



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

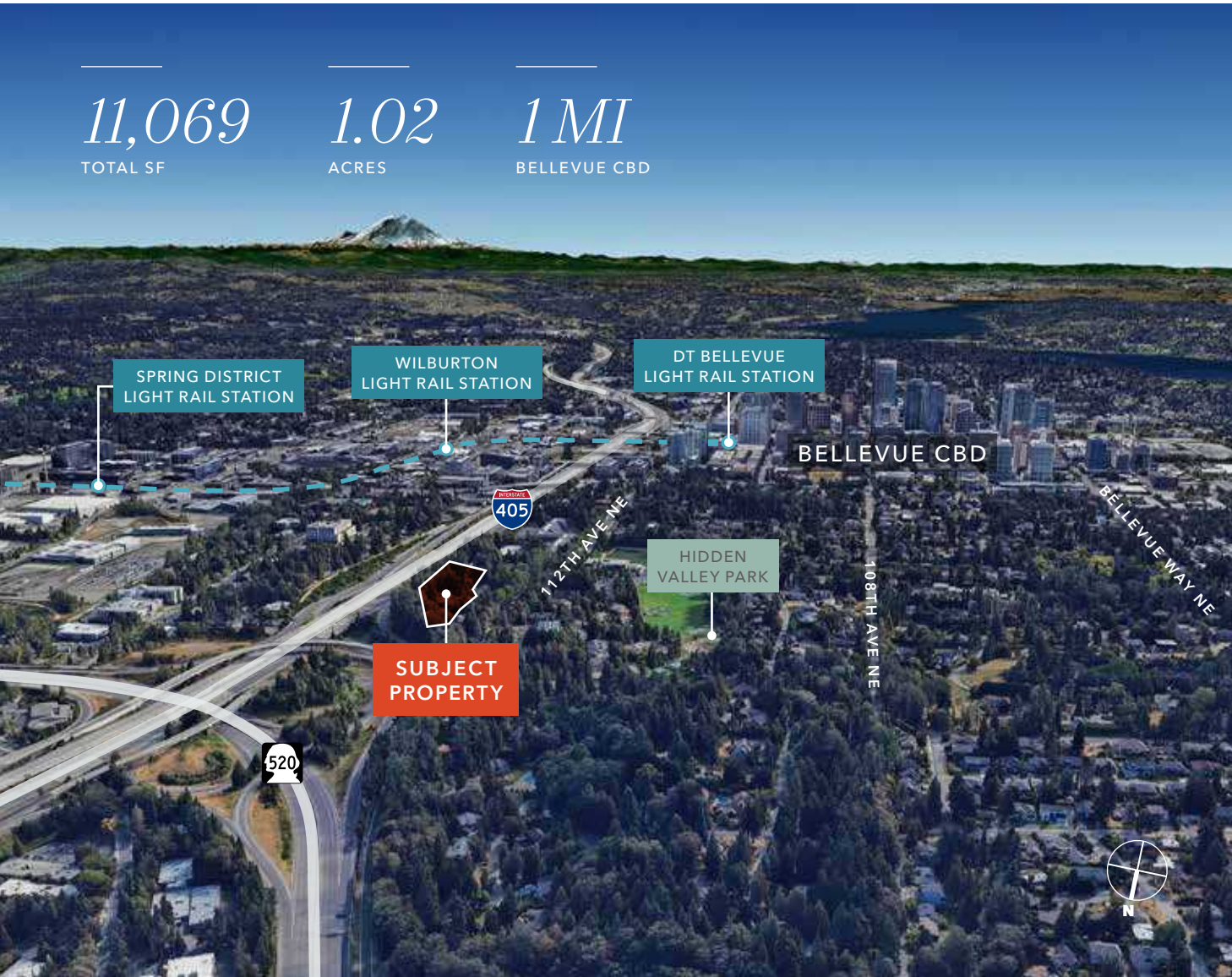
Exclusively represented by

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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

