

THREE TREE MEDICAL ARTS

Turnkey Medical Suites located on the St. Anne Hospital Campus



Three Tree
Medical Arts

Skybridge

St. Anne
Hospital

16259 SYLVESTER ROAD SW, BURIEN, WA

OWNED BY



HEALTHCARE
REALTY

LEASING BY



Kidder
Mathews

THREE TREE MEDICAL ARTS

Three Tree
Medical Arts

Skybridge

St. Anne
Hospital

Three Tree Medical Arts Building is located in the Virginia Mason Franciscan Health's St. Anne Hospital Campus

AVAILABILITIES

SUITE 302	3,194 RSF
SUITE 303 MARKET-READY	2,229 RSF → VIEW SUITE 303
SUITE 304	3,519 RSF
SUITE 305 MARKET-READY	2,153 RSF → VIEW SUITE 305
SUITE 403 MARKET-READY	797 RSF → VIEW SUITE 403
SUITE 404	2,433 RSF
SUITE 505	2,446 RSF



THREE TREE MEDICAL ARTS

Property Features



RECENT RENOVATIONS

Thoughtfully designed clinical spaces with quality medical build-outs, efficient layouts, and modern infrastructure tailored to today's healthcare providers.



COVERED HOSPITAL CONNECTION

Three Tree Medical Arts connects directly to St. Anne Hospital via a covered link, providing seamless, year-round access that enhances convenience and care coordination for providers, staff, and patients.



HIGH QUALITY OWNERSHIP

Owned and managed by Healthcare Realty, nationally recognized for exceptional medical office performance and commitment to creating top-tier provider environments.



ACCESS

Convenient access from SR-518, SR-509, I-405, and I-5, with proximity to major healthcare destinations throughout Burien and the broader South Sound region.



PARKING

Abundant on-site parking options, including surface and structured garage spaces, providing easy and efficient access for patients, staff, and visitors.



HEALTHCARE SYNERGY

Join a thriving medical environment alongside St. Anne Hospital, Highline Medical Pavilion, and SW Seattle Ambulatory Surgery Center, creating strong referral networks and patient-care connections.

