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Unico buys space here and in Denver

By [JOURNAL STAFF](#)

SEATTLE — Unico Properties of Seattle yesterday announced it acquired the top two floors of the Swedish Orthopedic Institute at 601 Broadway in Seattle as well as an office building in Denver.

Records list the Seattle sales price at nearly \$18.9 million. Unico bought the floors from Swedish Health Services. They contain office space leased to Orthopedic Physician Associates.

The building also has five floors for patient care and four floors of underground parking. The sale closed Friday.

Unico said it bought 17th & Larimer, a 118,300-square-foot building in Denver earlier this spring.

Capmark Bank had taken the property through a foreclosure. Grubb & Ellis broker Riki Hashimoto represented Capmark and said Unico paid \$17.5 million.

The 1980 building is 65 percent leased, according to Unico.

It was at least the second office purchase for Unico this year in Denver. It paid \$14.6 million cash for another building, or \$19.4 million less than what the seller paid three years before. Unico's Denver portfolio now is about 1 million square feet.

Unico has a 15-million-square-foot portfolio in the West.