

**PRICE REDUCTION:
\$11,000,000**

**3000
NORTHUP
WAY**



RARE BELLEVUE OWNER/USER OPPORTUNITY



19,209 RSF RARE
OWNER/USER
OPPORTUNITY



PROMINENT MONUMENT
SIGNAGE & COVERED
PARKING



LOCATION/PROXIMITY
TO FREEWAYS AND
TRANSIT



SELLER FLEXIBILITY WITH
POTENTIAL SHORT TERM
LEASE BACK



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3000 NORTHUP BUILDING | OWN VS. LEASE ANALYSIS










Own	
Purchase Price	\$11,000,000
Down Payment (15%)	\$1,650,000
Loan Amount (85% LTV)	\$9,350,000
Costs (.5% Loan Fee + Appraisal + Phase I)	\$52,250
Total Out of Pocket Expense (Down + Costs)	\$1,702,250
Monthly Payment (10/20 @ 3.48%)	\$54,362
Monthly Principal Reduction (Average of 1st 12-months)	\$27,310
Monthly NNN Expense (\$12.50/SF)	\$20,009
Monthly Out of Pocket Expense	\$74,372
Annual Out of Pocket Expense	\$892,462
Net Annual Expense (Payment - Principal + NNN)	\$564,746
Net Annual Expense (Payment - Principal + NNN)	\$29.40
Lease	
Rentable Space	19,209 Total SF
Monthly Rent \$35/SF	\$56,026
Monthly NNN Expense \$12.50/SF	\$20,009
Monthly Parking (21 stalls @ \$50/stall)	\$1,050
Net Actual Monthly Expense	\$77,086
Net Actual Annual Expense	\$925,028
Comparison	
Annual Cost of Ownership	\$892,462
Annual Principal Reduction (Year #1)	\$327,716
Annual 3rd Party Rental Income	-
Net Annual Cost of Ownership (Excluding appreciation)	\$564,746
Net Annual Cost to Lease (Excluding Increases)	\$925,028
Annual Difference in Favor of Ownership	\$360,282
Annual Difference in Favor of Ownership PSF	\$18.76

