

FOR SALE

Northup North Office Park Building C

2330 130th Ave NE
Bellevue, Washington

100% Leased

Asking: \$6,800,000



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Northup North Office Park

Overview

Northup North Office Park is a rare opportunity to purchase an office property in supply constrained Bellevue. The building sits on a highly visible street with immediate access to SR-520.



Highlights

- 100% Leased
- Constructed in 1985
- Limited office building supply ensures long term value
- Walkable retail amenities
- Highly visible location
- Easy Access to SR-520 with multiple routes
- Close proximity to I-405



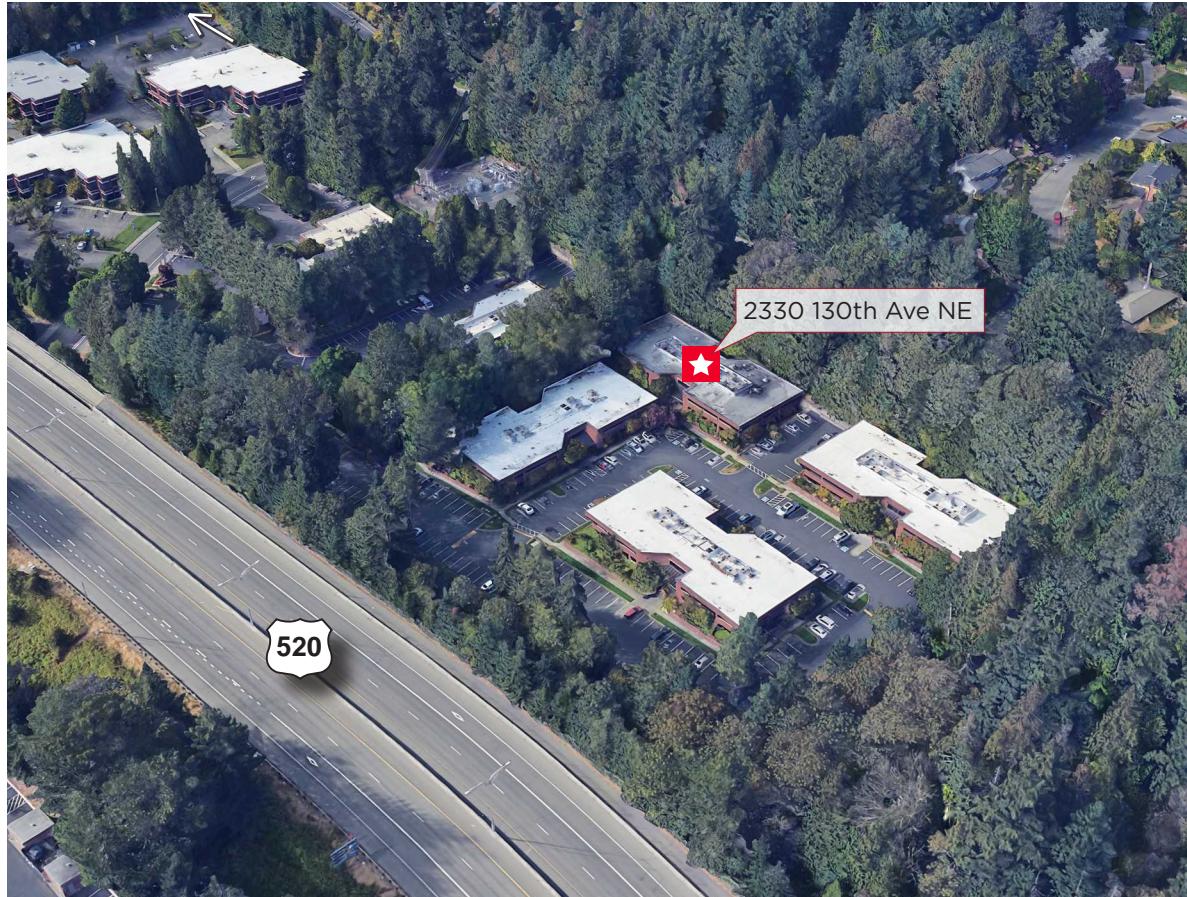
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Property Details

Property Address	2330 130th Ave NE Bellevue, WA 98005
Parcel Number	6193000030
Land Area	37,897 SF
Zoning	PO, Professional Office
Building SF	17,018 RSF
Year Built	1985
Parking	4/1,000 SF
Floors	Two (2)
Asking Price	\$6,800,000

