

509 OLIVE WAY, SEATTLE, WA

MDB

# MEDICAL DENTAL BUILDING

# A Fresh Take

ON A SEATTLE ICON

A PLACE OF

# Character & Care

A Seattle landmark for almost 100 years, the Medical Dental Building combines captivating historic architecture and sleek modern spaces to create a place for wellness and healing, with amenities designed to take care of the caregivers working inside. The Medical Dental Building also offers flexible general office space for businesses looking to take advantage of its superb location and enviable perks.



A STORIED

# Landmark

19



25

- Medical, dental, and general office spaces available
- Listed on the National Register of Historic Places
- Extensively renovated and modernized
- Brand-new conference center, fitness center, and lobby in 2023
- Wide variety of suite sizes
- 18 stories
- 297,000 RSF total
- Onsite parking garage with valet
- Onsite security & controlled access
- Walking distance to CBD and Amazon

# GET THE TENANT Experience

YOU DESERVE

Thanks to a proactive, person-to-person management style, Menashe Properties boasts sky-high tenant retention rates, swift and fair lease negotiations, and an unwavering commitment to ongoing service.

As a family-owned company for over 40 years, Menashe Properties has earned its reputation as a trustworthy, tenant-focused owner with the resources to develop innovative properties that challenge traditional office spaces.



**MENASHE**  
PROPERTIES

*A strong, stable ownership group, who provides personalized attention and unwavering responsiveness - that is Menashe Properties.*



ONSITE

# Amenities

Freshly renovated and designed to enhance wellness and convenience, the Medical Dental Building's onsite amenities package offers premium perks to all tenants. Grab coffee, pick up a package, fill a prescription, store your bike, or get your heart rate up in the gym - all that and more is right here onsite.



AVANTI MARKET

CHERRY ST COFFEE HOUSE

WINTER GARDEN TENANT LOUNGE

BIKE STORAGE

ONSITE GYM WITH SHOWERS & LOCKERS

PARKING GARAGE WITH VALET



## OTHER AMENITIES

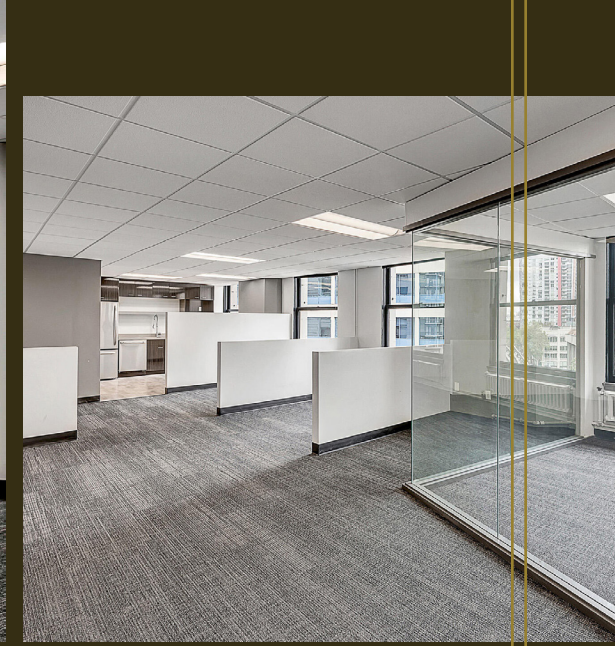
- Executive conference room
- Monthly and daily parking rates
- Delivery pending lockers
- Tenant laundry facility
- Secure lab pickup room
- Bartell's pharmacy
- Trudy's Floral

# Availabilities

Move-in ready and furnished suites available.  
Click suite number to view floorplans.

