

FOR SALE

# BELLEVUE OFFICE BUILDING

1500 112TH AVENUE NE • BELLEVUE, WA 98004



**YATES  
WOOD**



**WESTLAKE  
ASSOCIATES**

EXCLUSIVELY LISTED BY:

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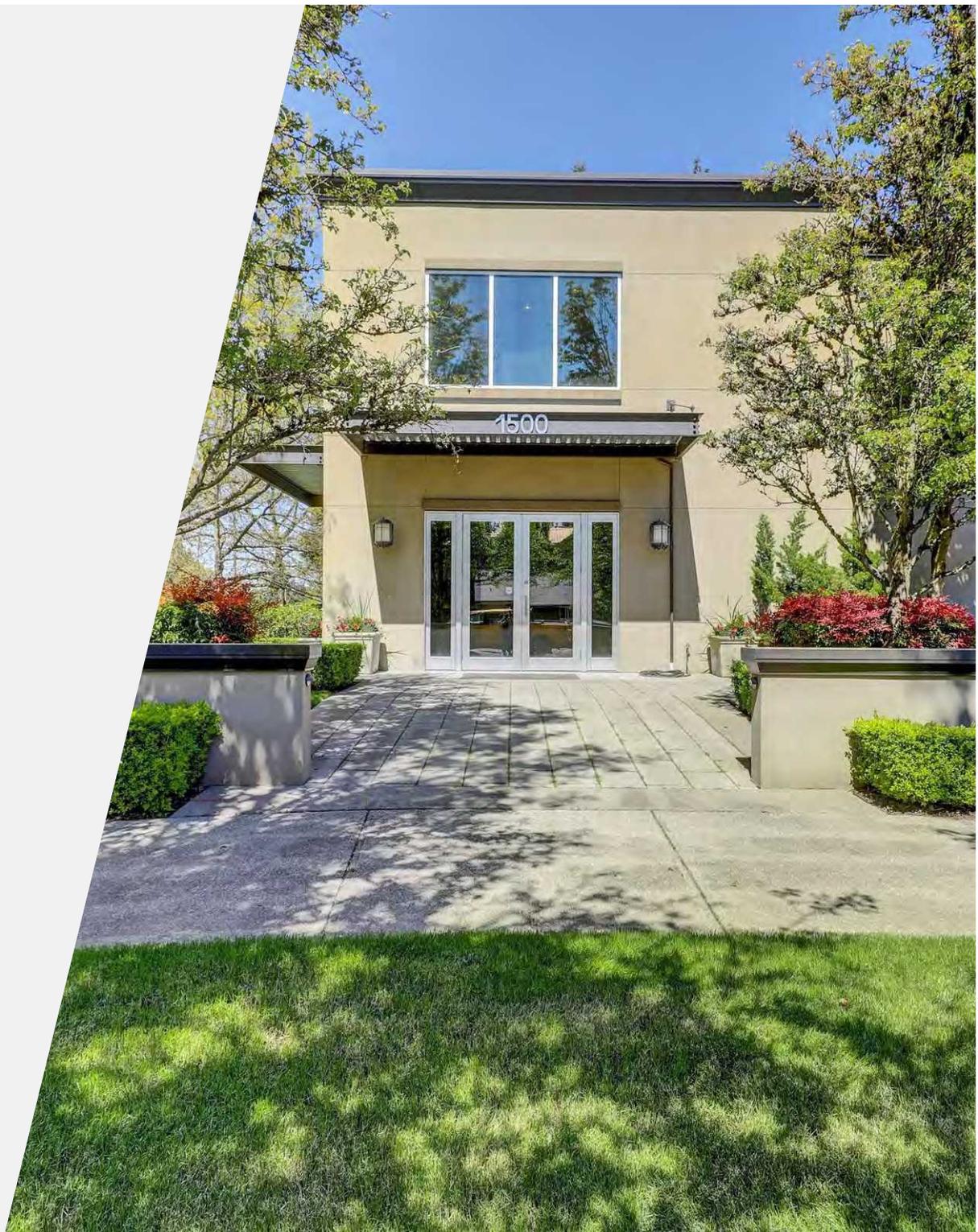
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*Contact Listing Broker for Showings*

# ASSET SUMMARY

## BELLEVUE OFFICE BUILDING

### RARE BELLEVUE OWNER/USER OPPORTUNITY

Westlake Associates, Inc. and Yates, Wood & MacDonald, Inc. are pleased to exclusively list for sale this Office Building located at 1500 112th Avenue Northeast in Bellevue.