Location



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City of Bellevue

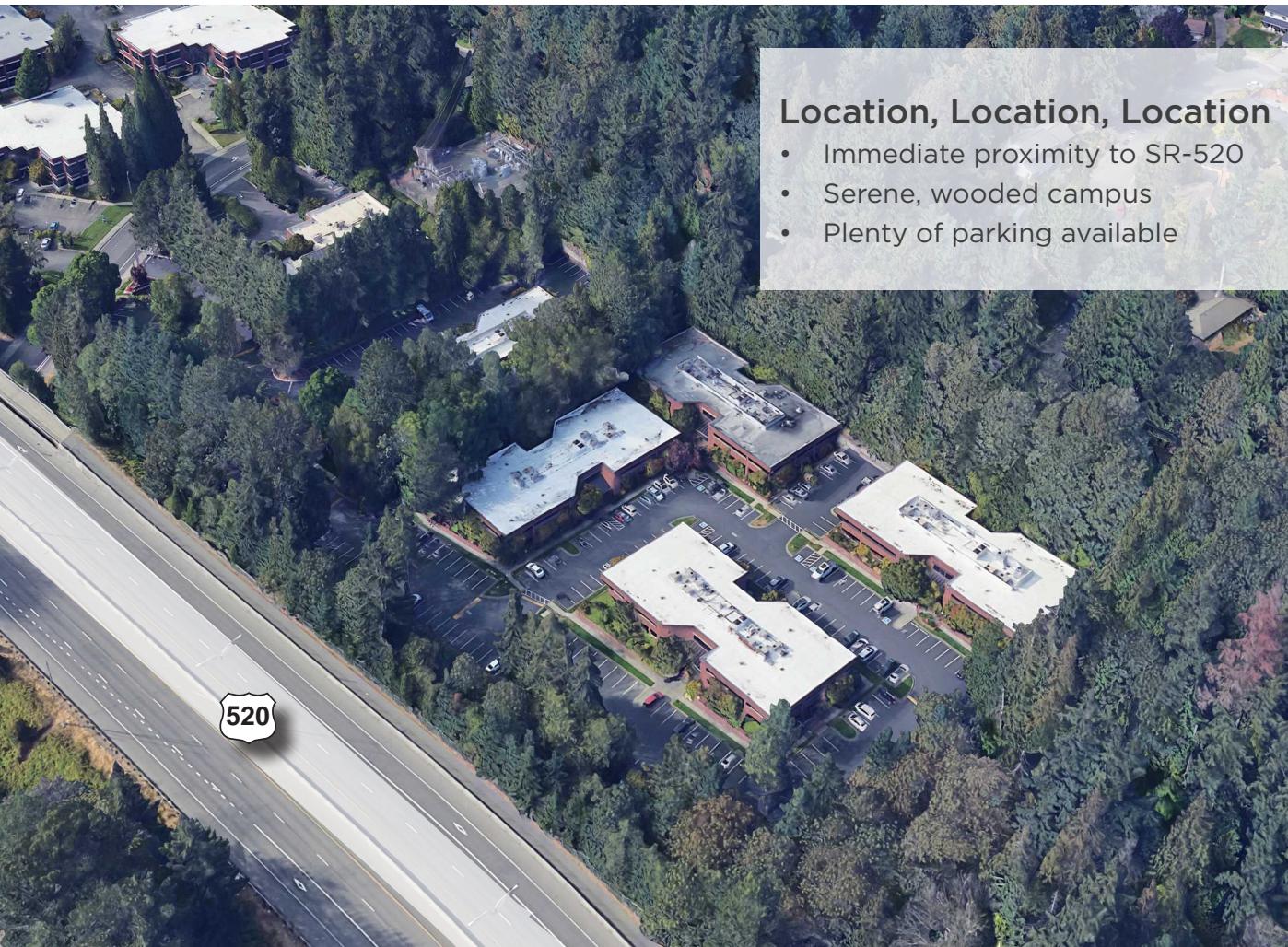


While the Seattle Metro is poised to continue steady population growth through the next decade, Bellevue's job growth is projected to grow another 6% over the next five years in addition to the growth it has already experienced. Bellevue is a hub for arts and culture within the metropolitan area and hosts the largest award-winning arts & crafts festival in the Northwest. The Suburban Bellevue market is appealing to tenants seeking more reasonably priced options than those offered in Downtown Seattle and Bellevue.



