



UPLAKE PROFESSIONAL CENTER

5723 Bothell Way NE, Bothell, WA

±8,602 Square Feet

Fully Leased Medical/Dental Investment Purchase Opportunity

CBRE

Property Summary

Uplake Professional Center is an $\pm 8,602$ SF gross (8,400 SF per Rent Roll) purpose built medical-dental building on a ± 0.51 -acre lot overlooking Lake Washington. It was originally developed for the current ownership's uses. The property features stunning views and convenient access to nearby restaurants, shops, and public transportation. Strategically located just ± 10 minutes from I-405 and ± 15 minutes from I-5, it offers time saving connectivity to Sound Transit Light Rail (± 15 Minutes) and convenient access to the densely populated communities on the Eastside and in North Seattle.



1990/2000

Year Built
&
Renovated



100%

Current &
Historical
Occupancy



3

Long-Term
Established
Tenants



± 46

Parking
Stalls



$\pm 10-15$

Minutes from
I-405 & I-5



UC

Commercial
Zoning



Financial Overview

Current Rent Roll (100% Leased)

	TENANT	SIZE	BASE RENT	\$/SF/YR	APPROX. NNN	TOTAL	LEASE EXP.
A	Kenmore Dentistry - Dr. Santorsola	2,100 SF	\$5,500	\$31.43	\$715.96	\$6,215.96	5/31/2028
B	Kenmore Dental - Dr. Sridhar	2,100 SF	\$5,500	\$31.43	\$715.96	\$6,215.96	9/30/2030
C/D	Implant & Periodontal Association Northwest - Dr. Tarleton & Dr. Easley	4,200 SF	\$11,000	\$31.43	\$1,431.92	\$12,431.92	6/30/2028
TOTAL		8,400 SF	\$22,000		\$2,863.84	\$24,863.84	

NOI & Cap Rate Values

TOTAL ANNUAL BASE RENT \$264,000

RESERVES/VACANCY (5%) (\$13,200)

NOI (NET OPERATING INCOME) \$250,800

CAP RATE

5.77%

BUILDING VALUE

\$4,350,000

As provided by sources we deem reliable. CBRE has yet to confirm rent roll and fully review leases.

Tenant Profiles



Kenmore Dentistry Dr. Santorsola Tenant Since 2015

Kenmore Dentistry is a well-established dental practice, led by Dr. Anthony A. Santorsola, DDS. The clinic offers a comprehensive range of dental services, including crowns, endodontics, implants, teeth whitening, and Invisalign. The practice emphasizes patient comfort and utilizes advanced dental technologies to ensure high-quality care.



Kenmore Dental Dr. Sridhar Tenant Since 2015

Kenmore Dental, led by Dr. Priya Sridhar, is a well-regarded dental practice. The practice offers comprehensive dental services, including family, cosmetic, restorative, and emergency dentistry, as well as advanced procedures like dental implants, Invisalign, Bioclear restorations, and sleep apnea treatments.



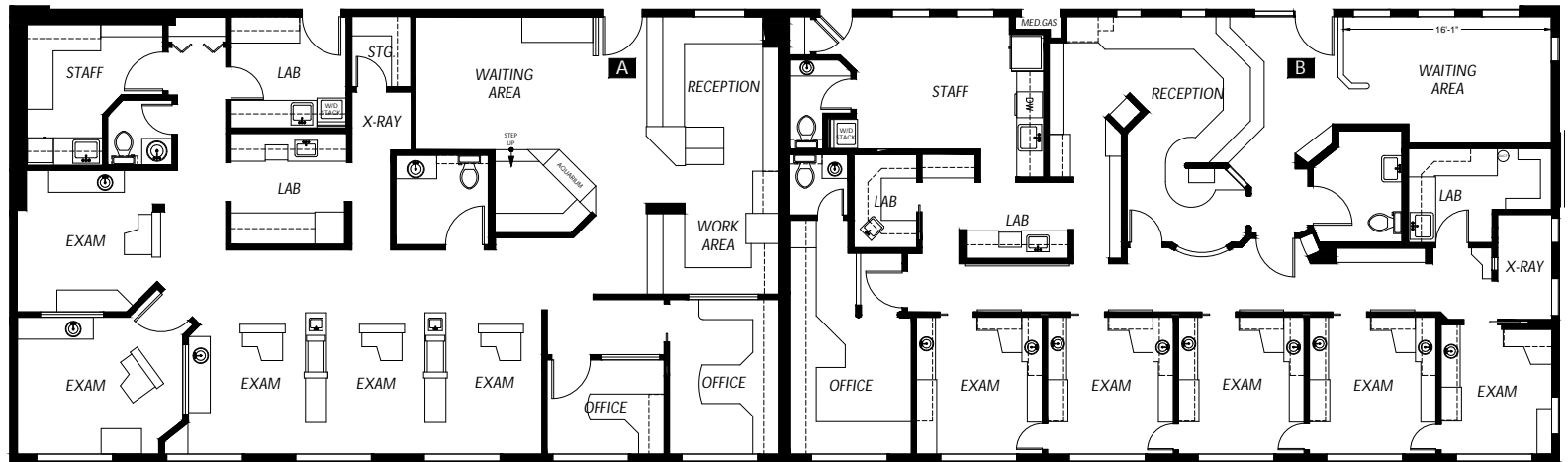
Implant & Periodontal Association Northwest Tenant Since 2015

Implant & Periodontal Associates Northwest is a dental practice specializing in implant dentistry and periodontics. The team of Dr. Jon Tarleton and Dr. Elisabeth Easley provide a wide range of periodontal and surgical procedures for patients of all ages.