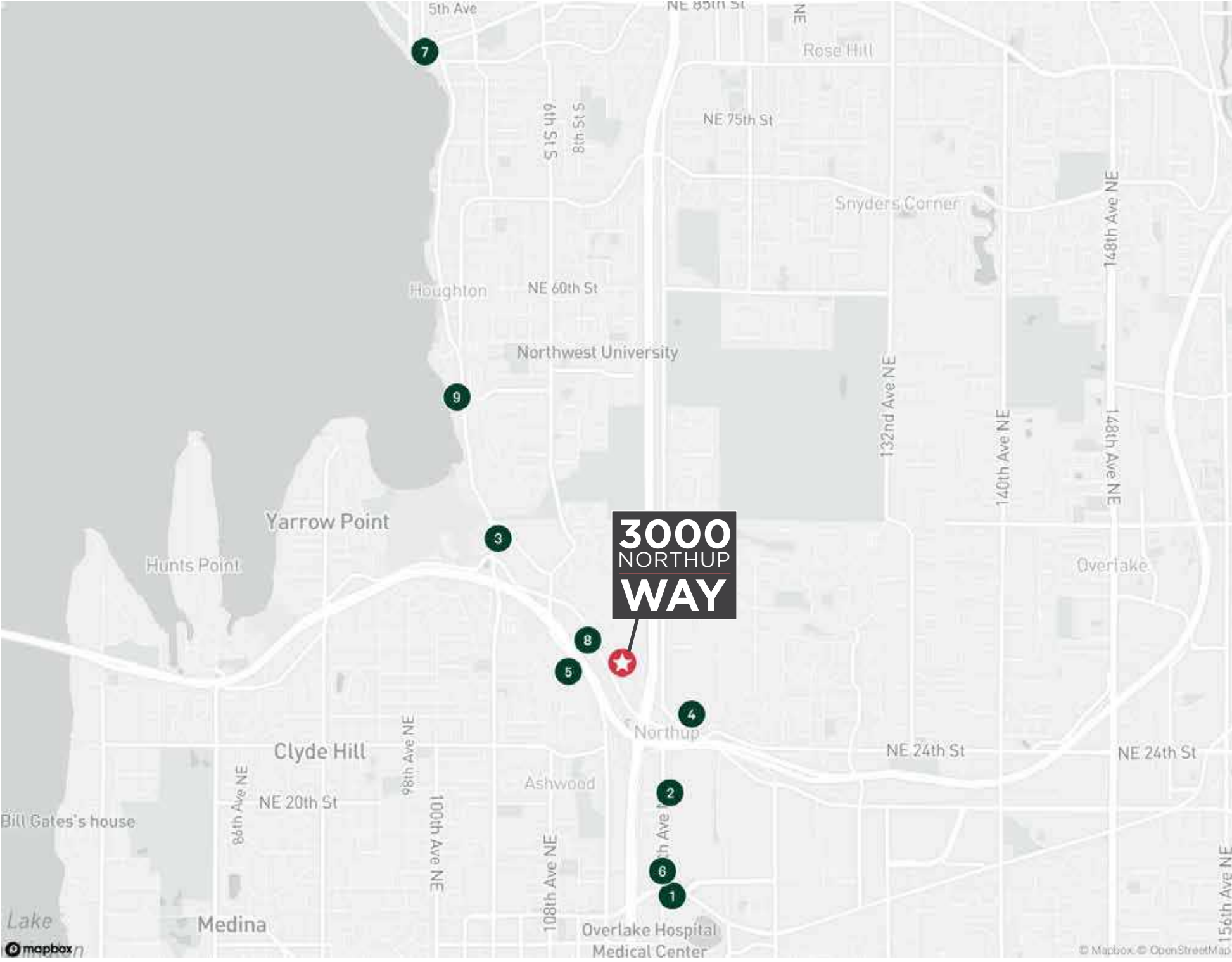


BUILDING FEATURES

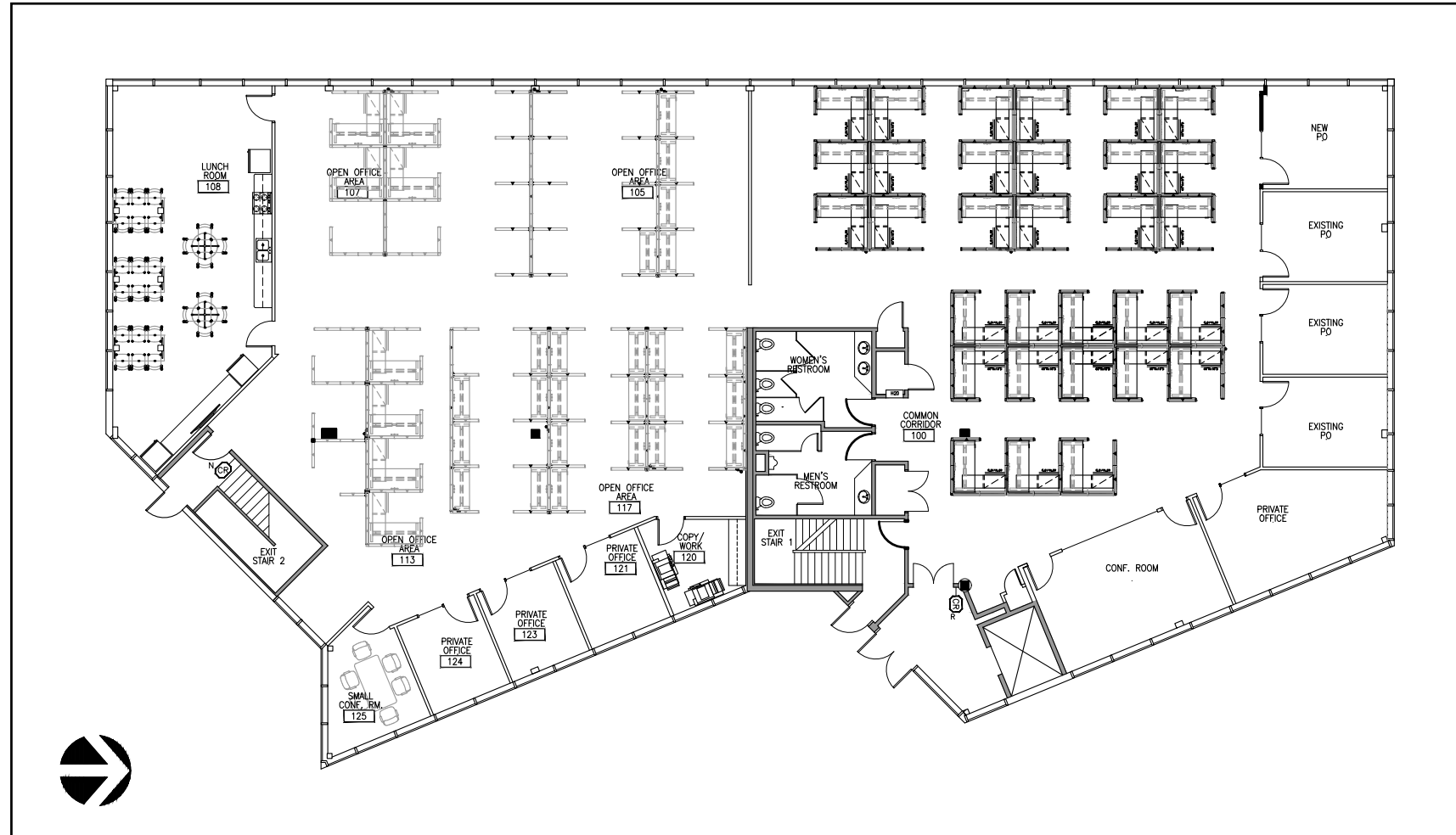
- 19,209 RSF Elevator served
- 350 SF of secured storage in the building garage
- 34,540 SF Lot
- Prominent monument signage along Northup Way
- Approximately 3.5/1,000 SF parking ratio including 21 covered stalls
- Excellent access to highways 520 & 405
- Outdoor patio and close proximity to amenities