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Location, Location, Location

- Immediate proximity to SR-520
- Serene, wooded campus
- Plenty of parking available



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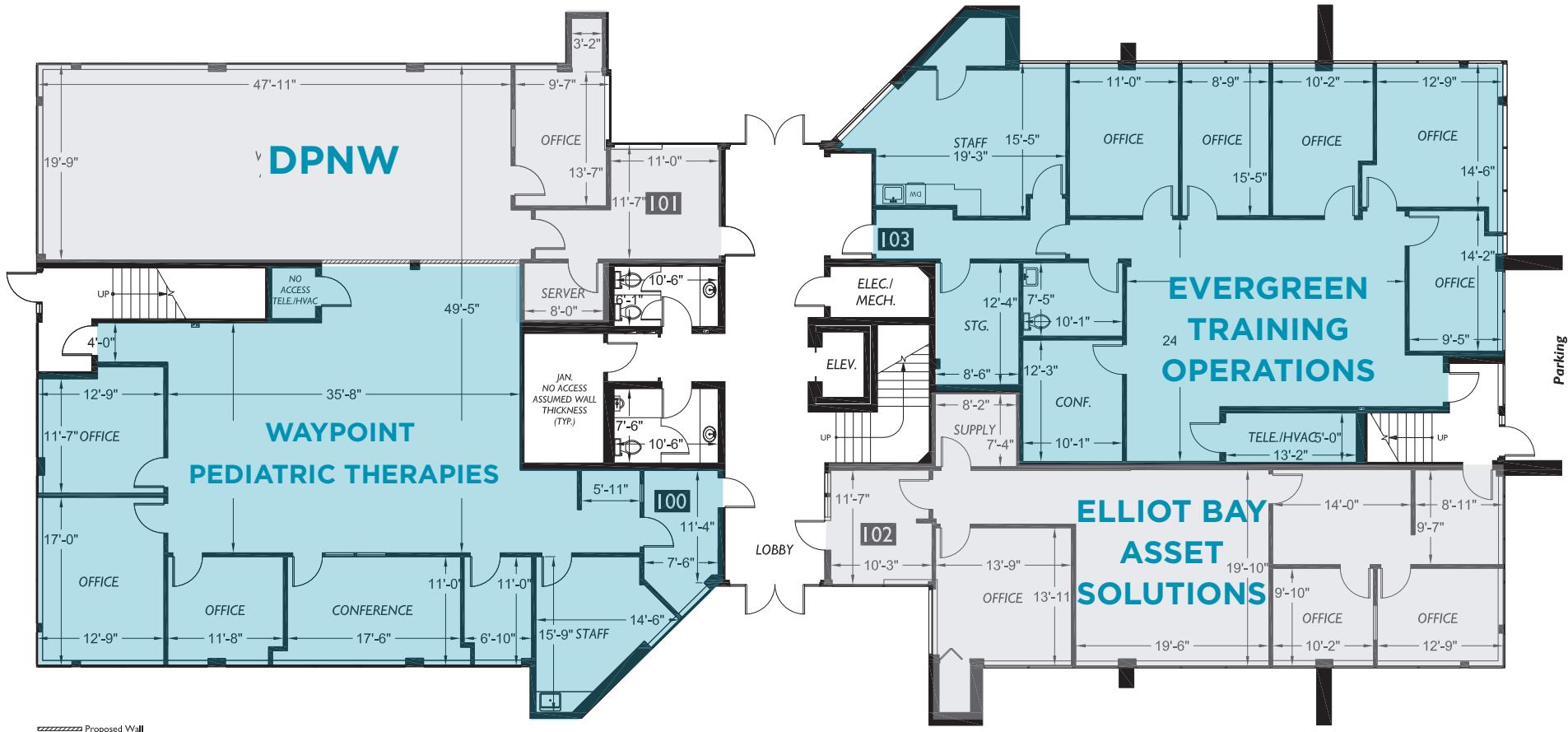
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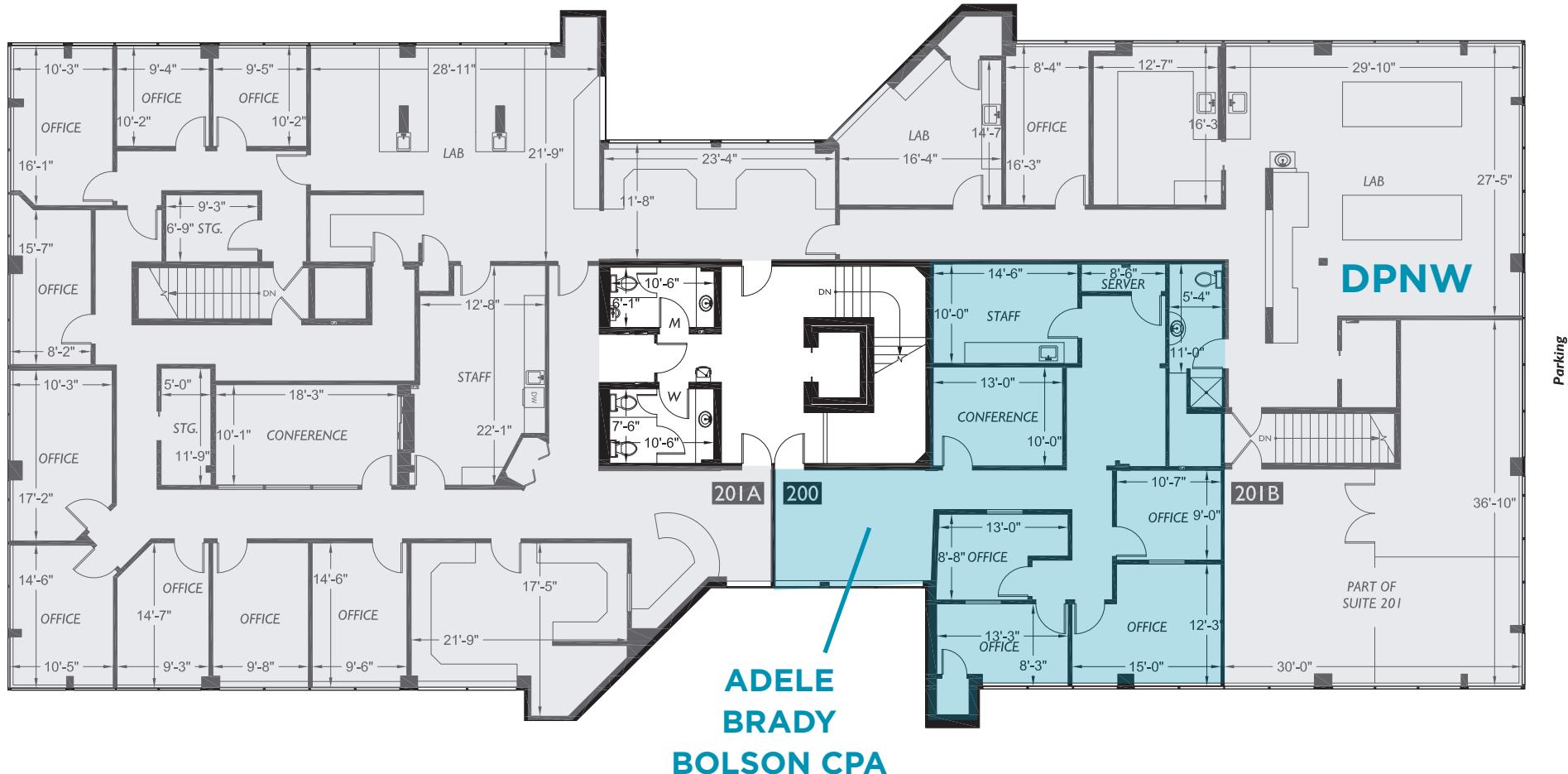
First Floor



