

# PRIME REDEVELOPMENT OPPORTUNITY



DOWNTOWN BELLEVUE

520

SOUTH KIRKLAND  
PARK & RIDE

## 3805 108th Avenue NE | Bellevue, WA

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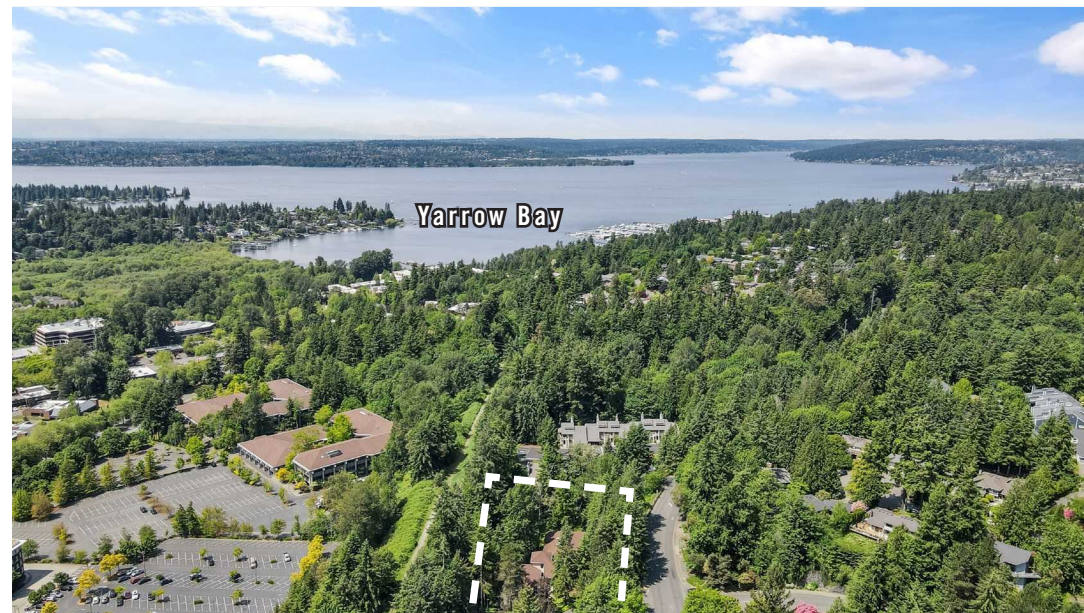
PO Box 5003  
Bellevue, WA 98009 - 5003

## OFFERING SUMMARY:

This is a development opportunity that is ideally positioned to access and enjoy the best of Bellevue, Kirkland, Seattle, and the Eastside. The site is a corner parcel that rests along the Cross Kirkland Corridor trail and is surrounded by a variety of residential zonings. The location boasts immediate access to SR 520, I-405, childcare, food, and the South Kirkland Park & Ride. Based on the zoning code, input from City of Bellevue staff, and an architectural analysis of the site constraints, we believe it is feasible to accommodate up to 27 dwelling units on the site, with suites ranging in size from 2-3 bedroom units, using a concept that includes 3 levels of flat units over enclosed parking. The concept includes additional guest parking as well. The property area is approximately 59,577 SF (1.37 acres) and allows for a maximum lot coverage area of 18,468 SF. The existing building can be completely vacated by December 31, 2027.

## UNPRICED

Address	3805 108th Ave NE, Bellevue, WA
Building Area	Existing Building = 12,575 SF Max Lot Coverage = 18,468 SF
Lot Size	1.37 Acres / 59,577 Land SF
Existing NOI	\$326,000



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# DEVELOPMENT HIGHLIGHTS

## Rare Bellevue/Kirkland Development Opportunity

- Adjacent to SR 520 & I-405
- Minutes from downtown Bellevue & Kirkland
- Close proximity to Lake Washington
- Easy access to Microsoft, Google & Amazon

## Surrounding Amenities & Businesses

- Neighboring South Kirkland Park & Ride
- Cross Kirkland Corridor - 27 mile bike & walking path
- Multiple childcare & school options, parks, walking trails, restaurants, grocery stores and offices

## Development Highlights

- Site will support a maximum of 27 units
- Recently contracted studies and reports include: topography and alta level survey, concept level architectural design, pre-application meeting materials, Geotech report, title reports, sensitive area slopes boundary
- Leases have redevelopment clauses, and building can likely be fully vacant for redevelopment by December 31, 2027 if desired



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# FUTURE DEVELOPMENT CONCEPT

## KIRKLAND CROSS CORRIDOR CONDOS & TOWNHOMES

### HIGHLIGHTS:

- Unit sizes allow for flexible pricing
- Size ranges from 993 SF to 2,008 SF
- Conceptual drawings allow for all units to have 3 sides of windows
- Parking structure provides secure parking
- Elevator access to every unit



