



# 2122 BELWOOD BUILDING

AVAILABLE FOR SALE

*11,069 SF Office Building Ideally Located  
in Bellevue, WA Near SR-520 & I-405*

2122 112TH AVE NE | BELLEVUE, WA

*Exclusively represented by*

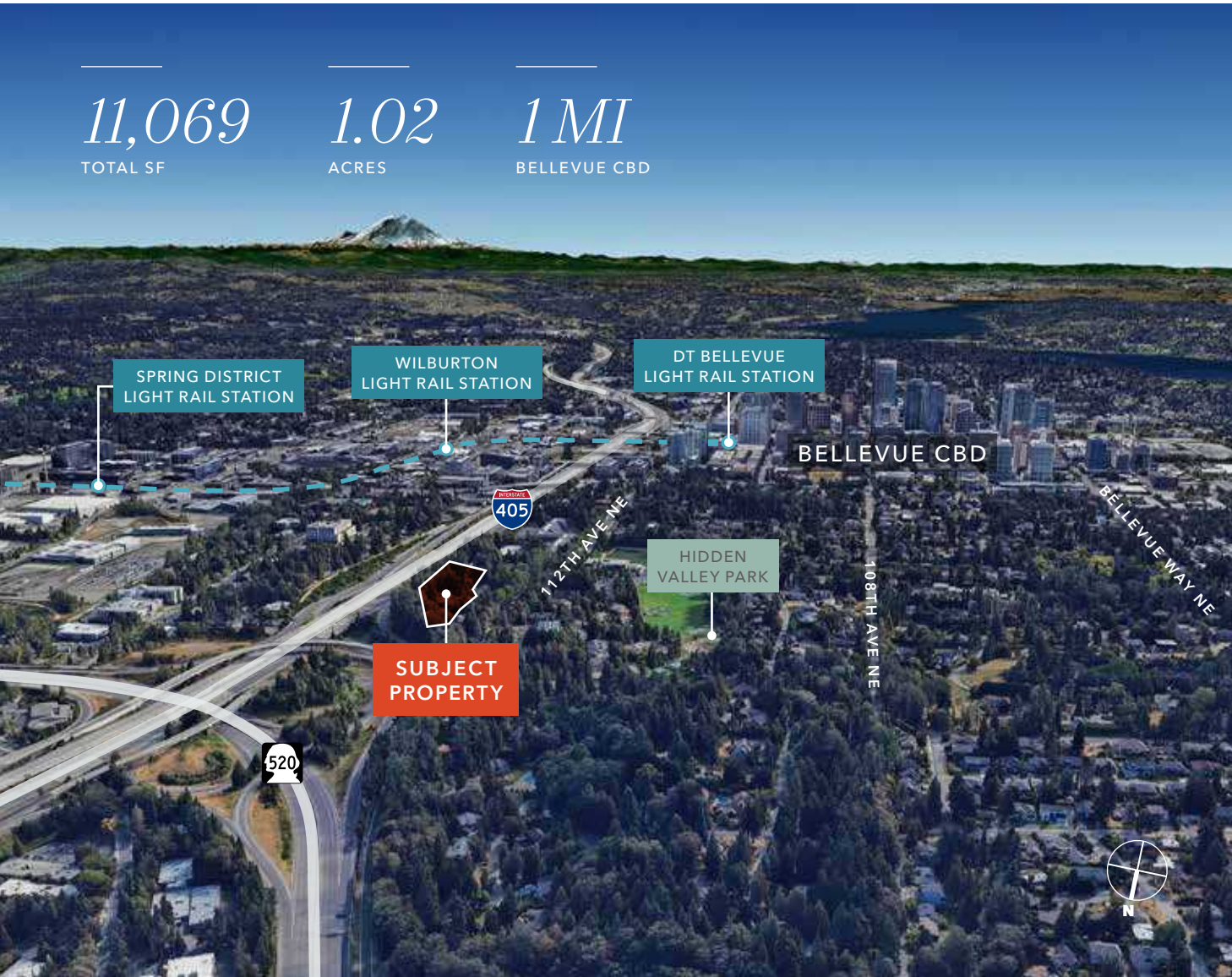
**ARIELLE DORMAN**  
First Vice President  
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11,069  
TOTAL SF

1.02  
ACRES

1 MI  
BELLEVUE CBD



## *Accessibility Meets Prestige and Convenience*

Prime location with immediate access to I-405, SR-520, and light rail stations

Home to notable corporate neighbors including Microsoft, Facebook, Amazon, and Google

