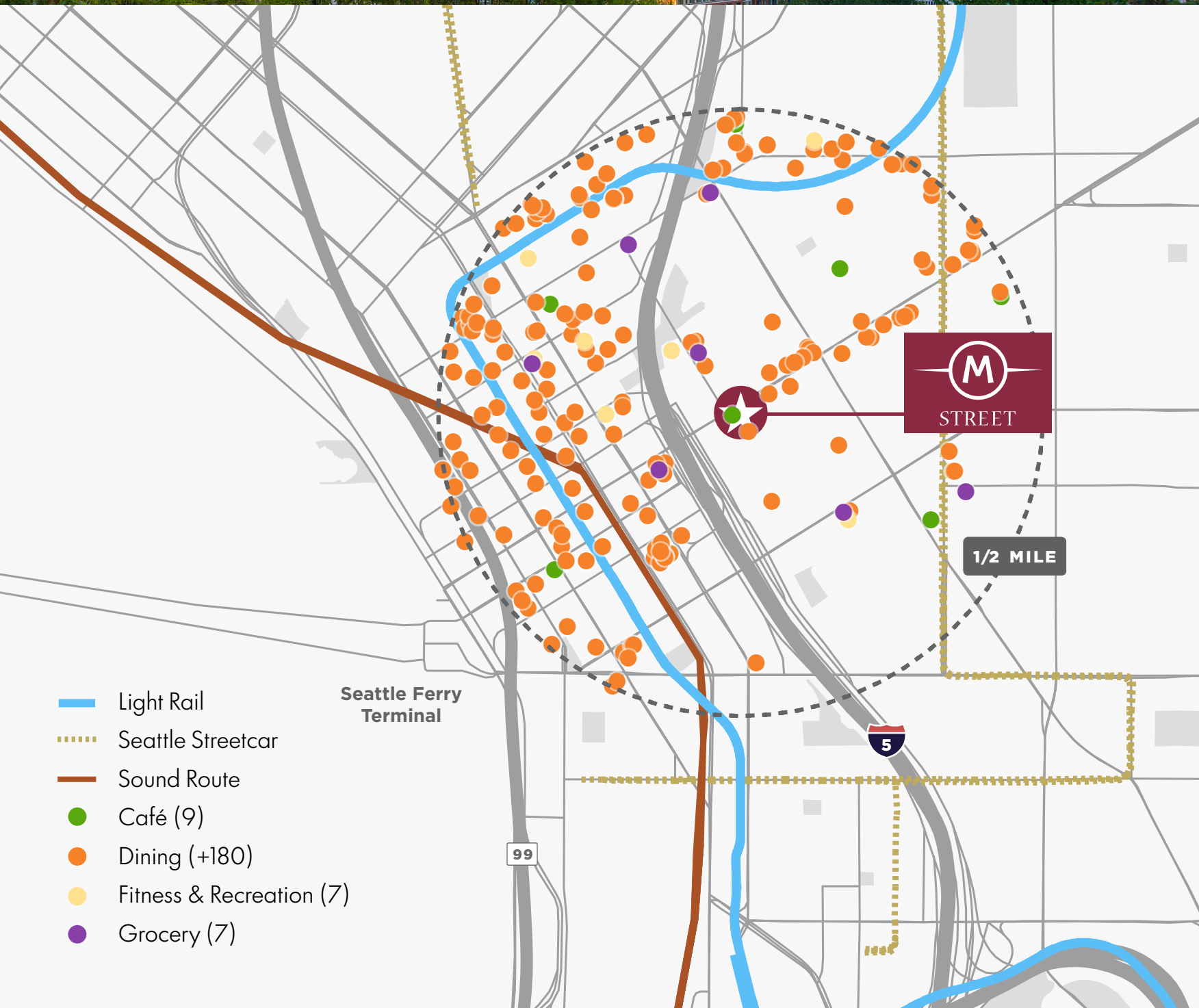
Location and AMENITIES

Connected to Seattle's Leading Healthcare Network

Positioned within First Hill, M Street places tenants at the center of Seattle's most established concentration of healthcare providers. Major hospitals, specialty clinics, dining, services, and downtown amenities are all within walking distance, creating an exceptional experience for employees and patients alike.

Nearby Healthcare Institutions

- » Harborview Medical Center
- » UW Medicine
- » Virginia Mason
- » Swedish First Hill
- » Polyclinic Madison Centre