This property is a well-located Office Building with excellent freeway access. Close proximity to Downtown Bellevue, Overlake Hospital, The Spring District, and many other local businesses and amenities.

<b>ADDRESS</b>	<b>1500 112TH AVENUE NE</b> BELLEVUE, WA 98004
<b>COUNTY</b>	King
<b>APN#</b>	126620-0045
<b>ZONING</b>	O - Office
<b>LAND AREA</b>	18,879 SF   0.43 AC
<b>YEAR BUILT</b>	1985
<b>BUILDING SF</b>	10,721 SF, Two-Story Office
<b>PARKING</b>	32 Stalls



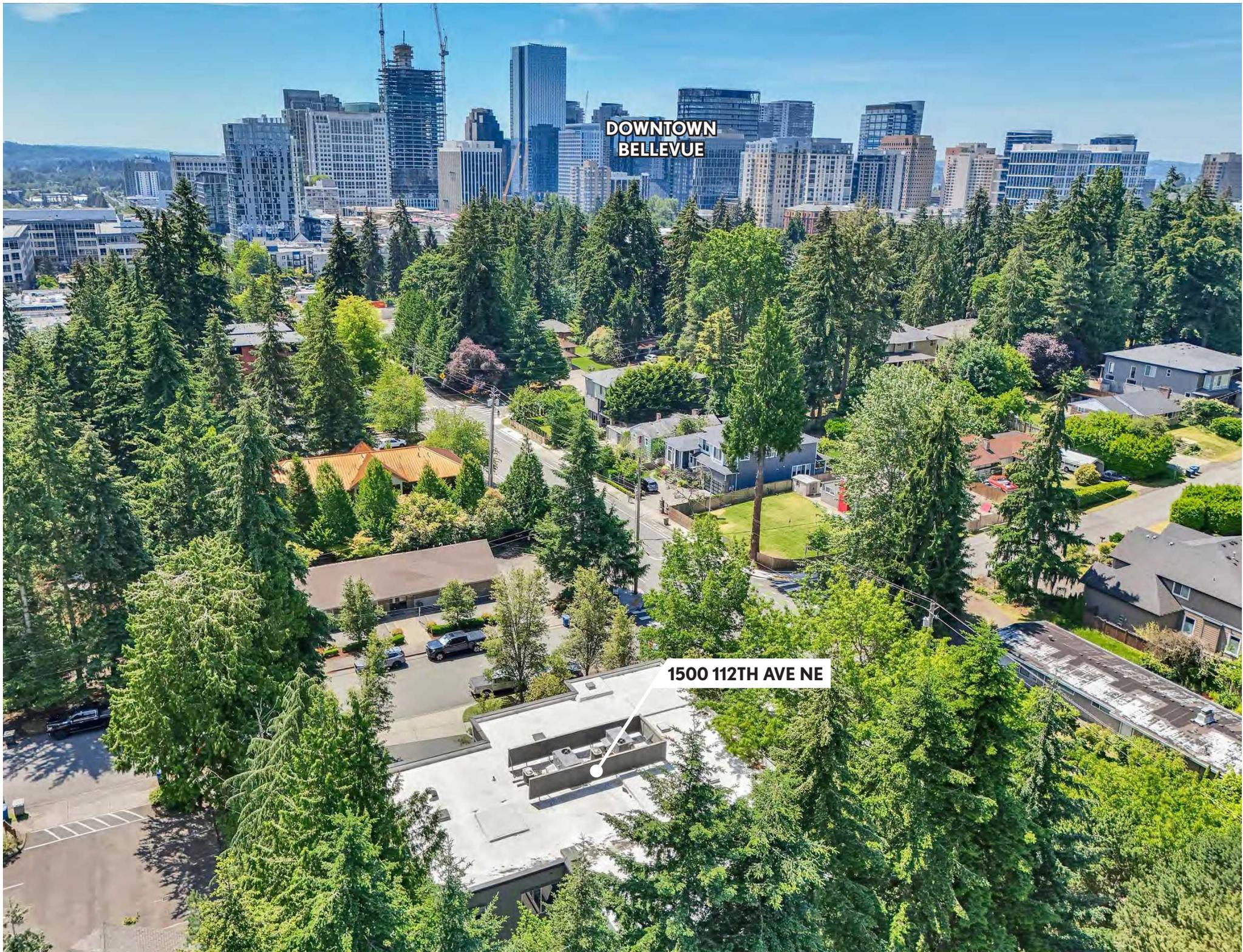
PRICE: **\$7,950,000**

### PROPERTY HIGHLIGHTS

- Two-Story Plus Lower Level, Multi-Tenant Office Building
- 32 Parking Stalls
- Wood Frame / Hard Coat Stucco Construction
- Nicely Appointed Office Build-Out
- Elevator
- Excellent Street Presence & Image
- Desirable Bellevue Location
- A Few Blocks North of Bellevue CBD
- Numerous Nearby Amenities
- Immediate Access to I-405 & SR-520
- Proximity to East Link Light Rail Extension