Surrounding area boasts some of the wealthiest neighborhoods in the Pacific Northwest

### PROPERTY SUMMARY

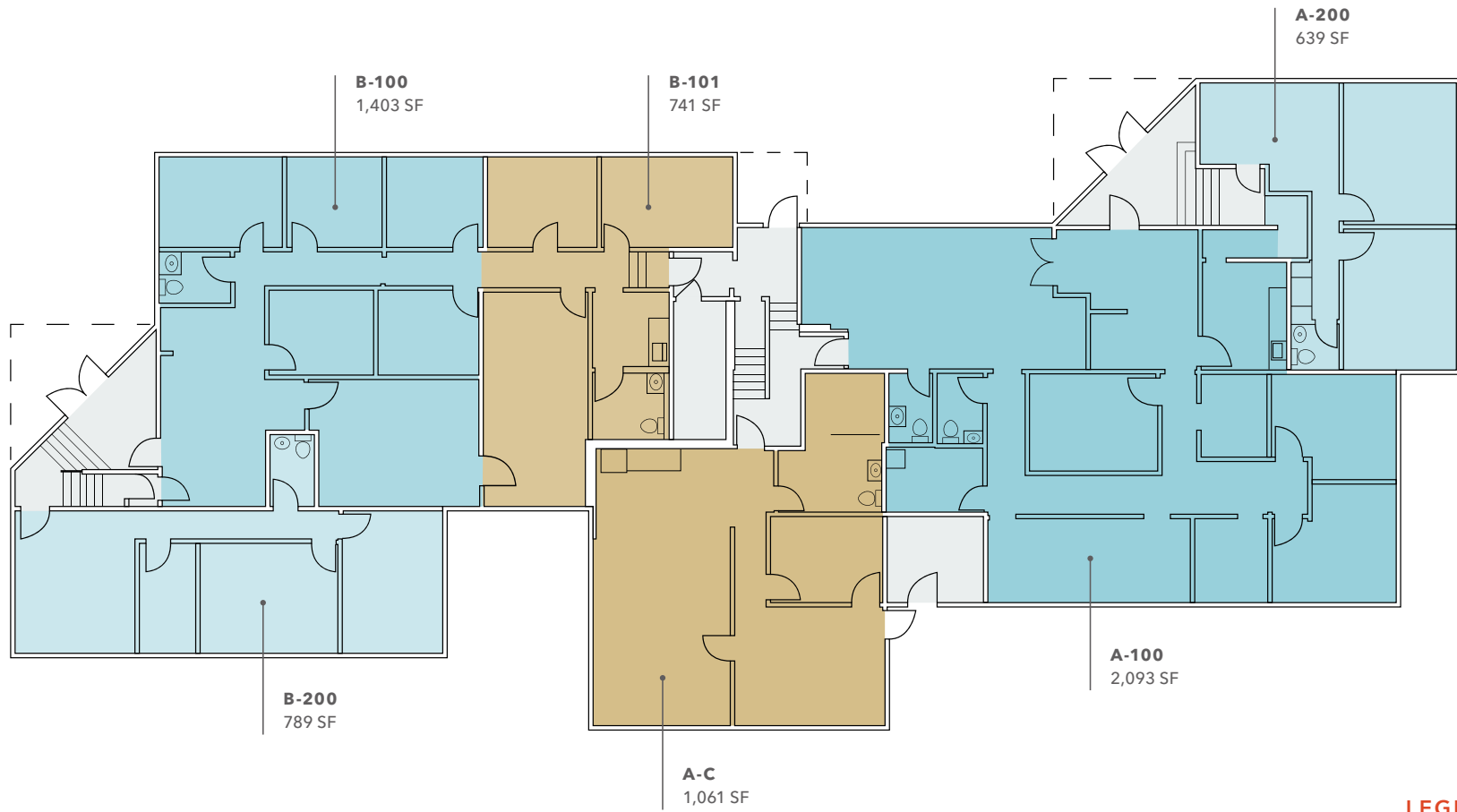
SALE PRICE	\$7,000,000
TOTAL LAND SIZE	44,525 SF
CONSTRUCTION	Wood Frame
YEAR BUILT	1977 2013 renovated
PARKING	3.3/1,000 SF
ZONING	Office