SUITE	FLOOR	RSF	USE	VIRTUAL TOUR
<a href="#">Suite 306</a>	3	728	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 400*</a>	4	18,282	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 611</a>	6	2,211	Office	
<a href="#">Suite 618</a>	6	1,154	Office	
<a href="#">Suite 634</a>	6	3,328	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 660</a>	6	413	Mixed	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 703</a>	7	1,191	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 728</a>	7	629	Mixed	
<a href="#">Suite 807</a>	8	1,238	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 817</a>	8	1,485	Office	
<a href="#">Suite 836</a>	8	783	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1002</a>	10	382	Office	
<a href="#">Suite 1003</a>	10	764	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1065</a>	10	369	Office	
<a href="#">Suite 1138</a>	11	1,547	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1201</a>	12	1,109	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1221</a>	12	1,616	Office	
<a href="#">Suite 1240</a>	12	953	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1242</a>	12	3,016	Dental	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1259</a>	12	904	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1262</a>	12	322	Office	
<a href="#">Suite 1342</a>	13	1,292	Office	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1349</a>	13	1,257	Mixed	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1435</a>	14	617	Medical	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1454</a>	14	2,611	Medical	
<a href="#">Suite 1501</a>	15	1,111	Medical	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1532</a>	15	588	Office	
<a href="#">Suite 1607</a>	16	5,769	Medical	<a href="#">VIRTUAL TOUR</a>
<a href="#">Suite 1658</a>	16	504	Mixed	<a href="#">VIRTUAL TOUR</a>

\*Full floor available



# THE BEATING Heart of THE CITY

This downtown location is an energetic, exciting destination with everything from coffee shops to fine dining, vibrant arts and culture, and a diverse array of retail. For maximum convenience for your employees, patients, and visitors, the Medical Dental Building offers unparalleled access to transit, onsite valet parking, and 18 parking garages within two blocks.

WALK  
SCORE  
99

BIKE  
SCORE  
82

TRANSIT  
SCORE  
100



Two minute walk from the property to **Westlake Station** - the transportation hub for connecting with Light Rail and Bus.

## AMENITIES & TRANSPORTATION MAP

- |                                |                                 |
|--------------------------------|---------------------------------|
| 1. Nordstrom Grill             | 24. Mr. West Cafe Bar Downtown  |
| 2. Oliver's Lounge             | 25. Daniel's Broiler - Downtown |
| 3. SPIN Seattle                | 26. Barolo Ristorante           |
| 4. Monorail Espresso           | 27. Petra Cafe                  |
| 5. Victrola Coffee Roasters    | 28. US Courthouse Cafe          |
| 6. Urban Coffee House          | 29. Cinque Terre Ristorante     |
| 7. Suite 410                   | 30. Seoul Bowl-Westlake         |
| 8. Retro Restaurant & Lounge   | 31. Cafe Suisse                 |
| 9. Moore Coffee Shop           | 32. Urban Sushi Kitchen         |
| 10. Serious Pie Downtown       | 33. Skillet Regrade             |
| 11. Dahlia Bakery              | 34. Evergreens Salad            |
| 12. Lola Greek Restaurant      | 35. Willmott's Ghost            |
| 13. Caffe Umbria Olive Way     | 36. Deep Dive                   |
| 14. Anchorhead Coffee          | 37. 2120                        |
| 15. Starbucks                  | 38. The Victor Tavern           |
| 16. NYC Deli Market            | 39. Subway                      |
| 17. The Cheesecake Factory     | 40. Grumpy Bean                 |
| 18. Ruth's Chris Steak House   | 41. Marination                  |
| 19. Dough Zone™ Dumpling House | 42. 1900 Fifth Bar & Lounge     |
| 20. The Carlile Room           | 43. Cherry Street Coffee House  |
| 21. Wings & Things             | 44. Habitant                    |
| 22. Nara Thai Seattle          | 45. Andaluca                    |
| 23. Andare Kitchen & Bar       | 46. Zuba                        |
|                                | 47. Xi'An Noodles               |