3000 NORTHUP SALE COMPARABLES

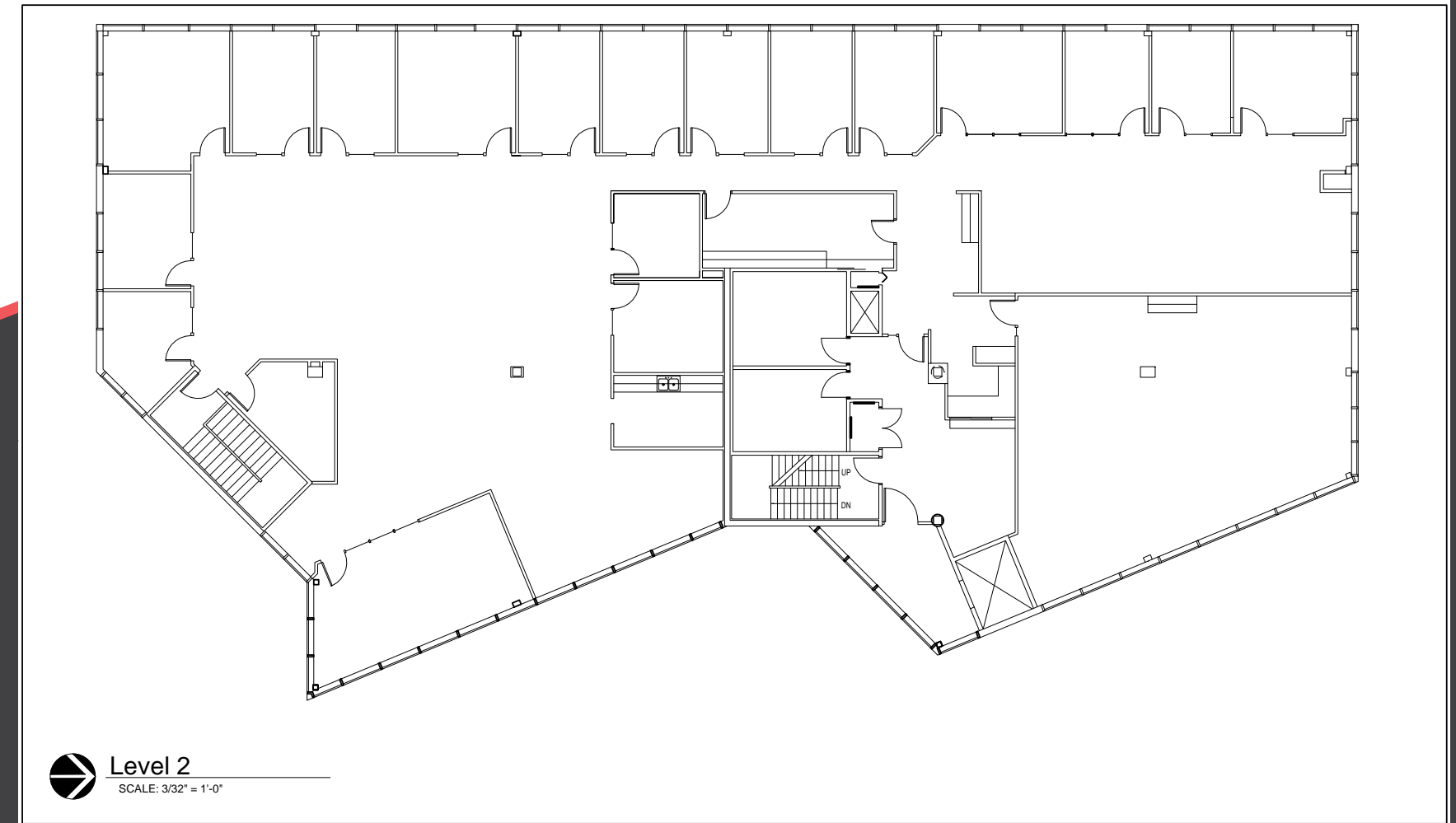
Map #	Thumbnail	Building Name Building Address	Sale Date	Building Size	Sale Price	Price Per SF
1.		Bellevue Professional Arts Building 11711 NE 12th St. Bellevue, WA	12/10/2021	13,820	\$9,250,000	\$669
2.		2020 Building 2020 116th Ave NE Kirkland, WA	10/21/2021	7,505	\$4,865,000	\$648
3.		3724 Lake Washington 3724 Lake Washington Blvd NE Kirkland, WA	10/20/2021	6,266	\$5,000,000	\$798
4.		Twilight Center 2600 116th Ave NE Bellevue, WA	10/7/2021	34,823	\$18,800,000	\$540
5.		Corporate Campus East III 3009 112th Ave NE Bellevue, WA	9/10/2021	160,508	\$83,850,000	\$522
6.		Cascade Medical Clinic 1414 116th Ave NE Bellevue, WA	5/20/2021	11,540	\$7,675,000	\$665
7.		Marina Park Building 25 Central Way NE Kirkland, WA	5/18/2021	20,287	\$13,150,000	\$648
8.		3101 Northup 3101 Northup Way Bellevue, WA	4/30/2021	42,086	\$22,500,000	\$535
9.		Waterfront Place on Yarrow Bay 5209 Lake Washington Blvd NE Kirkland, WA	12/17/2020	52,828	\$44,950,000	\$851

