

VILLA FIRENZE

Downtown Bellevue Medical Condo

\$1,495,000



RARE OPPORTUNITY!

*Medical Condo with
Retail Exposure*



AVAILABLE | Unit 111

1106 108TH AVE NE, #111 | BELLEVUE, WA 98004

 **Leibsohn
& Company**
Commercial Real Estate Services

TABLE OF CONTENTS

03	.....	The Offering
05	.....	Highlights & OpEx
07	.....	Unit Photos
08	.....	Floor Plans
09	.....	Location Overview
07	.....	Amenities

VILLA FIRENZE

Downtown Bellevue Medical Condo



REPRESENTED BY

<https://leibsohn.com>

DAN KREKEL, CCIM
Senior Vice President
+1 425 586 4655
dkrekel@leibsohn.com

MAXTON MACLACHLAN
Associate Vice President
+1 425 586 4659
mmaclachlan@leibsohn.com

THE OFFERING



Property Highlights

- ◆ Medical/Retail Condo Unit for Sale
- ◆ Available for **Immediate Occupancy**
- ◆ Prominent **Building Signage** Opportunity
- ◆ High-Speed Connectivity: **Comcast Business Class**
- ◆ **4 Reserved Parking Stalls** + Street Parking
- ◆ New **HVAC System & Ductwork** Installed in 2025

OpEx

Condo Dues	\$639.05/month
Property Taxes	\$440.25/month
Water/Sewer/Electricity	\$385.00/month
Total Operating Expenses	\$1,464.30/month

Property Summary

Sale Price	\$1,495,000.00
Address	1106 108th Ave NE, #111 Bellevue, WA 98004
Year Built	2001
Zoning	DT-OB
Building Class	Class B
Parcel #	894404-0020
Unit Size	Condo SF: 958 CSF Usable SF: 1,054 USF Rentable SF (1.175x USF): 1,238 RSF
Parking	4 Reserved Spaces <i>*plus Street Parking</i>
Sprinkler System	Wet Pipe

● ● ● PROPERTY PHOTOS



Waiting Area



Main Building Entry



Reception Area



Built-In Reception Desk

Unit 111 Price

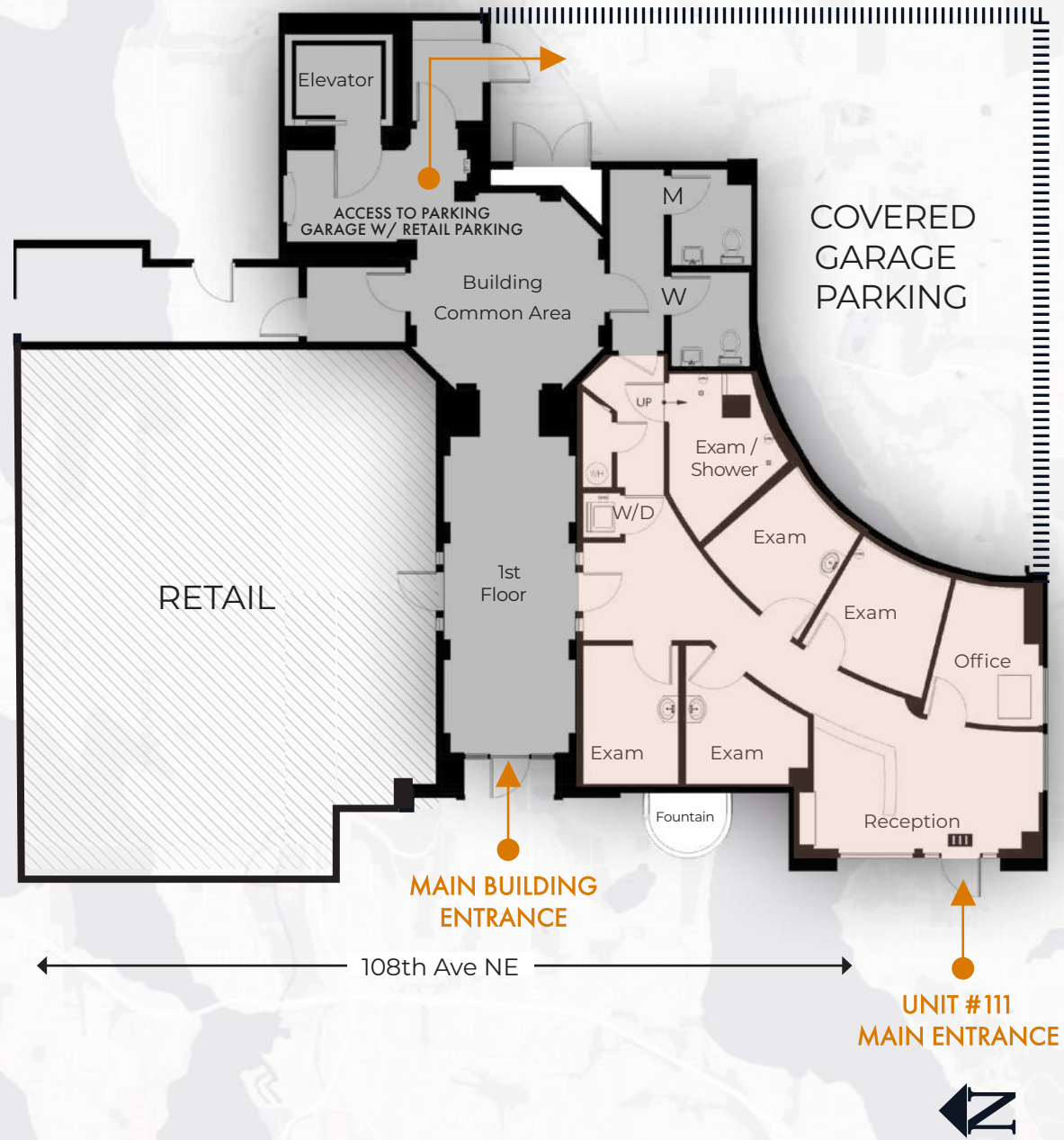
◆ \$1,495,000.00

Sq. Ft. Summary

- ◆ Condo SF | **958 CSF**
- ◆ Usable SF | **1,054 USF**
- ◆ Rentable SF* | **1,238 RSF**
*USF x1.175 Market Load Factor

Condo Features

- ◆ 5 Exam Rooms
- ◆ 1 Private Office
- ◆ Built-In Reception Desk
- ◆ Washer/Dryer
- ◆ Street Level Grade Entry
- ◆ 1 Shower





DOWNTOWN BELLEVUE

SEATTLE

VILLA FIRENZE



NE 106th Street



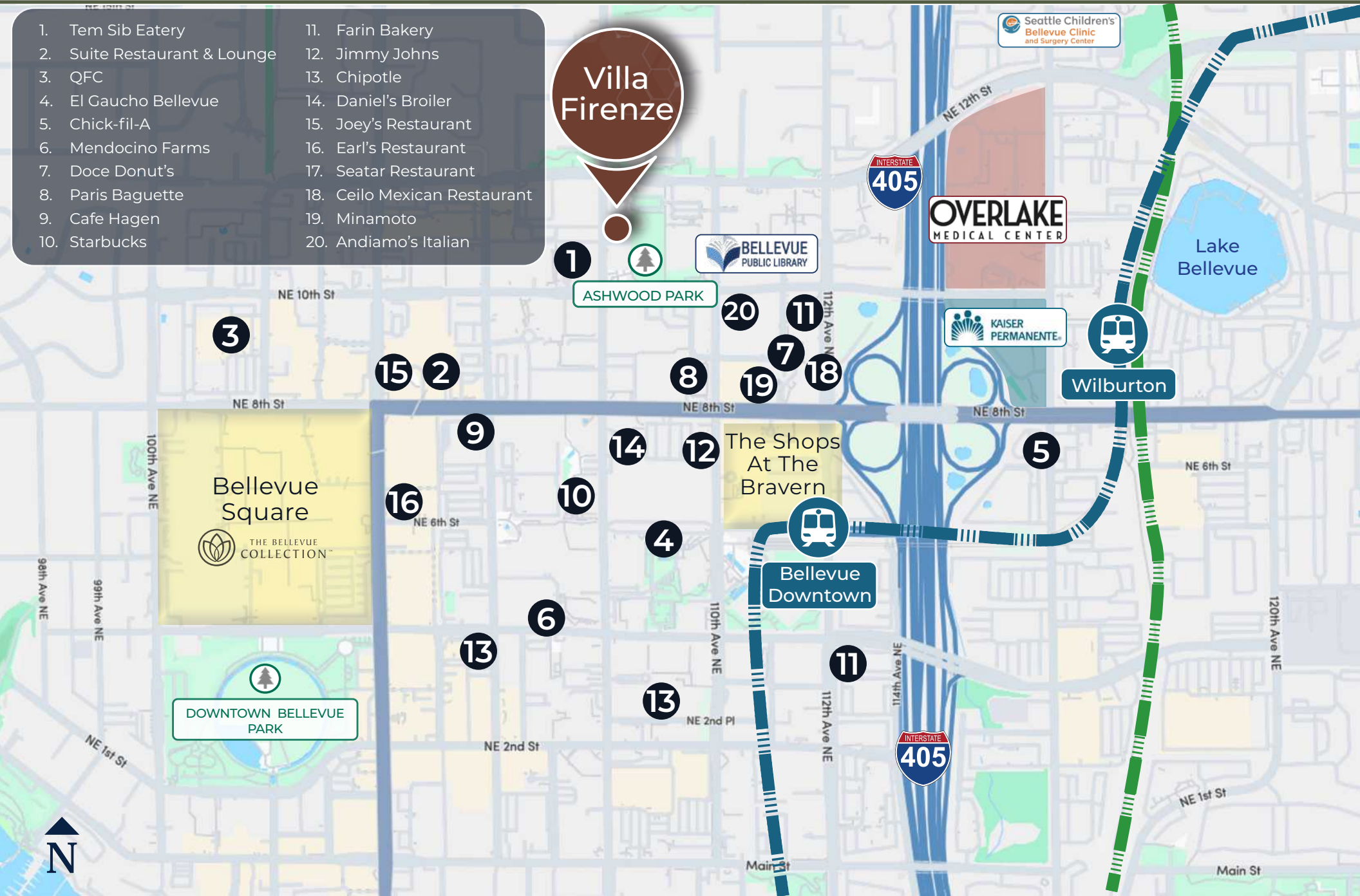
ASHWOOD PARK

106th Avenue NE

NE 12TH STREET

● ● ● SURROUNDING AMENITIES

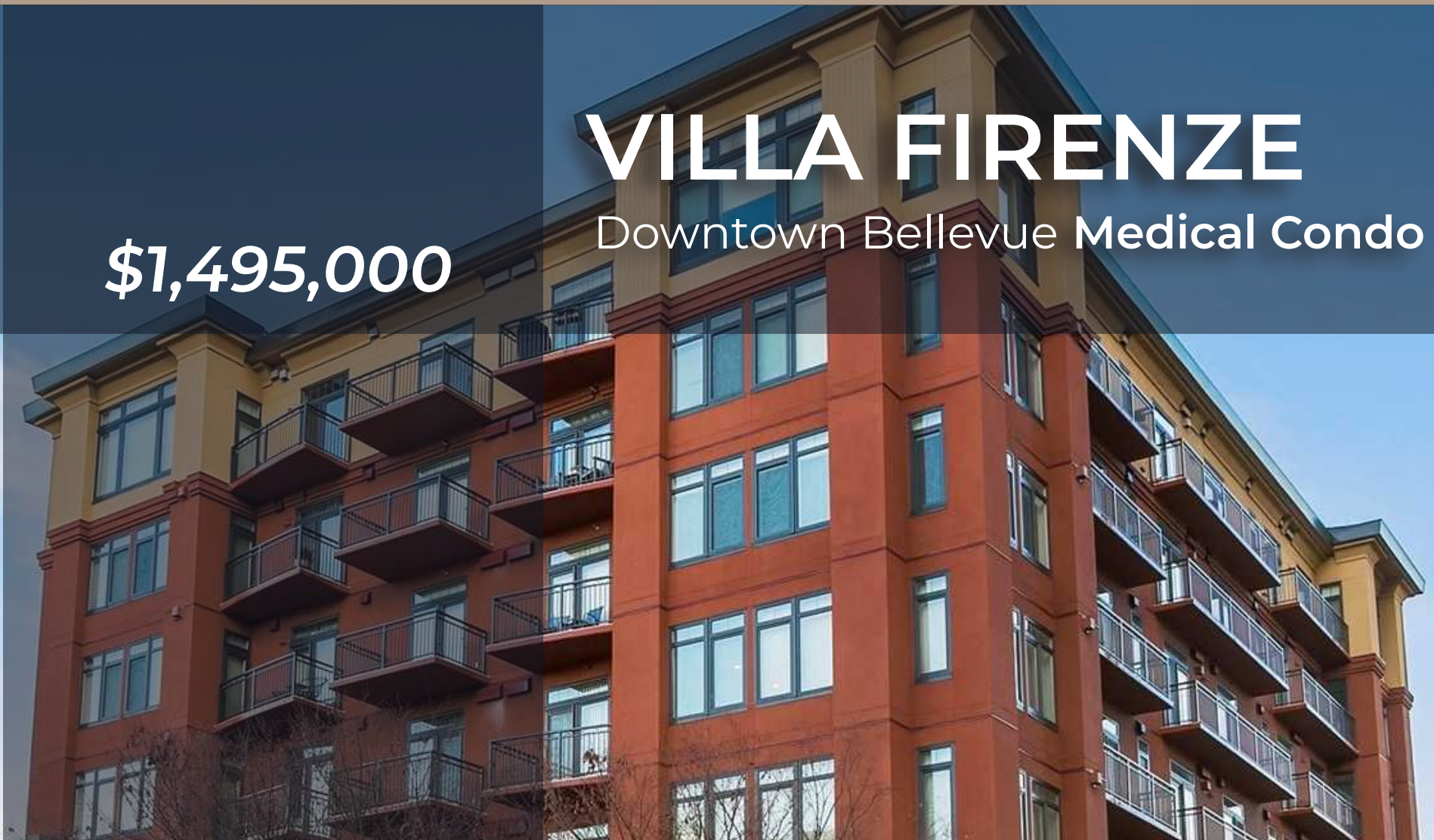
- | | |
|------------------------------|------------------------------|
| 1. Tem Sib Eatery | 11. Farin Bakery |
| 2. Suite Restaurant & Lounge | 12. Jimmy Johns |
| 3. QFC | 13. Chipotle |
| 4. El Gaucho Bellevue | 14. Daniel's Broiler |
| 5. Chick-fil-A | 15. Joey's Restaurant |
| 6. Mendocino Farms | 16. Earl's Restaurant |
| 7. Doce Donut's | 17. Seatar Restaurant |
| 8. Paris Baguette | 18. Ceilo Mexican Restaurant |
| 9. Cafe Hagen | 19. Minamoto |
| 10. Starbucks | 20. Andiamo's Italian |



VILLA FIRENZE

Downtown Bellevue Medical Condo

\$1,495,000



REPRESENTED BY

DAN KREKEL, CCIM
Senior Vice President
+1 425 586 4655
dkrekel@leibsohn.com

MAXTON MACLACHLAN
Associate Vice President
+1 425 586 4659
mmaclachlan@leibsohn.com

<https://leibsohn.com>

 **Leibsohn
& Company**
Commercial Real Estate Services

1106 108TH AVE NE, #111 | BELLEVUE, WA 98004