**Walkable Healthcare
Ecosystem**



**Immediate
Freeway Access**

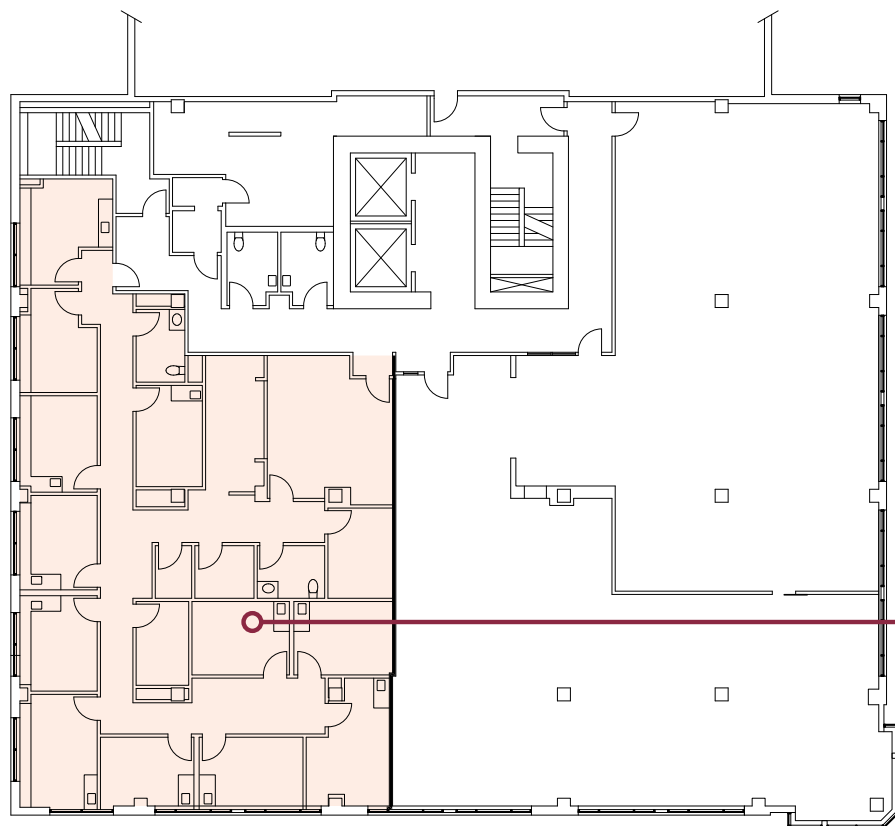


**Minutes from
Downtown**



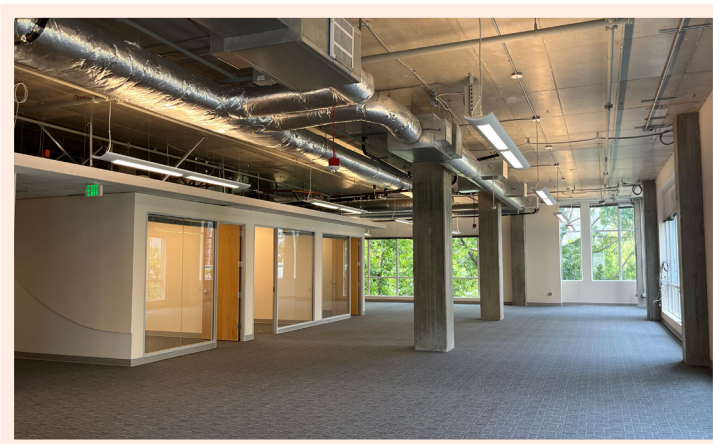
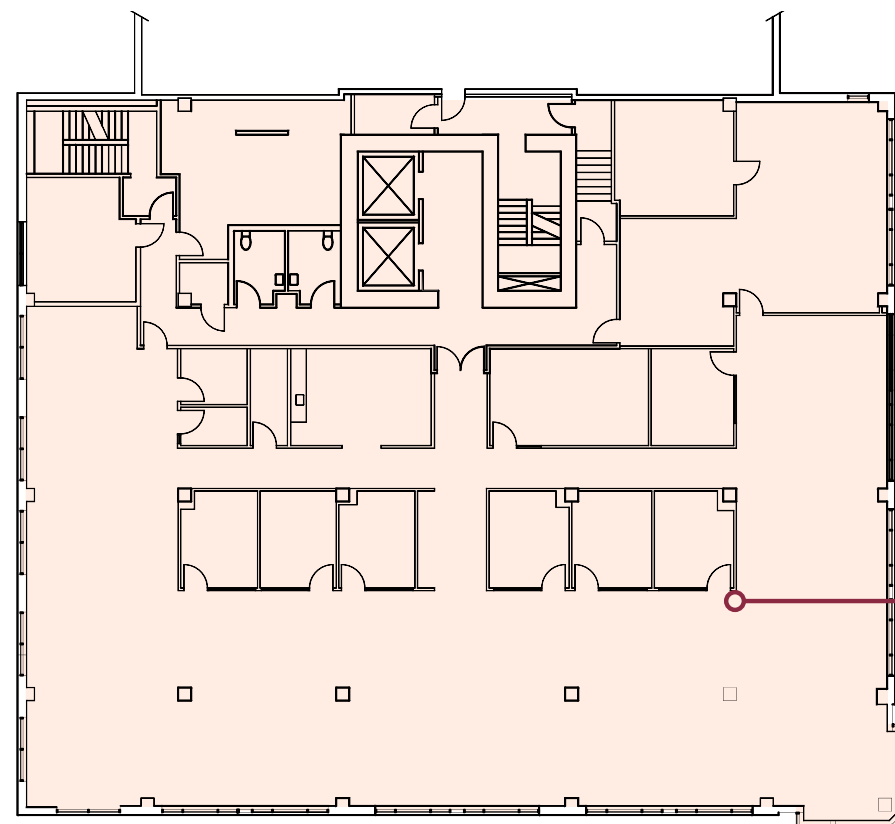
**Connected to Patients,
Providers & Talent**

AVAILABILITIES



Suite 410
3,961 RSF
Spec Medical Suite

[VIRTUAL TOUR](#)



Suite 600
9,989 RSF
Full Floor Office

[VIRTUAL TOUR](#)



Immediate Occupancy



Efficient floorplates



Modern Finishes



High ceilings and natural light throughout



Professional management on-site



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LEAH MASSON

Senior Director
+1 206 215 9803
leah.masson@cushwake.com

BRANDON BURMEISTER

Senior Director
+1 206 215 9702
brandon.burmeister@cushwake.com

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