Floorplans



Lower Level



Upper Level



±8,602 Square Feet

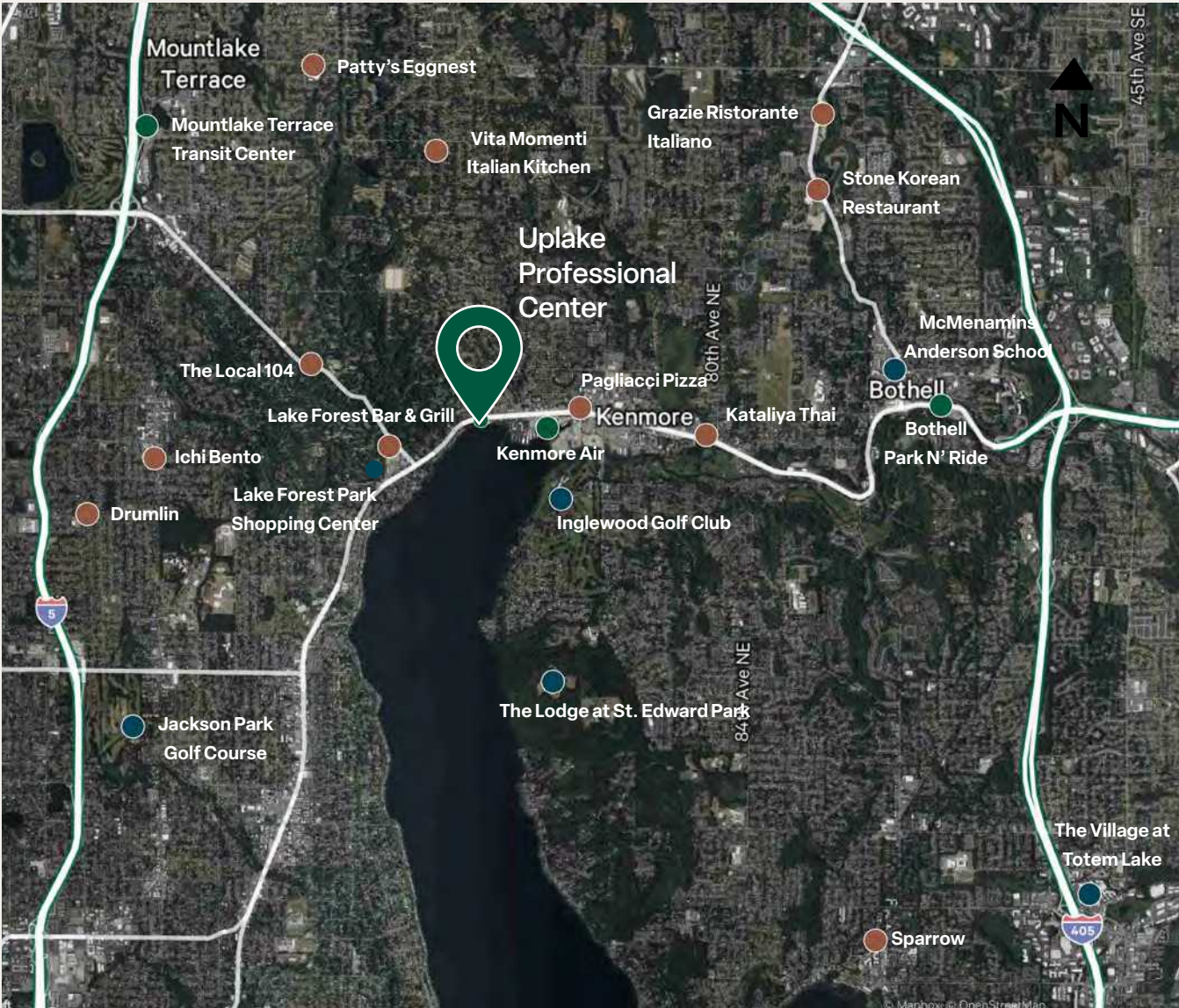
Efficient floor plan with a balanced mix of operatories, private offices, and waiting areas. The ±8,602 SF layout supports independent tenant entries and flexible configurations for medical/dental users.

Aerial Map & Demographics

DEMOGRAPHICS	1MILE	3 MILES	5 MILES
2024 Population	8,169	117,943	383,019
2024 Households	3,511	46,936	155,430
Avg. Household Income	\$214,352	\$174,213	\$165,656

HOUSING VALUE	1MILE	3 MILES	5 MILES
2024 Households	\$935,410	\$868,626	\$873,446

TRAFFIC COUNTS	TOTAL
Bothell Way NE (2025 - Latest Count)	51,569



- Restaurants
- Recreation/Lodging
- Transit





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