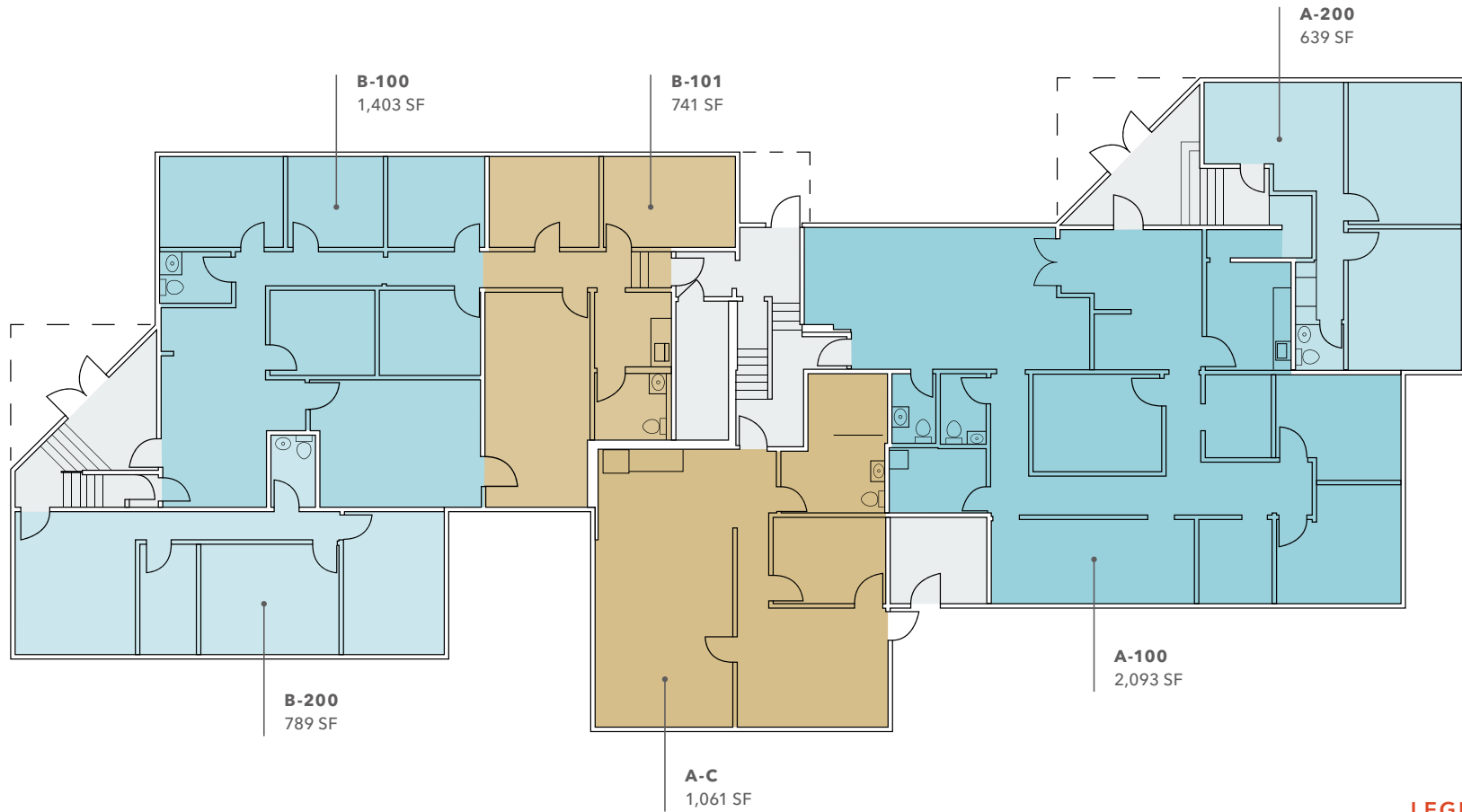
SALE PRICE	\$7,000,000
TOTAL LAND SIZE	44,525 SF
CONSTRUCTION	Wood Frame
YEAR BUILT	1977 2013 renovated
PARKING	3.3/1,000 SF
ZONING	Office