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Second Floor



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Square Feet:	17,018 RSF
Number of Floors:	2 Floors
Structural System:	Masonry
Mechanical System:	VAV system with roof-mounted HVAC units. New units and controls in 2021.
Ceiling Height:	8' 4" (to grid) on first floor; 8' 0" (to grid) on second floor.
Window Size:	4' (Glass Height)
Elevators:	One hydraulic elevator.
Security System:	Key card access entry.
Life Safety Systems:	Sprinkler and alarm system per NFPA requirements.
Parking:	Approx. 4 spaces per 1,000 RSF.
Landscaping Features:	Abundant use of native species including drought tolerant plants for energy conscious design.
Developer:	Northup North Associates
Year Built:	1985
Amenities:	24-hour access, landscaped grounds with picnic areas, on-site child care and property management. Adjacent BECU and walkable to nearby cafe.

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Full Service Income

SUITE	SQ FT	MONTHLY	ANNUAL	RATE/SF	EXPIRES	RENEWAL OPTION
Suite 100	2,405 sf	\$6,075.00	\$72,900.00	\$30.31	7/31/2028	Yes
Suite 101	1,454 sf	\$3,856.37	\$46,276.44	\$31.83	9/30/2028	Yes
Suite 102	1,489 sf	\$3,863.96	\$46,367.52	\$31.14	3/31/2028	Yes
Suite 103	2,552 sf	\$6,410.01	\$76,920.12	\$30.14	12/31/2029	Yes
Suite 200	1,489 sf	\$3,384.09	\$40,609.08	\$27.27	7/31/2027	Yes
Suite 202	7,629 sf	\$23,606.35	\$283,276.20	\$37.13	12/31/2032	Yes
Total	17,018 sf	\$47,195.78	\$566,349.36	Full Service		

As of October 1, 2025

Operating Expenses

	2022	2023	2024	2025
TOTAL	\$243,692	\$243,936	\$243,900	\$249,000
RATE/SF	\$14.32	\$14.33	\$14.33	\$14.63



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