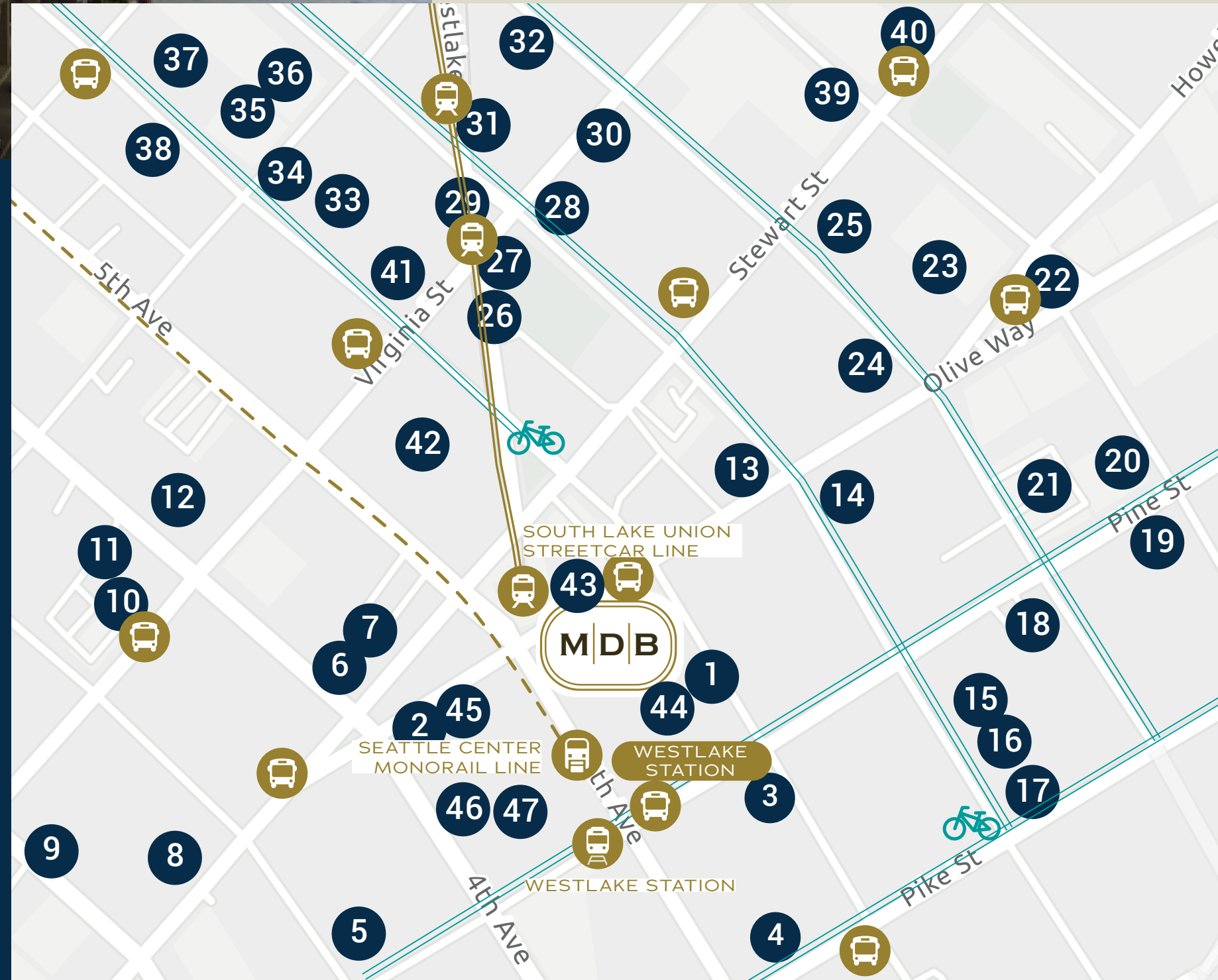
King County Metro Buses

Sound Transit's Link Light Rail

South Lake Union Streetcar

Bike Lane

Seattle Center Monorail



A NOD TO

# The Past

Built in 1925, the Medical Dental Building features stunning Gothic Revival architecture and is listed on the National Register of Historic Places. It was originally conceived as a “real medical center in Seattle” by a group of local doctors, and almost a hundred years later, the Medical Dental Building remains a place focused on healthcare and wellness.



AN EYE TOWARD  
**The Future**

MDB

# MEDICAL DENTAL BUILDING

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