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FIRST FLOOR PLAN



LEGEND

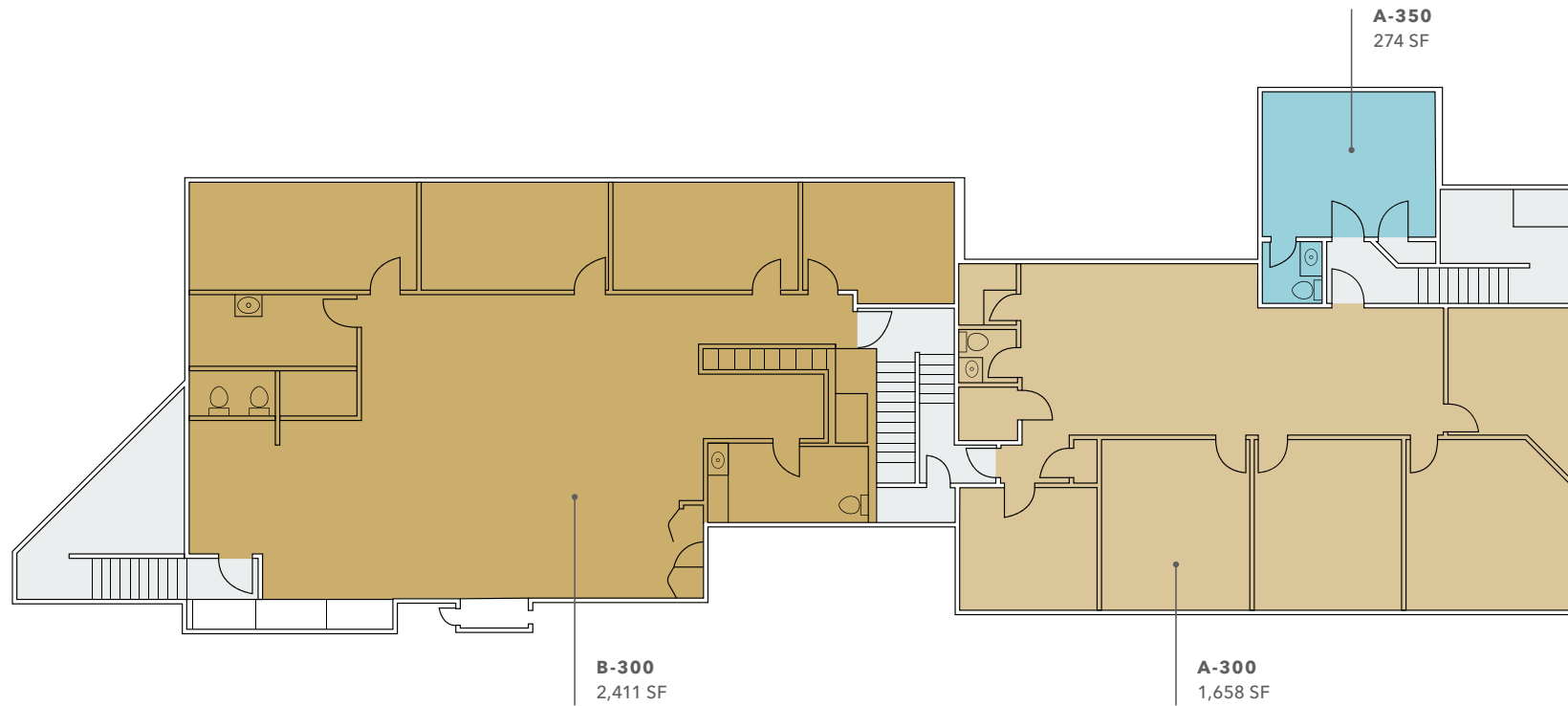
- Tenant-Occupied
- Owner-Occupied
- Common Area

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
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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
TENANT									
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%
Total / Average		5,198 SF	\$8,184.18	\$4,705.00	\$20.36				47%

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%
Total Owner-Occupied		5,871 SF	\$15,000.00		\$30.66				53%

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INCOME VALUATION ANALYSIS

SUITE ANALYSIS

	# of Suites	Percentage	SF
OCCUPIED	11	100%	11,069
VACANT	0	0%	
Total	11	100%	11,069

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
Total		\$334,670.12	\$30.23

DEPOSITS

SECURITY	\$10,511.00
OTHER	\$0.00
Total	\$10,511.00

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SALES COMPARABLES

	Property	Square Feet	Sale Date	Year Built	Sale Price	Price / SF	Parking	Comments
	 SUBJECT PROPERTY 2122 112th Ave NE Bellevue, WA 98004	11,069 SF	TDB	1977	\$7,000,000	\$632.40	3.3 / 1,000 SF	
01	 LINBROOK OFFICE PARK BLDGS 1&2 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"> Eastside Prep School purchased space from Cedar Crest Academy
02	 HILLTOP OFFICE PK BLDG 1 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	 2020 BLDG 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	 WA SOCIETY OF CPAS 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	 FORUM SOUTH BLDG 2 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	 3724 LAKE WASHINGTON 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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SALES COMPARABLES

