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**UNICO PROPERTIES LLC  
ACQUIRES MEDICAL OFFICE PROPERTY  
IN STATE-OF-THE-ART SWEDISH ORTHOPEDIC INSTITUTE  
FROM SWEDISH MEDICAL CENTER;  
UNICO PURCHASES 17<sup>TH</sup> & LARIMER IN DENVER, COLORADO'S  
CENTRAL BUSINESS DISTRICT BRINGING ITS DENVER PORTFOLIO  
TO APPROXIMATELY ONE MILLION SQUARE FEET**

**SEATTLE, Wash.** (July 5, 2011) – Unico Properties LLC, a real estate investment and operating company, has announced that it has purchased a premier medical office property in Seattle, Washington and a fully-renovated Class-A office property in Denver, Colorado.

Unico purchased a state-of-the-art medical office property that encompasses the top two floors of the Swedish Orthopedic Institute (SOI). Located at 601 Broadway as part of Swedish Medical Center's First Hill Campus, SOI is the first of its kind in the Pacific Northwest and one of the largest in the United States. The innovative facility is the first dedicated, orthopedic diagnostic and treatment space created in the region. SOI is an 11-story medical office building with five floors devoted to patient care, two floors for medical offices, and four floors of underground parking. The two floors that Unico purchased are fully leased to Orthopedic Physician Associates (OPA), Seattle's premier provider of orthopedic medical services. OPA is part of Proliance Surgeons, the largest surgical medical group in Washington state with offices from Everett to Tacoma and more than 165 highly skilled surgeons.

Unico also purchased 17<sup>th</sup> & Larimer, a 118,263-square-foot, Class-A office building, which is located at 1675 Larimer Street in the heart of Denver's Central Business District (CBD).

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Unico purchased 17<sup>th</sup> & Larimer from Capmark Bank's Real Estate Owned (REO) portfolio. With a swift, yet comprehensive due diligence effort, Unico executed a 15-day close of the transaction, which officially closed on May 31, 2011. Ideally located at the corner of 17<sup>th</sup> Street and Larimer Street in Lower Downtown (LoDo), the building is currently 65 percent leased.

A complete exterior and interior building renovation, totaling more than \$6 million, was completed in early 2009. The repositioning of the building included a complete façade renovation and a full remodel of all interior common areas, including restrooms, upgrading elevators, and relocating the main floor lobby to orient to 17th Street. The building received LEED® Certification and an ENERGY STAR® label for its renovation efforts.

"We are thrilled to expand our ownership presence, with the purchase of premier assets in prime locations, in both Seattle and Denver," said Jonas Sylvester, Unico Properties Senior Vice President, Investment and Development.

In Seattle, Unico purchased the medical office property from Swedish Medical Center and the transaction officially closed on July 1, 2011.

"Swedish has a sterling reputation and we are buying a best-in-class medical office building that is anchored by the Puget Sound region's leading orthopedic surgery practice," added Sylvester. "We are pleased to make a long-term investment in a trophy asset within the healthy and growing medical office submarket."

SOI, which opened in 2008, was designed by NBBJ. The building has received several awards including the 2010 *Modern Healthcare* magazine Award of Excellence and the 2008 and 2009 AIA Honor Awards for Washington Architecture.

In Denver, Unico owned or operated a 900,000-square-foot-portfolio of properties, which includes Unico's recent purchase of Belleview Tower in the Denver Technology Center, Centerpoint II, 1660 Lincoln Street, and Cherry Creek Business Park. With the purchase of 17<sup>th</sup> & Larimer, Unico's portfolio of properties in Denver now totals approximately one million square feet.

"We look forward to continuing our investment momentum in Denver because we have a strong vision for growth in this market today and into the future," said Sylvester. "Purchasing highly-desirable properties, such as 17<sup>th</sup> & Larimer underscores our commitment to growth, expansion and a long-term presence in Denver."

Originally constructed in 1980, 17<sup>th</sup> & Larimer is a newly renovated, Class-A mixed-use building with 109,800 square feet of office space and 8,463 square feet of ground floor retail.

Riki Hashimoto and Dan Grooters of the Grubb & Ellis Company represented Capmark Bank. Austin Kane and Judd Robertson of Newmark Knight Frank provide the leasing services for 17<sup>th</sup> & Larimer.



## **About Unico**

Unico Properties LLC is a real estate investment and operating company with a 15-million-square-foot-portfolio of premier properties in the western United States. Founded in 1953, Unico is headquartered in Seattle, Wash. Unico produces superior returns for its partners by anticipating and addressing the real estate needs of its customers with environments that enhance the success of the people, business and communities it serves.

Unico is a proven operating partner. The company is a leader in sustainable practices, reducing energy consumption by 18 percent per year across its 10 million-square-foot portfolio of buildings being benchmarked. Unico has earned LEED and LEED®-EB (Existing Buildings) certifications for more than 40 percent of the eligible buildings within its portfolio. In 2008 and in 2009, tenants ranked Unico's customer service in the top one percent nationally among 6,000 comparable buildings surveyed – earning a "Best in the Industry" distinction from CEL & Associates, a national, independent real estate consulting firm. For more information about Unico, please visit the firm's website at [www.unicoprop.com](http://www.unicoprop.com).

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