

FOR SALE

# BELLEVUE FOREST 1

2105 112TH AVE NE, BELLEVUE



## INVESTMENT HIGHLIGHTS

1031 Exchange opportunity with rental upside • Owner/User opportunity with 24% available in 2024 • Desirable location situated at the main entrance of the Bellewood Office Park with close proximity to Bellevue CBD, East Link Light Rail extension, and Downtown Kirkland • Convenient access to I-405 and SR-520

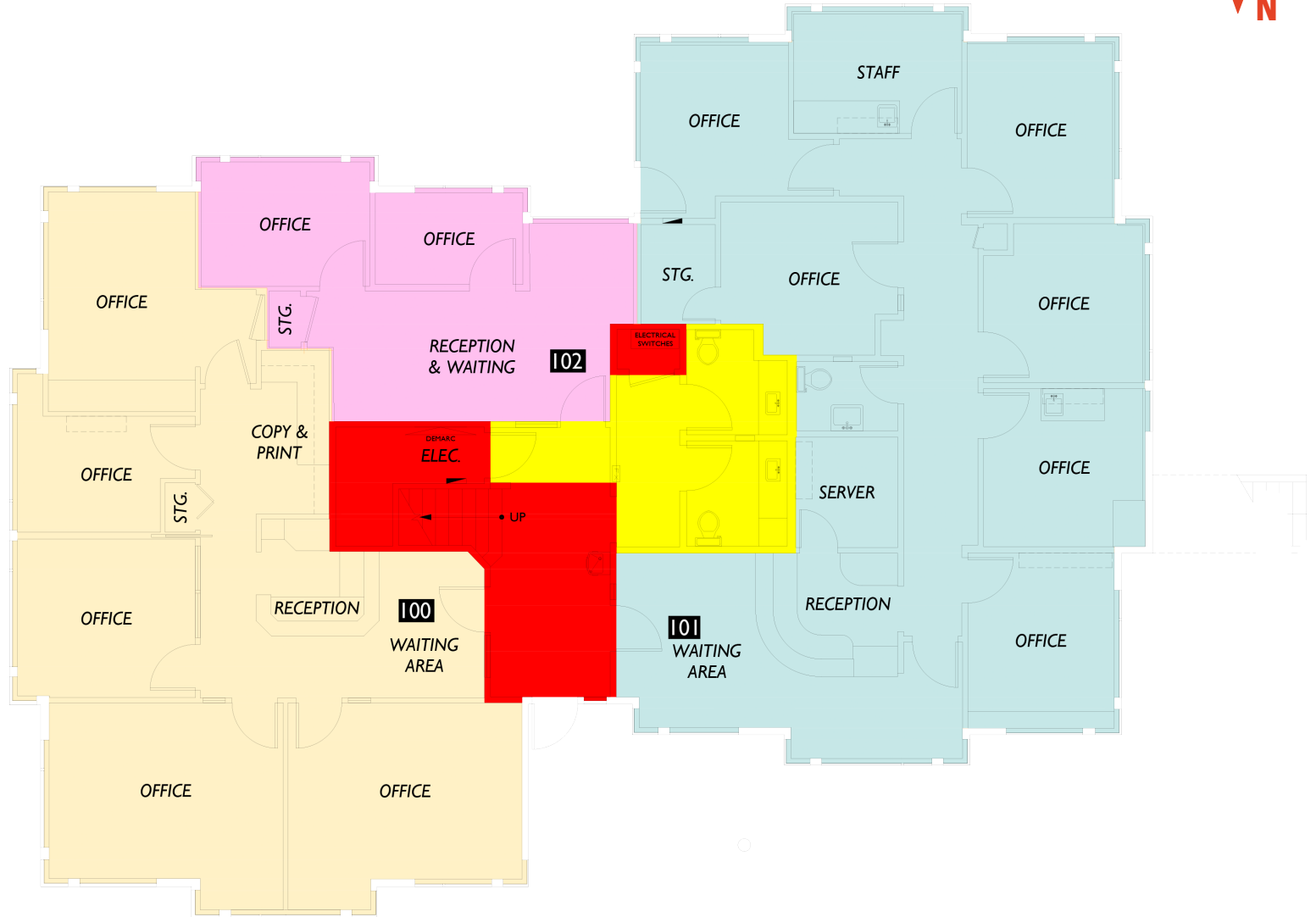
## PROPERTY SUMMARY

Address	2105 112th Ave NE, Bellevue WA 98004
Market	Bellevue
Gross Building Area	6,776 SF, two-story office, 5 suites
Lot Size	22,210 SF
Year Built	1984
Parcel No.	068702-0012
Zoning	Office
Parking Ratio	4.0/1,000 SF (26 stalls)
Sale Price	\$3,600,000

## BUILDING DETAILS

Roof	Composition shingles, Full replacement in 2021
Building	Wood frame reinforced concrete foundation
Internet	Comcast
HVAC	8 electric heat pumps 2.0-3.5 tons on concrete pad