View Looking Northwest from 108th Ave NE

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# FUTURE DEVELOPMENT CONCEPT



View of Building 2 Entry



View Looking West



View Looking South

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# FUTURE DEVELOPMENT CONCEPT

<b>Data</b>									
Land Area				59,579 SF	1.368	Acres			
		Less Critical Area		6,813 SF					
Net Developable Land Area				52,766 SF					
Max Area for Structure (35%)				18,468					
<b>Residential Unit Estimates</b>									
Unit Type	Floor Level:	Res 1	Res 2	Res 3	Totals	% Total	Gross unit size		
Unit 1	3 BDRM	1	0	0	1		1,845	1,845	
Unit 2	3 BDRM	1	1	1	3		1,595	4,785	
Unit 3	3 BDRM	1	1	1	3		1,681	5,043	
Unit 4	2 BDRM	1	1	1	3		994	2,982	
Unit 5	2 BDRM	1	1	1	3		993	2,979	
Unit 6	2 BDRM	1	1	1	3		1,346	4,038	
Unit 7	2 BDRM	1	1	1	3		1,356	4,068	
Unit 8	3 BDRM	1	1	1	3		1,714	5,142	
Unit 9	3 BDRM	1	1	1	3		1,708	5,124	
TH 1	3 BDRM		1		1		1,752	1,752	
TH 2	3 BDRM		1		1		1,772	1,772	
DU/Floor		9	10	8	27				
					Crosscheck: 27		Net Sellable (SF)	39,530	
							Achieved Density (DU/Acre)	20	
							Average Unit Size (SF)	1,464	
<b>Parking</b>									
Required	1.2	Stalls per 1 Bedroom or Studio		0					
	1.6	Stalls per 2 Bedroom		12	19				
	1.8	Stalls per 3 Bedroom		15	27				
					<u>46</u>				
Proposed		Building 1		10,100	26 Stalls				
		Building 2		8,434	21 Stalls				
					<u>47</u>				

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# SITE PLAN CONCEPT



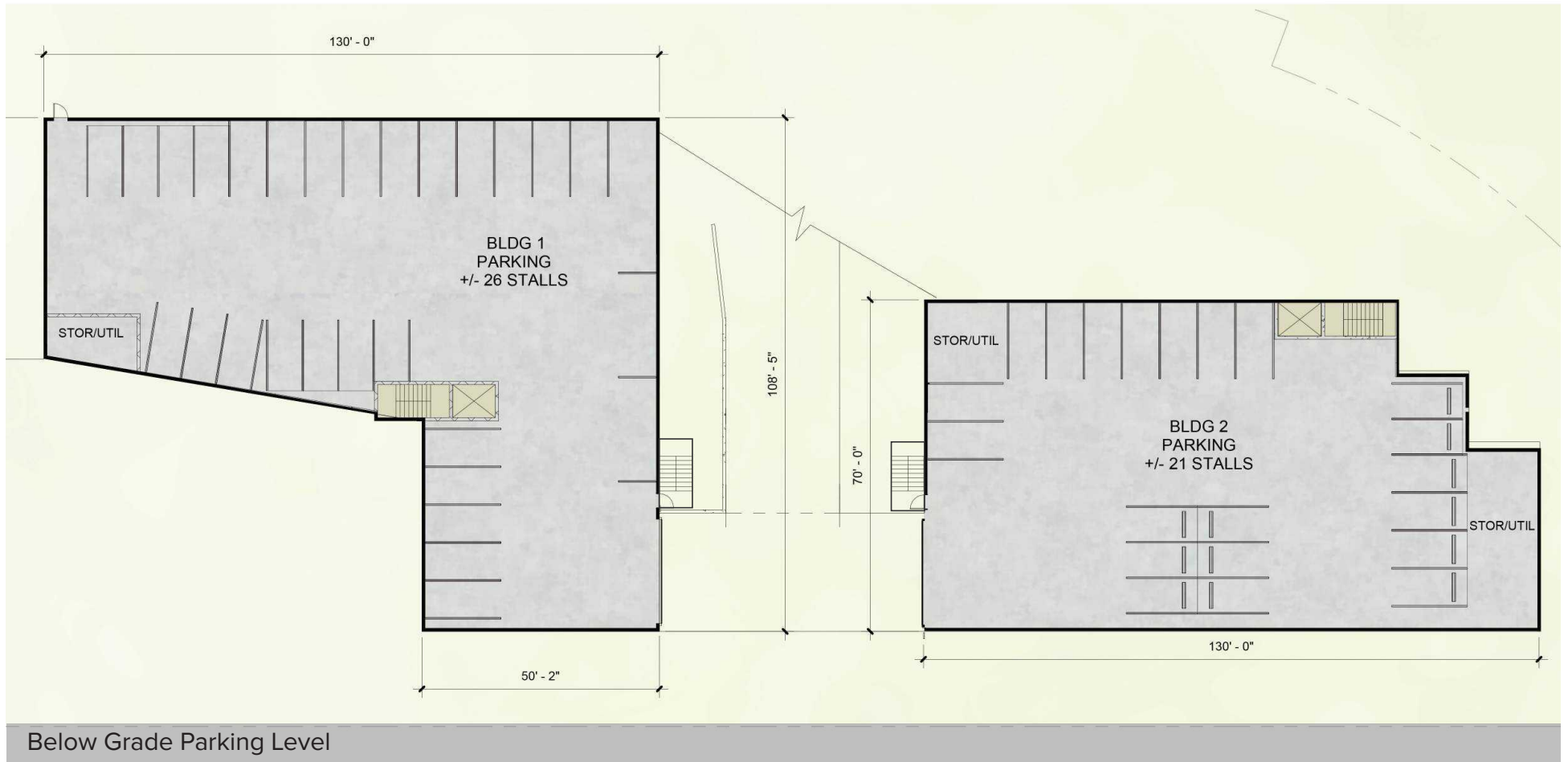
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# FLOOR PLANS