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# FIRST FLOOR PLAN



## LEGEND

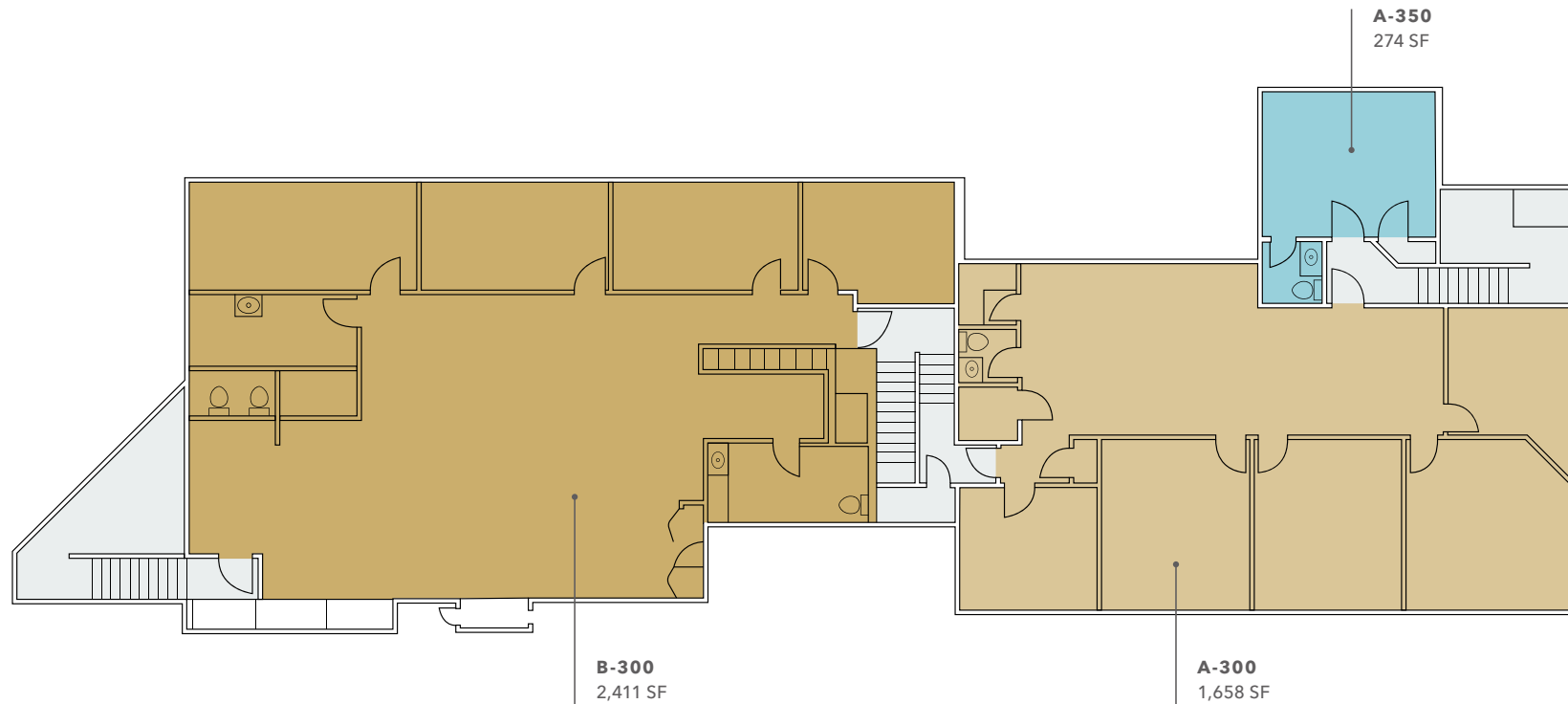
- Tenant-Occupied
- Owner-Occupied
- Common Area






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# SECOND FLOOR PLAN



## LEGEND

-  Tenant-Occupied
-  Owner-Occupied
-  Common Area

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# RENT ROLL

	Unit	Square Feet	Rent	CAM	Rent/SF	Lease Term	Lease Begin	Lease End	% of Building
<b>TENANT</b>									
Commercial Office Systems	A100	1,046 SF	\$1,565.88	\$999	\$17.96	4y, 6mo	9/1/2020	2/28/2025	9%
NW Volleyball Foundation	A100B	1,047 SF	\$1,565.88	\$1,000	\$17.95	4y, 6mo	9/1/2020	2/28/2025	9%
Veitch Ault Defense Inc.	A200	639 SF	\$960.63	\$611	\$18.04	2y	5/1/2023	4/30/2025	6%
Strategic Asset Management Intelligence LLC	A350	274 SF	\$729.17	NA	\$31.93	2y	10/1/2022	9/30/2024	2%
JeongjinHong and Hocheun Kang DBA Prime Learning	B100	1,403 SF	\$2,233.92	\$1,341	\$19.11	5y	5/1/2019	4/30/2024	13%
Emmaus Conceling Services PS	B200	789 SF	\$1,128.70	\$754	\$17.17	5y	4/1/2021	3/31/2026	7%
<b>Total / Average</b>		<b>5,198 SF</b>	<b>\$8,184.18</b>	<b>\$4,705.00</b>	<b>\$20.36</b>				<b>47%</b>