	Property	Square Feet	Sale Date	Year Built	Sale Price	Price / SF	Parking	Comments
07	 <p>BELLEVUE FOREST 1 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"> Owner/User 24% available 2024
08	 <p>CEDAR CREST ACADEMY 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"> Owner plans to remodel and occupy entire space for Cedar Crest Academy
09	 <p>2606 BLDG 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"> 46.8% leased at sale, sale lease back

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10 MIN

DOWNTOWN KIRKLAND

6 MIN

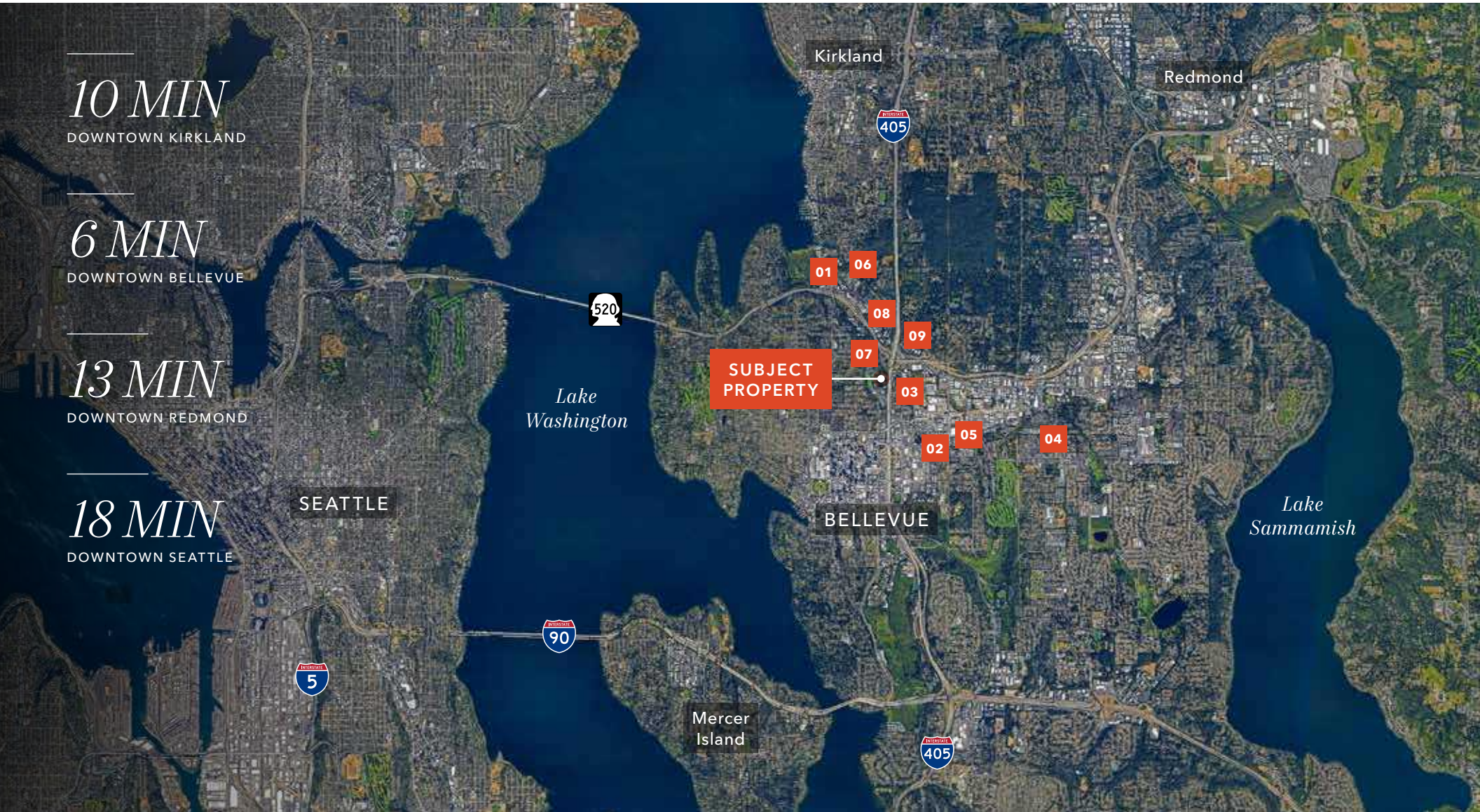
DOWNTOWN BELLEVUE

13 MIN

DOWNTOWN REDMOND

18 MIN

DOWNTOWN SEATTLE



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