

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 SF	
SUITE 303 MARKET-READY	2,000 SF	→ VIEW SUITE 303
SUITE 304	3,519 SF	
SUITE 305 MARKET-READY	2,382 SF	→ VIEW SUITE 305
SUITE 403 MARKET-READY	797 SF	→ VIEW SUITE 403
SUITE 404	2,433 SF	
SUITE 505	2,446 SF	



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



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3,194 SF

SUITE 302

2,000 SF

SUITE 303

3,519 SF

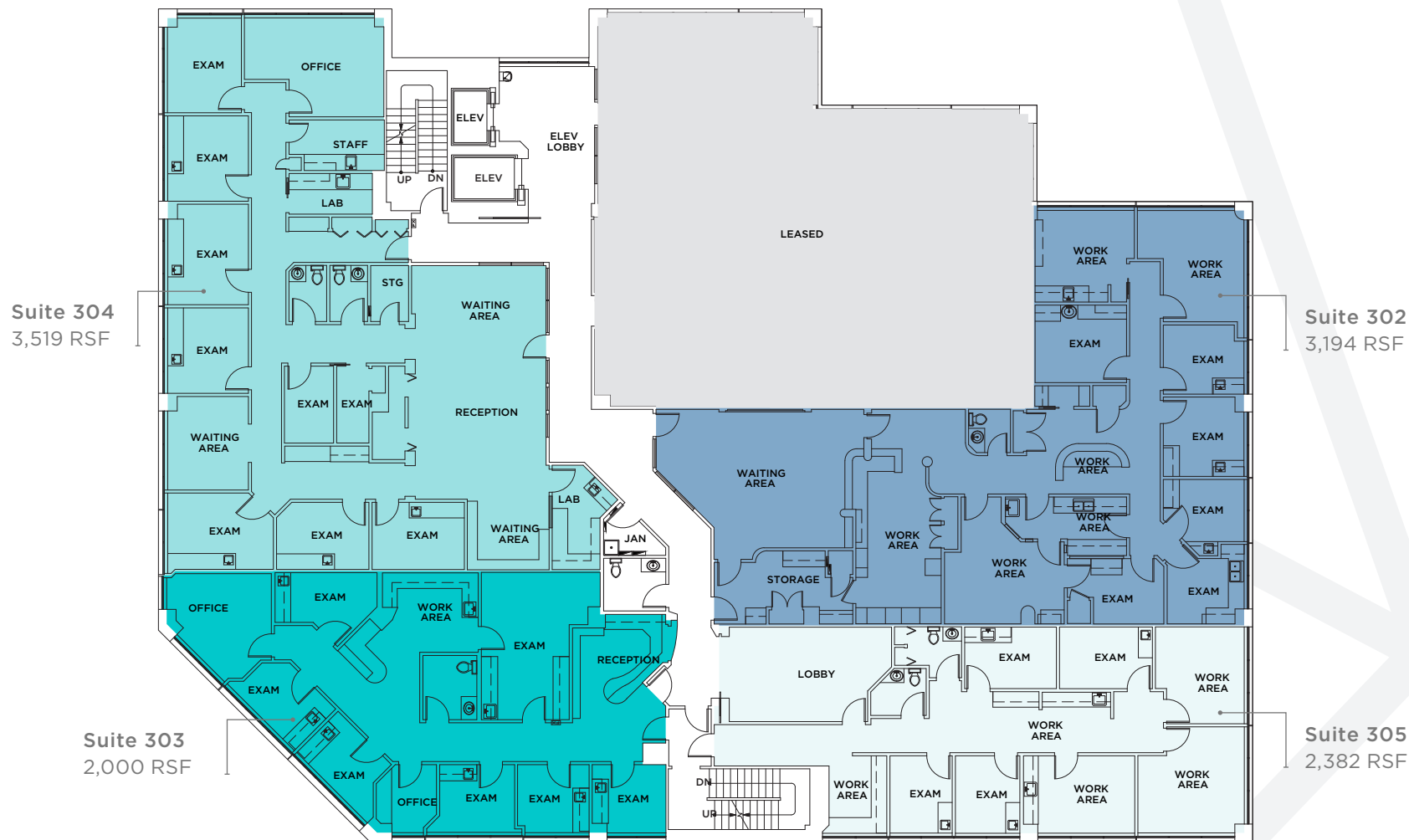
SUITE 304

2,382 SF

SUITE 305

 TOUR SUITE 303

 TOUR SUITE 305



THREE TREE MEDICAL ARTS

SPACE PROGRAM

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

 TOUR SUITE 403

797 SF

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 SF

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

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**HEALTHCARE
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