## OWNER-OCCUPIED

NuOz Corporation	A300 A	829 SF	\$2,118.04		\$30.66				7%
NuOz Corporation	A300 B	829 SF	\$2,118.04		\$30.66				7%
NuOz Corporation	AC	1,061 SF	\$2,710.78		\$30.66				10%
NuOz Corporation	B101	741 SF	\$1,893.20		\$30.66				7%
NuOz Corporation	B300	2,411 SF	\$6,159.94		\$30.66				22%
<b>Total Owner-Occupied</b>		<b>5,871 SF</b>	<b>\$15,000.00</b>		<b>\$30.66</b>				<b>53%</b>

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# INCOME VALUATION ANALYSIS

## SUITE ANALYSIS

	# of Suites	Percentage	SF
OCCUPIED	11	100%	11,069
VACANT	0	0%	
<b>Total</b>	<b>11</b>	<b>100%</b>	<b>11,069</b>

## CHARGES SUMMARY BY INCOME CODE

Code	Description	Lease Charges/YR	\$/SF/YR
CAM	Common Area	\$56,460	\$5.10
RENT	Rent	\$278,210.12	\$25.13
<b>Total</b>		<b>\$334,670.12</b>	<b>\$30.23</b>

## DEPOSITS

SECURITY	\$10,511.00
OTHER	\$0.00
<b>Total</b>	<b>\$10,511.00</b>

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## SALES COMPARABLES

	Property	Square Feet	Sale Date	Year Built	Sale Price	Price / SF	Parking	Comments
	 <b>SUBJECT PROPERTY</b> 2122 112th Ave NE Bellevue, WA 98004	11,069 SF	TDB	1977	\$7,000,000	\$632.40	3.3 / 1,000 SF	
01	 <b>LINBROOK OFFICE PARK BLDGS 1&amp;2</b> 10406 NE 37th Cir Kirkland, WA 98033	7,408 SF	07/2023	1982	\$5,200,000	\$701.94	3.5 / 1,000 SF	<ul style="list-style-type: none"> <li>Eastside Prep School purchased space from Cedar Crest Academy</li> </ul>
02	 <b>HILLTOP OFFICE PK BLDG 1</b> 12310 NE 8th St Bellevue, WA 98005	7,672 SF	06/2022	1984	\$5,100,000	\$664.75	36 parking stalls 4.69 / 1,000 SF	
03	 <b>2020 BLDG</b> 2020 116th Ave NE Bellevue, WA 98004	7,505 SF	10/2021	1979	\$4,865,000	\$658.23	40 parking stalls 5.54 / 1,000 SF	
04	 <b>WA SOCIETY OF CPAS</b> 902 140th Ave NE Bellevue, WA 98005	8,990 SF	03/2022	1982	\$5,450,000	\$606.23	22 parking stalls 2.44 / 1,000 SF	
05	 <b>FORUM SOUTH BLDG 2</b> 12507 NE Bel Red Rd Bellevue, WA 98005	7,429 SF	08/2022	1982	\$4,450,000	\$599.00	32 parking stalls 4.31 / 1,000 SF	
06	 <b>3724 LAKE WASHINGTON</b> 3724 Lake Washington Blvd Kirkland, WA 98033	6,266 SF	10/2021	1982	\$5,000,000	\$797.96	25 parking stalls 4.16 / 1,000 SF	

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	Property	Square Feet	Sale Date	Year Built	Sale Price	Price / SF	Parking	Comments
07	 <p><b>BELLEVUE FOREST 1</b> 2105 112th Ave NE Bellevue, WA 98004</p>	6,776 SF	Under Contract	1984	\$3,600,000	\$531.29	3.84/1,000 SF	<ul style="list-style-type: none"> <li>Owner/User 24% available 2024</li> </ul>
08	 <p><b>CEDAR CREST ACADEMY</b> 2700 Northup Way Bellevue, WA 98004</p>	13,100 SF	07/2023	1978	\$6,650,000	\$507.63	5.80/1,000 SF	<ul style="list-style-type: none"> <li>Owner plans to remodel and occupy entire space for Cedar Crest Academy</li> </ul>
09	 <p><b>2606 BLDG</b> 2606 116th Ave NE Bellevue, WA 98004</p>	33,155 SF	10/2023	2000	\$18,500,000	\$557.99	4.00/1,000 SF	<ul style="list-style-type: none"> <li>46.8% leased at sale, sale lease back</li> </ul>