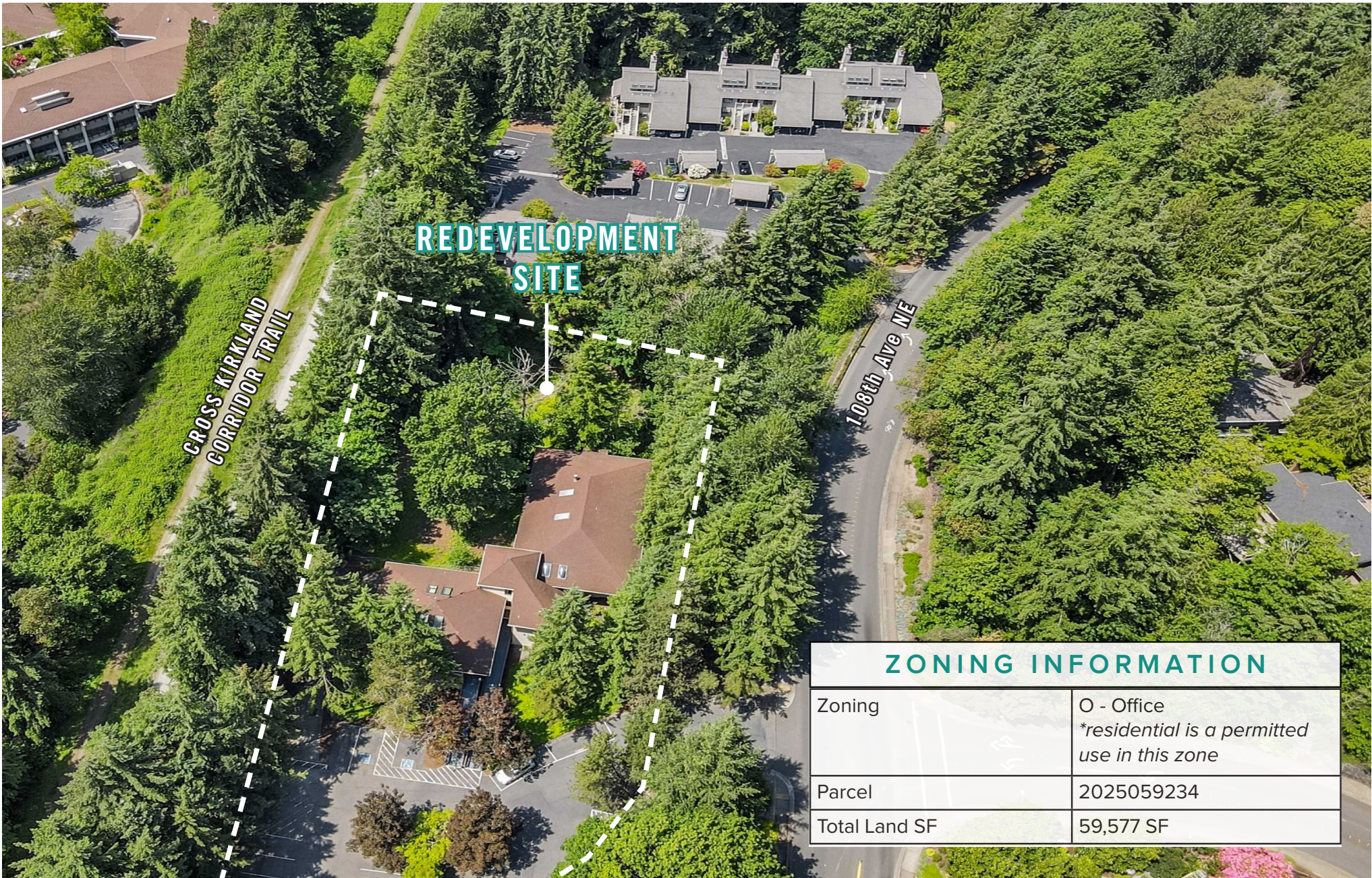


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# SITE PLAN CONCEPT - PARKING