**DOWNTOWN  
BELLEVUE**

**1500 112TH AVE NE**





**WILBURTON**

**FACTORIA**

**OVERLAKE  
MEDICAL CENTER**

**1500 112TH AVE NE**

405

405

405

KIRKLAND

REDMOND

1500 112TH AVE NE



# PHOTOS



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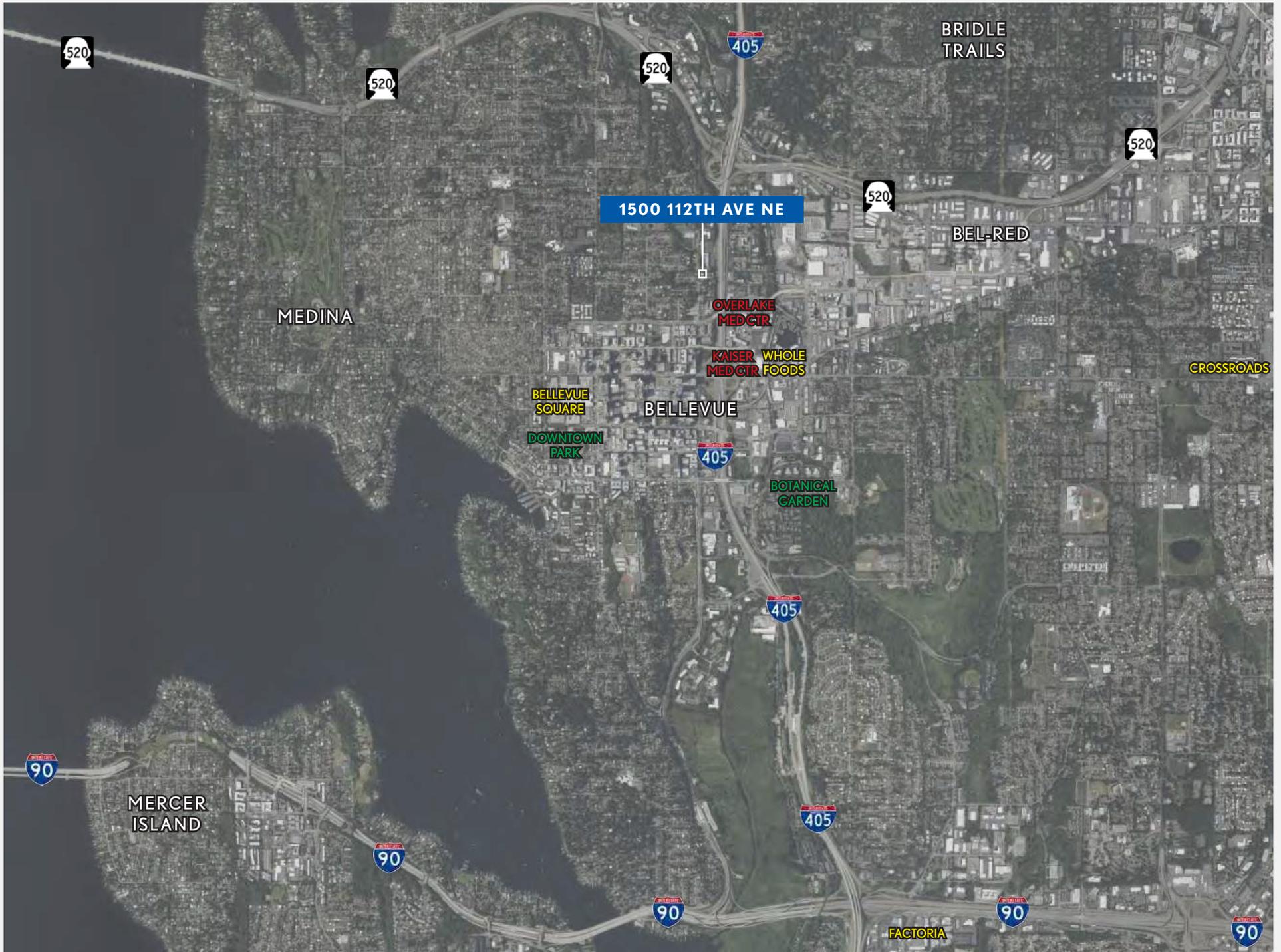
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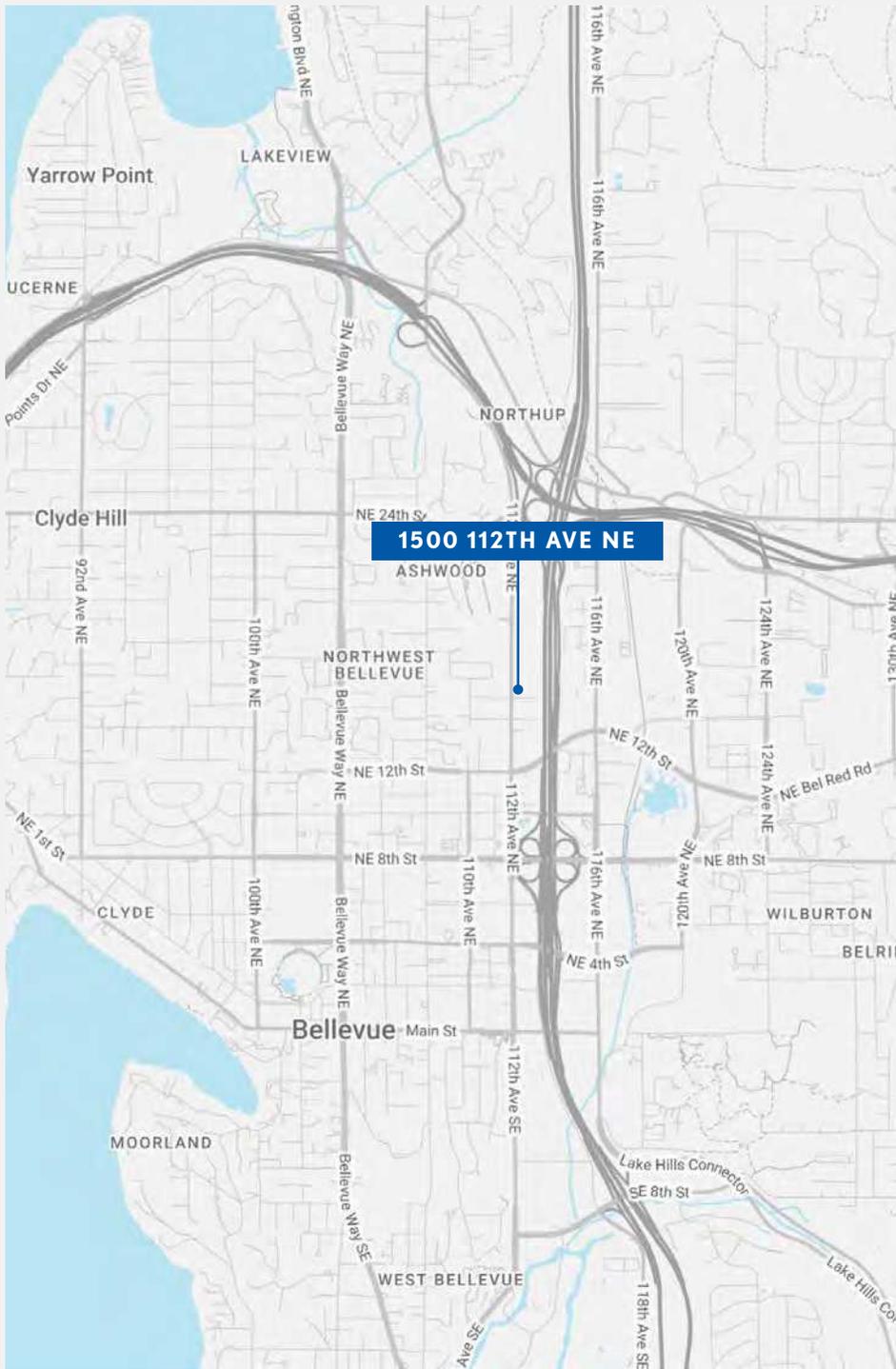












# SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



## SCHOOLS AND SERVICES

- Overlake Medical Center
- Bellevue Library
- Kaiser Permanente Medical
- Bellevue Transit Center
- Meydenbauer Center
- McCormick Park
- Hidden Valley Park
- Chinook Middle School
- Bellevue Downtown Park
- Bellevue Link Light Rail Station



## RETAIL

- Whole Foods Market
- BevMo
- QFC
- Bartell Drugs
- Uwajimaya
- Trader Joe's
- Target
- Bellevue Square Mall
- The Shops at The Bravern
- Lincoln Square Retail



## FOOD AND DRINK

- Farine Bakery & Cafe
- Woobling
- Tanoor Bellevue
- Cielo Cocino Mexicana
- Andiamo Italian Ristorante
- Minamoto Japanese
- Sharetea
- Rolls and Rolls + Sushi
- Dumpling & Noodle
- The French Bakery
- Story Coffee
- CoCo Fresh Tea & Juice
- Sam's Tavern
- LifeCafe
- Whiskey by John Howie
- John Howie Steak
- The Dolar Shop
- Brads Killer Kitchen
- Cafe Cesura
- Panera Bread

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	23,724	116,853	277,919
Growth 2023 - 2028 (est.)	5.97%	3.46%	2.66%
Median Age	38.7	38.4	39.2

HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	12,792	51,380	117,804
Median HH Income	\$155,167	\$140,964	\$147,872
Renter Occupied Housing	67.2%	55.5%	46.6%

# BELLEVUE

Bellevue is the fifth largest city in Washington, with an estimated population of 154,600 (2023). Bellevue is the high-tech and retail center of the Eastside, with more than 160,000 jobs and a downtown skyline of gleaming high-rises.

The city spans more than 33 square miles between Lake Washington and Lake Sammamish and is a short drive from the Cascade Mountains. People can kayak within sight of downtown in the Mercer Slough Nature Park, a 320-acre wetland preserve. Surrounded by pristine natural beauty with big-city amenities, Bellevue offers a world-class shopping and entertainment experience and is home to innovative global corporations. Major employers include Puget Sound Energy, Symetra Financial, Microsoft, The Pokémon Company International, Boeing, T-Mobile USA, Verizon, Nordstrom, Overlake Hospital, Kaiser Permanente Medical Center and Bellevue College.

Retail options abound in Bellevue, and an arts community is taking off in BelRed. Bellevue's agrarian traditions are celebrated in the spring and fall at popular fairs at the Kelsey Creek Farm Park. More than 300,000 people visit the downtown area the last weekend in July each year for arts and crafts fairs.

With beautiful parks, top schools and a vibrant economy, Bellevue is routinely ranked among the best mid-sized cities in the country.



## THE "CITY IN A PARK" AMONG THE BEST MID-SIZED CITIES



All the best of the Pacific Northwest is within reach of Bellevue. Bellevue is a sparkling metropolitan oasis nestled between the Puget Sound, National Parks, and world-famous attractions. Bellevue's proximity to Seattle, Kirkland, Redmond and Issaquah makes it easy to explore neighboring cities.

- BELLEVUE SQUARE**
- THE BELLEVUE COLLECTION**
- LINCOLN SQUARE**
- DOWNTOWN PARK**
- BELLEVUE ARTS MUSEUM**
- THE BRAVERN**
- OLD MAIN STREET**
- CROSSROADS**
- BELLEVUE BOTANICAL GARDEN**
- MEYDENBAUER BAY**

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