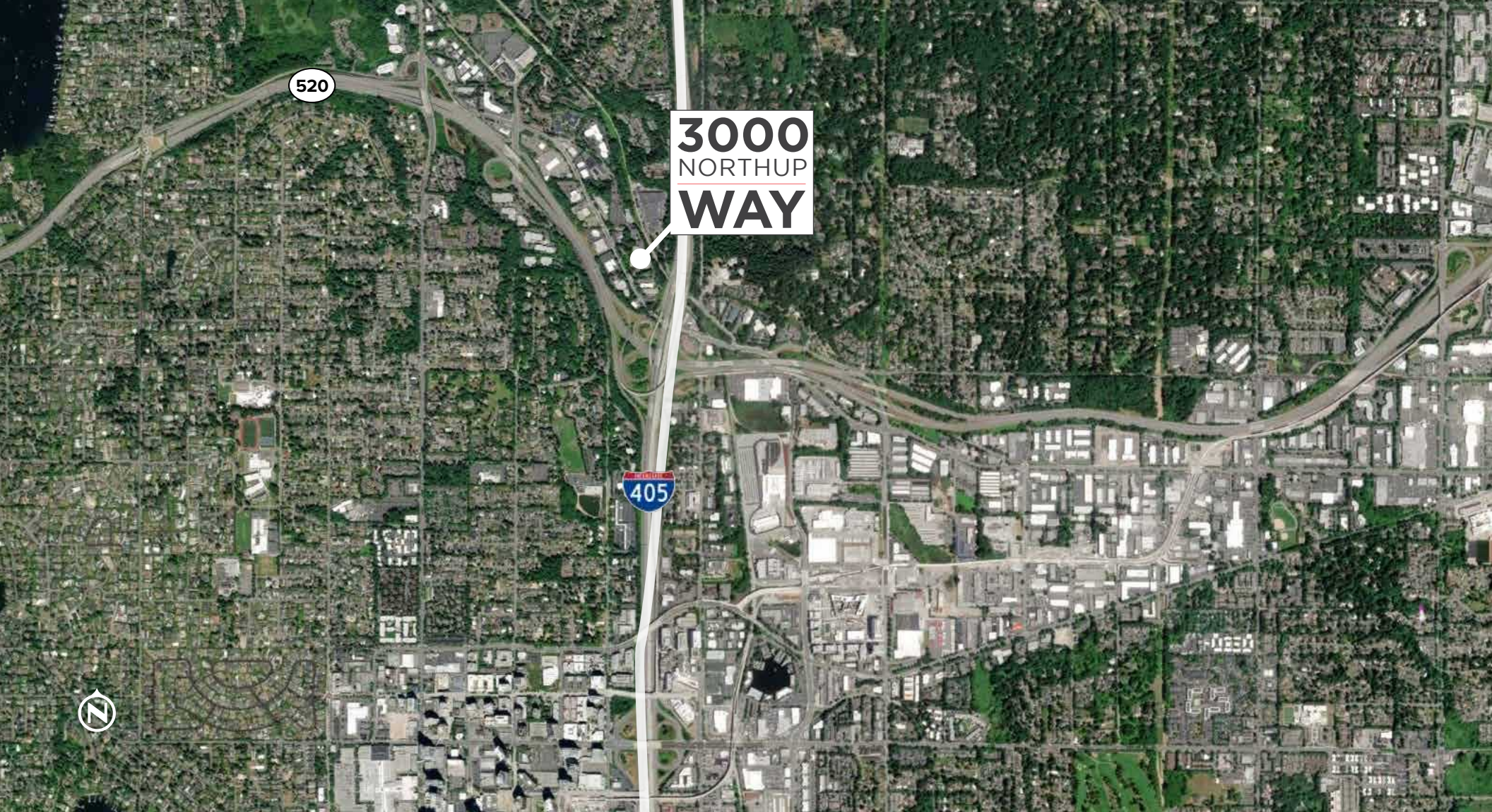


FLOOR LEVEL 1



FLOOR LEVEL 2





**3000
NORTHUP
WAY**

520

405



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