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**Stevens Pavilion Sold to Unico Properties, Inc.**

**Region's Largest Medical Office Deal in 2005**

**Seattle, WASH, April 7, 2005**—The Stevens Pavilion medical building has been bought by Unico Properties, Inc., a real estate investment and operating company, announced Paul Carr of CB Richard Ellis in Seattle. Carr, along with Steve Perovich, represented Unico in the transaction. Unico's purchase of Stevens Pavilion represents the largest medical office transaction since the \$111 million sale of Swedish Hospital's portfolio of medical office buildings last year. This also represents Unico's second medical office investment in the Puget Sound region since diversifying its office portfolio in January of this year.

"Stevens Pavilion is a great addition to our medical office portfolio because of the key location and excellent tenant base," said Unico Vice President of Investments, Jonas Sylvester. "And the hospital's commitment to the community it serves aligns with Unico's building management philosophy," added Sylvester. "As a partner with Stevens Hospital, we are pleased to support its on-going capital and operational improvements."

The approximately 74,000-square-foot Class A office building houses the Stevens Center for Internal Medicine and is on a long-term ground lease from Stevens Hospital. The three-year-old Stevens Pavilion is located at the heart of the Stevens Hospital campus in Edmonds.

"Unico's experience owning and managing trophy properties combined with their medical office focus makes them a perfect buyer for the crown jewel of the Stevens Hospital campus," said Carr. Carr and Perovich of CBRE's Health Care Properties exclusively represent Unico in medical office acquisitions.

Headquartered in Los Angeles, CB Richard Ellis is the world's leading commercial real estate services firm. With approximately 14,000 employees, the company serves real estate owners, investors and occupiers through more than 250 offices worldwide. The company's core services include property sales, leasing and management; corporate services; facilities and project management; mortgage banking; investment management; capital markets; appraisals and valuation; research; and consulting. For more than 95 years, CB Richard Ellis has been at the center of the largest, most complex and productive deals in the Seattle area. For more information, visit the company's Web site at [www.cbre.com](http://www.cbre.com).

Unico is a real estate investment and operating company. Headquartered in Seattle, Washington, the company owns and operates nearly six million square feet of premier properties in the western United States. Unico produces superior returns for its investment partners by anticipating and addressing the real estate needs of its customers with environments that enhance the success of the people, businesses and communities it serves.

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