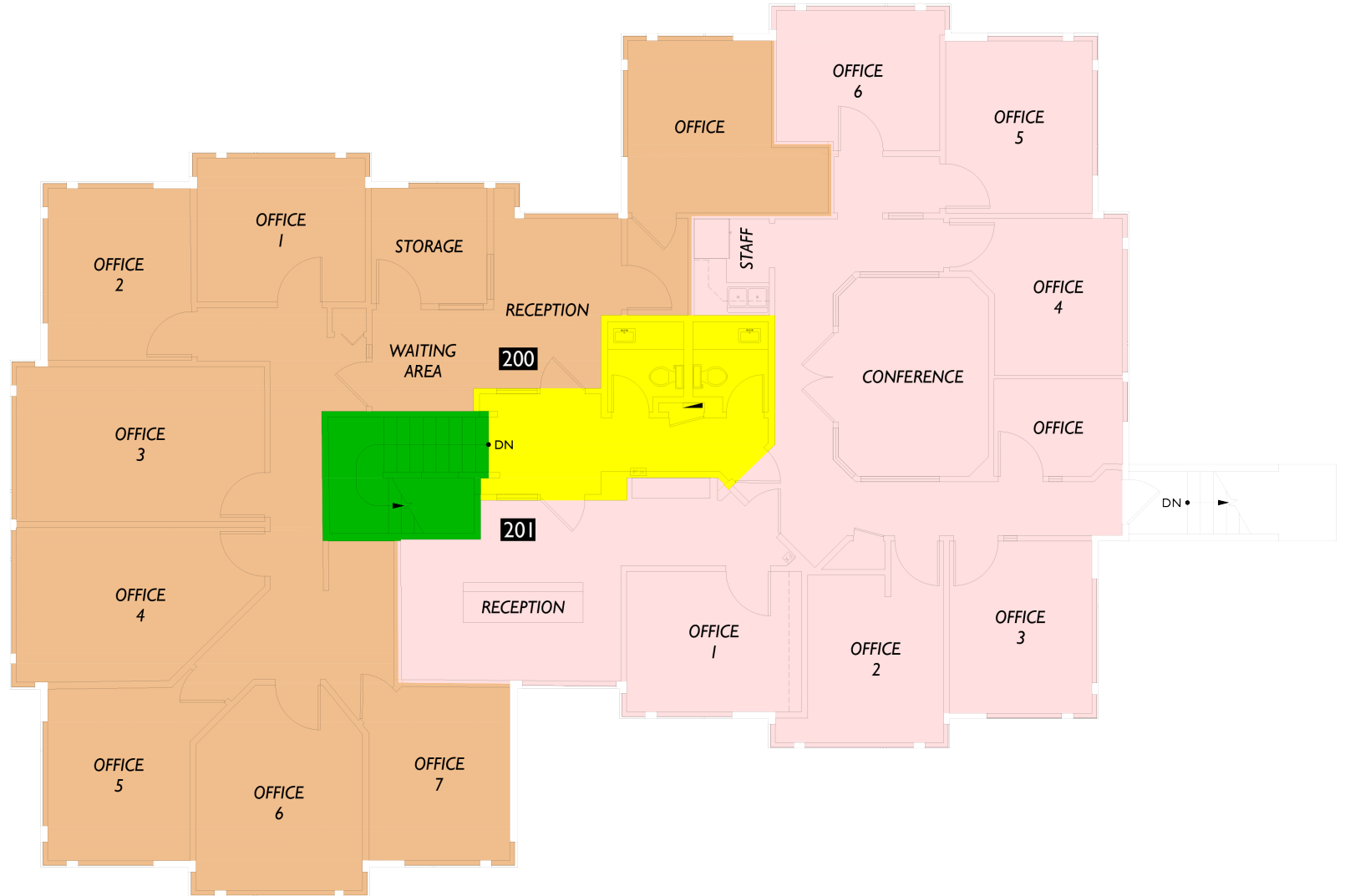


## FLOOR 1

Floor Summary	SQ. FT.
Total Rentable Area	3,195.91
Total Occupant Area	2,889.09
Load Factor	1.106198

Floor Service Area	193.93
Building Service Area	231.24
Total Vertical	0

Suite #	Occupant Area	Rentable Area
Suite 100	1,108.78	1,226.53
Suite 101	1,399.00	1,547.57
Suite 102	381.31	421.80



## FLOOR 2

Floor Summary	SQ. FT.
Total Rentable Area	3,350.75
Total Occupant Area	3,043.66
Load Factor	1.100897

Floor Service Area	188.74
Building Service Area	0
Total Vertical	95.08

Suite #	Occupant Area	Rentable Area
Suite 200	1,601.12	1,762.67
Suite 201	1,442.54	1,588.09



Spring District

Whole Foods

Overlake  
Medical Center

Bellevue CBD



Hidden  
Valley Park

Subject Property





**EXCLUSIVELY  
REPRESENTED BY**

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