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10 MIN

DOWNTOWN KIRKLAND

6 MIN

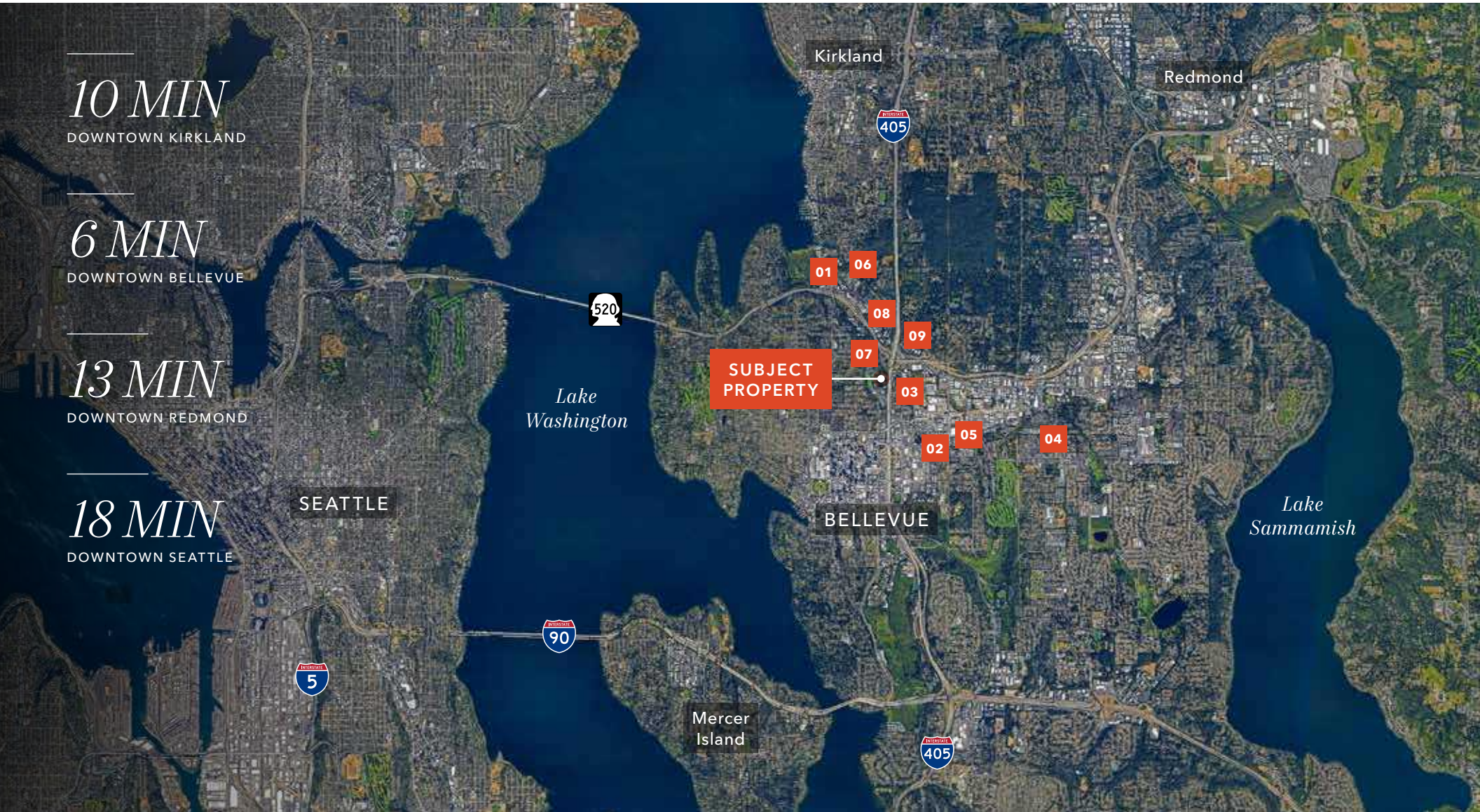
DOWNTOWN BELLEVUE

13 MIN

DOWNTOWN REDMOND

18 MIN

DOWNTOWN SEATTLE



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*For more information on  
this property, please contact*

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