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**REDEVELOPMENT  
SITE**

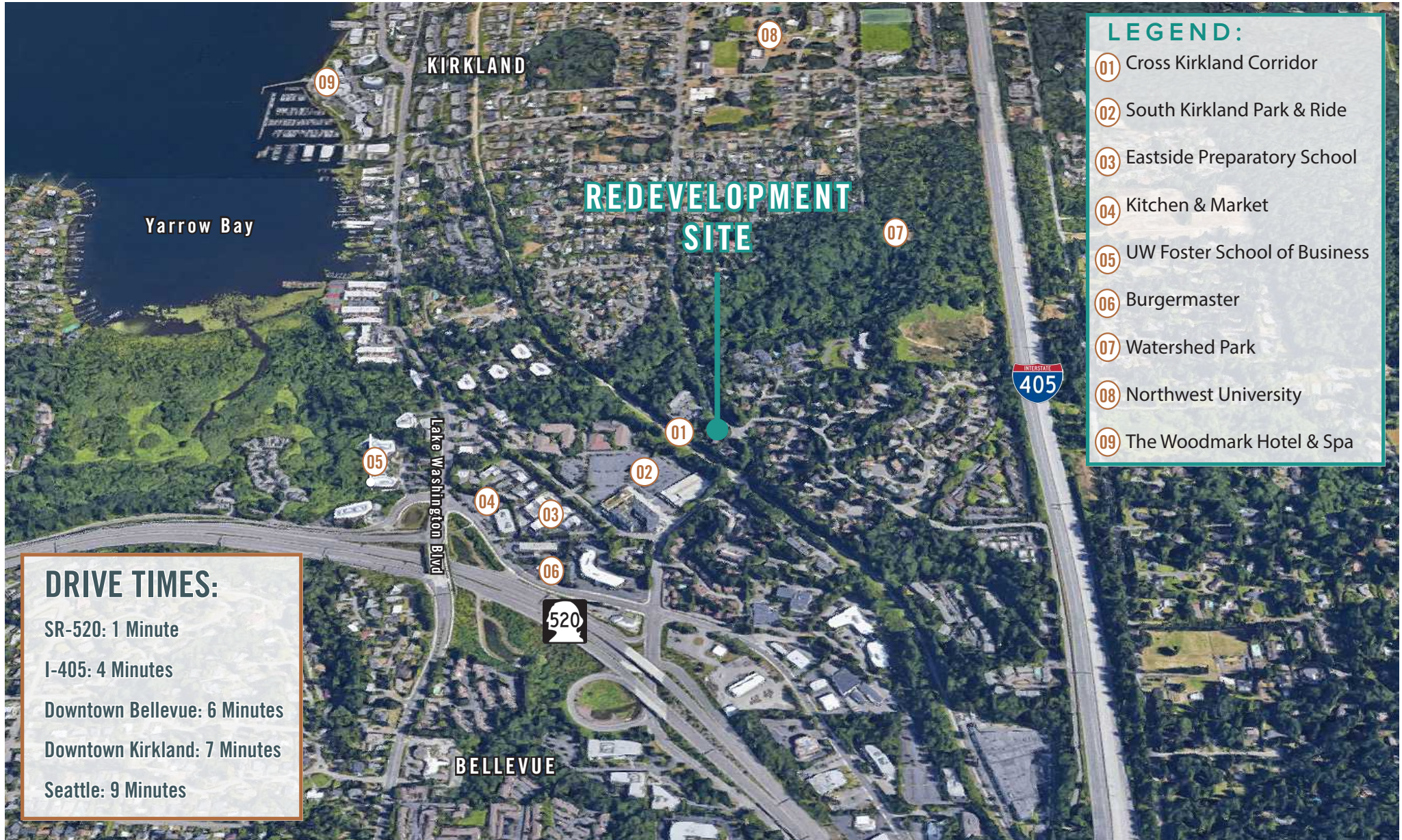
**CROSS KIRKLAND  
CORRIDOR TRAIL**

**108th Ave NE**

**ZONING INFORMATION**

Zoning	O - Office <i>*residential is a permitted use in this zone</i>
Parcel	2025059234
Total Land SF	59,577 SF

# LOCATION MAP





**ROSEN HARBOTTLE**  
COMMERCIAL REAL ESTATE

*For more information, contact:*

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