THREE TREE
MEDICAL ARTS



THREE TREE MEDICAL ARTS

3,194 RSF

SUITE 302

2,229 RSF

SUITE 303

3,519 RSF

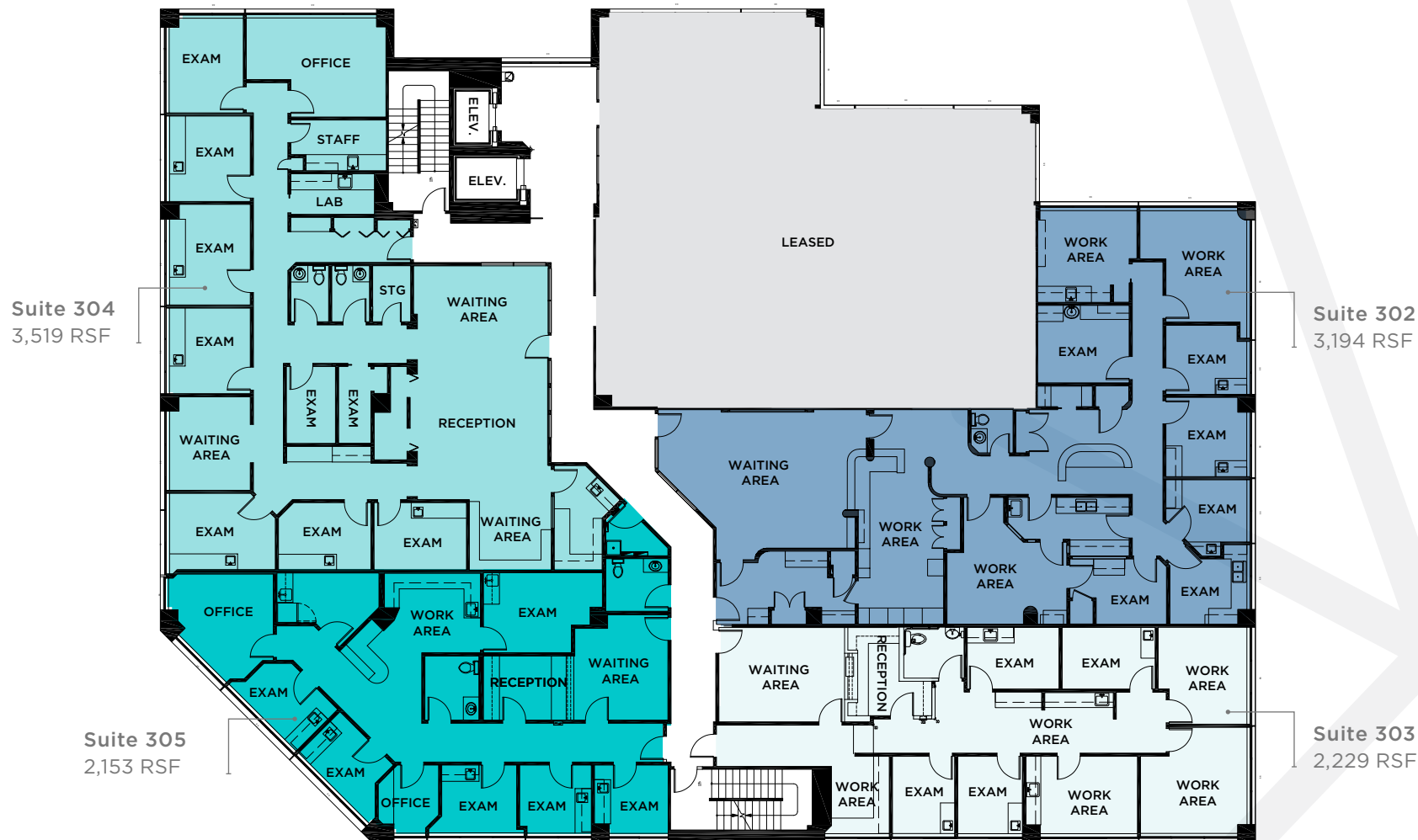
SUITE 304

2,153 SF

SUITE 305

 TOUR SUITE 303

 TOUR SUITE 305



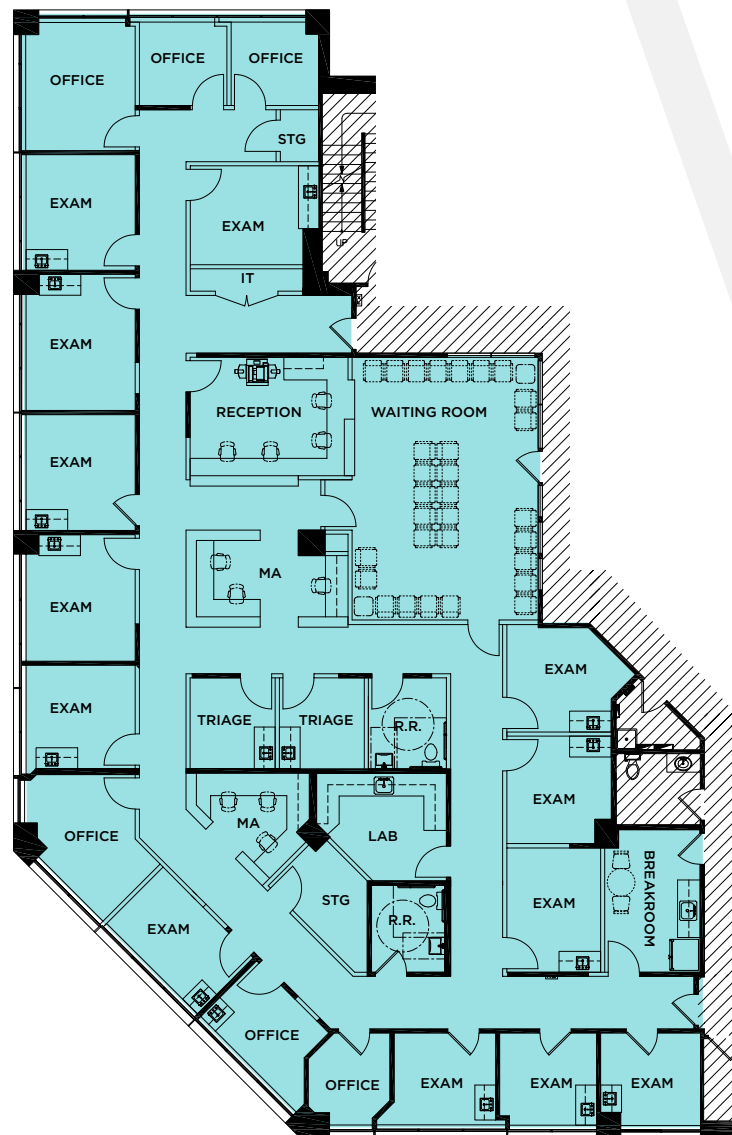
THREE TREE MEDICAL ARTS

TEST FIT | SPACE PROGRAM

- 13 EXAM ROOMS
- 6 PRIVATE OFFICES
- 2 TRIAGE ROOMS
- 2 NURSE STATIONS
- 2 IN-SUITE RESTROOMS
- STAFF ROOM

5,672 RSF

SUITE 304 & 305



THREE TREE MEDICAL ARTS

SPACE PROGRAM

- 2 EXAM ROOMS
- PRIVATE OFFICE
- RECEPTION / ADMIN AREA

 TOUR SUITE 403

797 RSF

SUITE 403*

SPACE PROGRAM

- 3 EXAMS
- 3 PRIVATE OFFICES
- LAB ROOM

2,433 SF

SUITE 404*



Suite 403
797 RSF

Suite 404
2,433 RSF

*SUITES CAN BE COMBINED FOR A TOTAL OF 3,230 SF

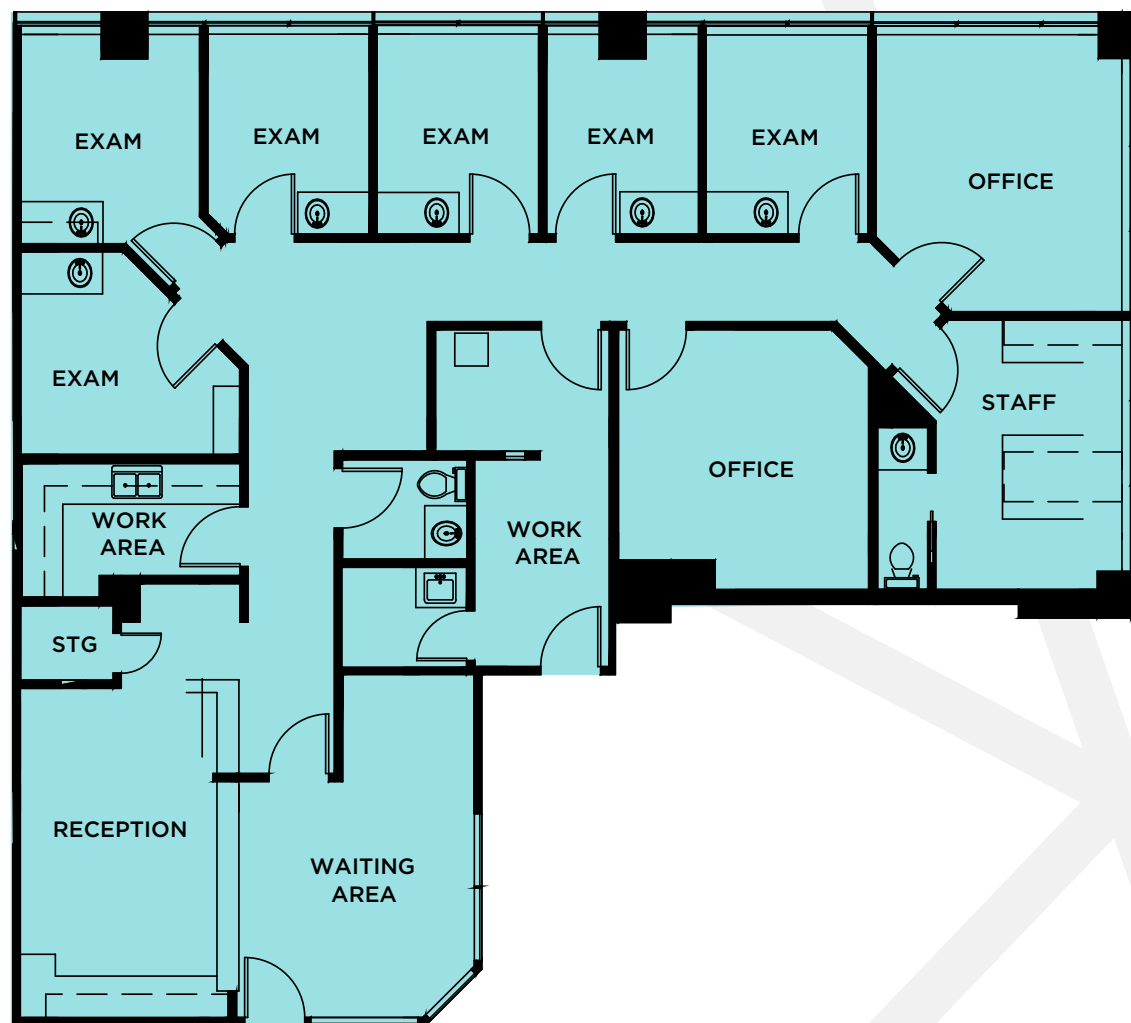
THREE TREE MEDICAL ARTS

SPACE PROGRAM

- 6 EXAM ROOMS
- 2 PRIVATE OFFICES
- 2 WORK AREAS
- 2 IN-SUITE RESTROOMS
- STORAGE ROOM

2,446 RSF

SUITE 505



THREE TREE
MEDICAL ARTS

Southwest
Seattle ASC

St. Anne
Hospital

Highline
Medical Pavilion

THREE TREE
MEDICAL ARTS

PUGET SOUND

The connection
your employees
need and your
patients deserve.

4 min

DRIVE TO HIGHWAY 509

6 min

DRIVE TO HIGHWAY 518

10 min

DRIVE TO SEATAC INTERNATIONAL AIRPORT

10 min

DRIVE TO INTERSTATE 5

10 min

DRIVE TO HIGHWAY 99

THREE TREE MEDICAL ARTS

For additional leasing information, contact

DREW FRAME, SIOB
Executive Vice President
253.948.7032
drew.frame@kidder.com

SPENCER CLAPP
First Vice President
206.248.7427
spencer.clapp@kidder.com

RYAN KERSHAW
Senior Associate
206.949.1334
ryan.kershaw@kidder.com

OWNED BY



**HEALTHCARE
REALTY**

LEASING BY



**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM