PLACE TEN PROFESSIONAL BUILDING

12301 NE 10th Place | Bellevue, WA 98005

Leibsohn & Company

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The **Offering**

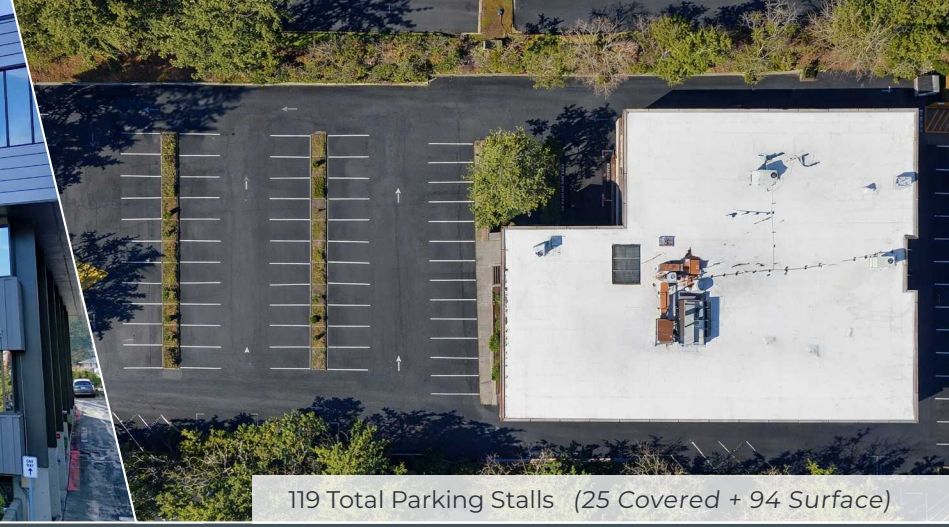
- Offered For Sale **$18,000,000**
- **5.0%** Cap Rate
- **100% Leased** Stabilized Asset
- **Turnkey Asset** with Low Maintenance
- High Demand Submarket with **Low Vacancy**
- Excellent Demographics
- Recent Building **Remodel and Upgrades**
- Near **Downtown Bellevue** & **Overlake Medical Center**
- Mix of Medical and Office Tenants
- Upzoned to Mixed-Use Residential Mid-Rise (***MUR-M***)

Modern Building Exterior

Newly Updated Common Areas

Newly Updated Common Areas

Modern Building Exterior



119 Total Parking Stalls *(25 Covered + 94 Surface)*

Investment **Highlights**

100% Occupied w/ Long-Term Lease Stability

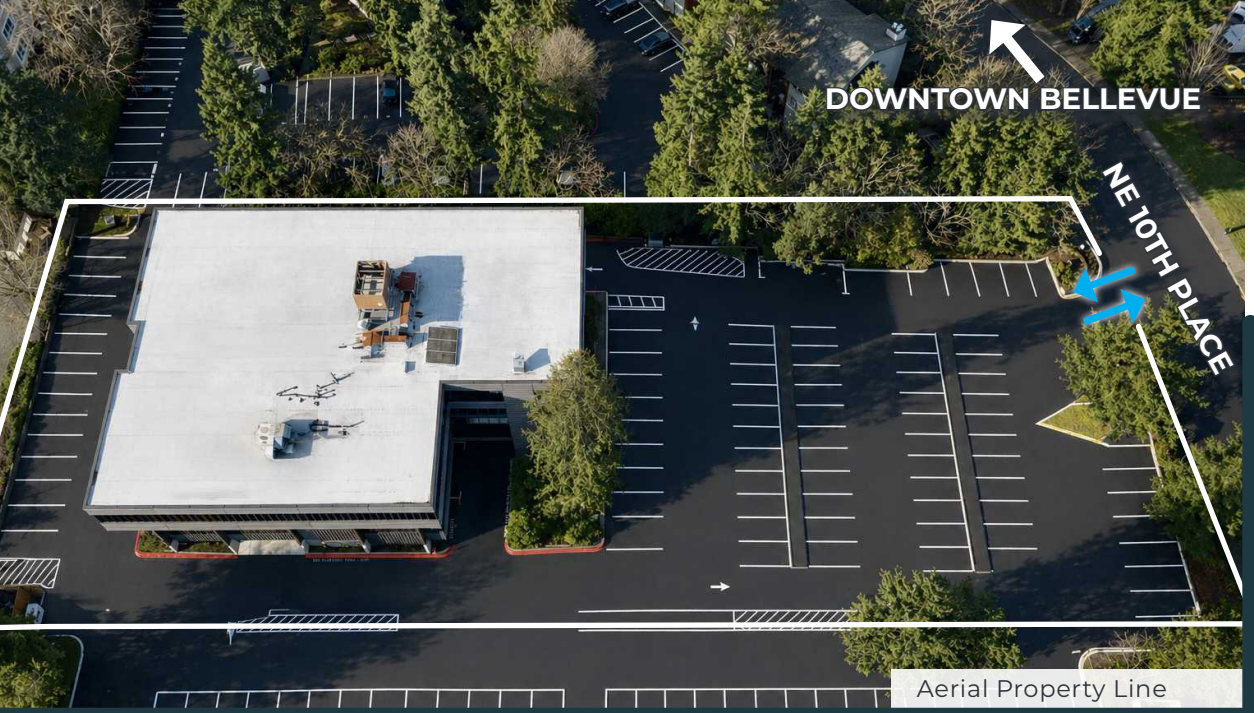
Fully leased property with 11 tenants in place. The average existing tenancy is over 10 years, providing stable, predictable income and minimizing short-term vacancy and leasing costs.

High Demand Submarket with Low Vacancy

The Eastside market maintains the lowest vacancy rate of any submarket in the Puget Sound region.

Recent Building Remodel and Upgrades

Building exterior updated in 2020 and common areas renovated in 2022, minimizing near-term capital expenditures. Existing tenants have completed major suite renovations, creating a modern, upgraded asset.



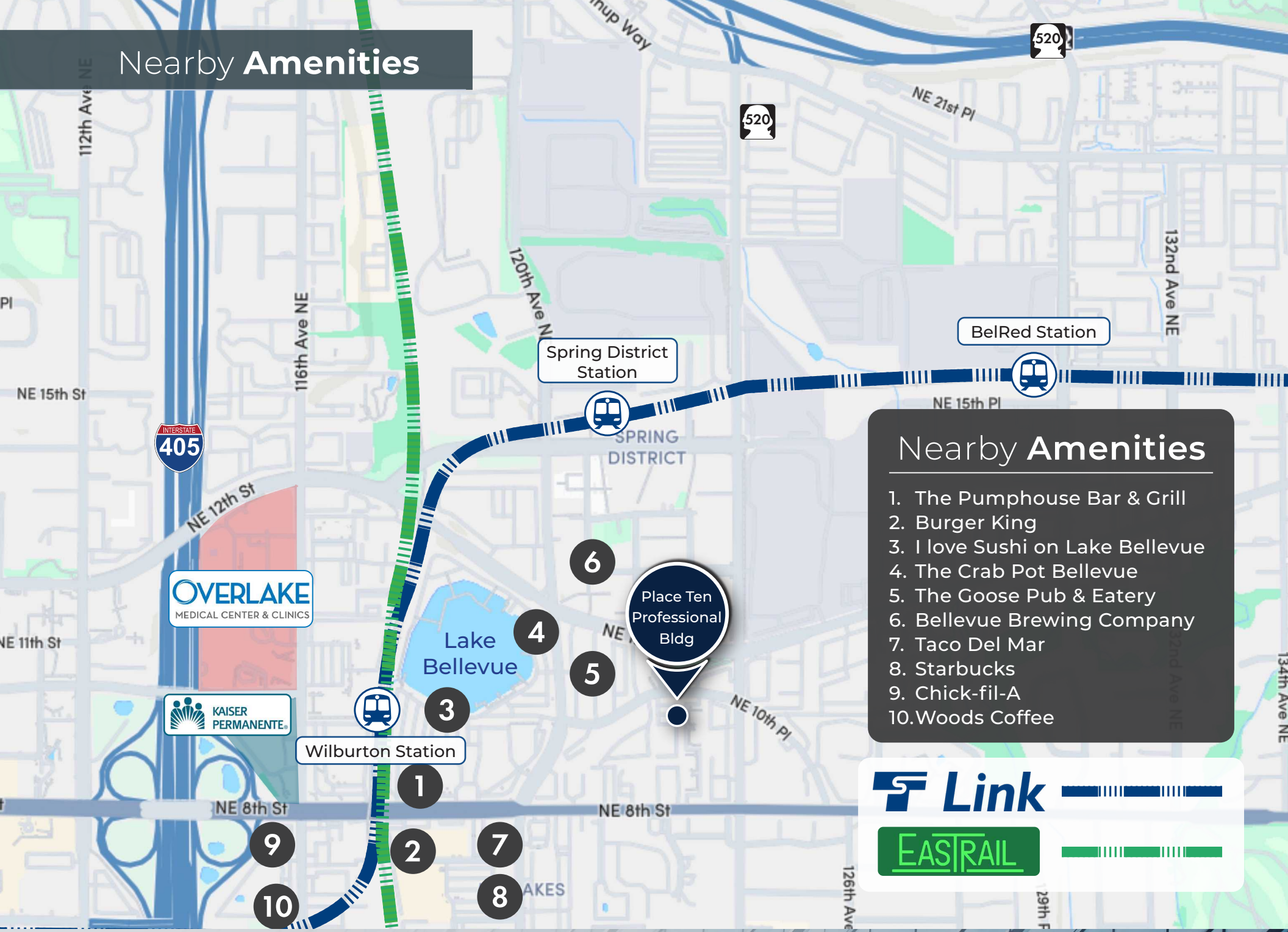
Aerial Property Line

Suite 101 Reception

Property **Summary**

Sale Price	$18,000,000
Address	12301 NE 10th Place Bellevue, WA 98005
Year Built	1980
Building Upgrades	2020-2022
New Zoning	Mixed-Use Residential *(MUR-M)*
Building Type	Office / Medical
Parcel #	109910-0176
Building Rentable RSF *Per New BOMA Study*	32,329 RSF
Lot Size	62,270 RSF (1.44 AC)
Number of Floors	3 Stories
Parking	4.4/1,000 RSF *25 Covered Stalls* *94 Surface Stalls*
Sprinkler System	Wet Pipe

Nearby **Amenities**



Nearby **Amenities**

1. The Pumphouse Bar & Grill
2. Burger King
3. I love Sushi on Lake Bellevue
4. The Crab Pot Bellevue
5. The Goose Pub & Eatery
6. Bellevue Brewing Company
7. Taco Del Mar
8. Starbucks
9. Chick-fil-A
10. Woods Coffee

Link

EASTRAIL

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