



WALLACE
PROPERTIES

330 112th Ave NE, Suite 200
Bellevue, WA 98004
425-455-9976
www.wallaceproperties.com



FOR SALE:

BELLE ARTS CONDO
UNIT C-1, 111 108th AVE NE | BELLEVUE, WA

FOR SALE INFORMATION, PLEASE CONTACT:

Ann Bishop, MBA
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Tom Gockel
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425-246-6479

BELLE ARTS CONDO

PROPERTY DETAILS



THE OPPORTUNITY

This rare commercial condominium, including 21 covered parking spaces, offers a front-row seat in downtown Bellevue, one of the fastest growing commercial markets in the country. Considering more than 50,000 new jobs are projected over the next ten years, the Belle Arts Commercial Condominium provides pedestrian-level street access in downtown Bellevue's vibrant urban core.

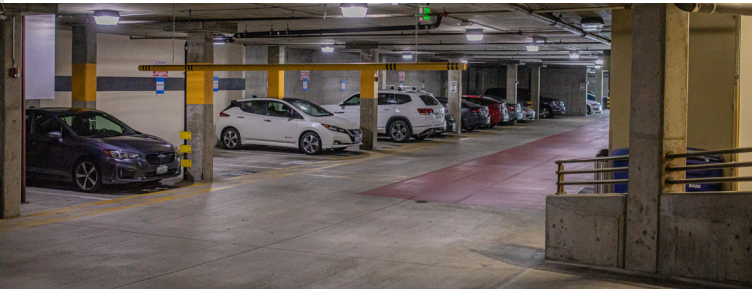
PROPERTY HIGHLIGHTS

- **Sale Price:** \$5,200,000
- **Unit C-1 Size:** 5,691 Usable Square Feet (net of common area load factor).
- **Exclusive Parking:** Unit C-1 includes a right to 19 garage parking stalls, plus two tandem stalls for a total of 21 spaces in the commercial parking level under the building. Average downtown garage parking rates are over \$240 per month, to provide upwards of \$5,040.00 a month in addition to revenue.
- **Year Built:** 2000
- **Current Lease:** Seller will lease back a portion of the Unit.
- **Location:** Excellent location just one and a half blocks from Bellevue's core transit center. Walk two blocks to world renown Bellevue Collection, one of the largest shopping venues in the country and Bellevue's Downtown Park, Old Main and Meydenbauer Bay and yacht club. Belle Arts Unit C-1 is situated in the heart of the vibrant business district and easy walking distance to Bellevue's conference centers, arts and entertainment venues.



BELLE ARTS CONDO

INTERIOR PHOTOS

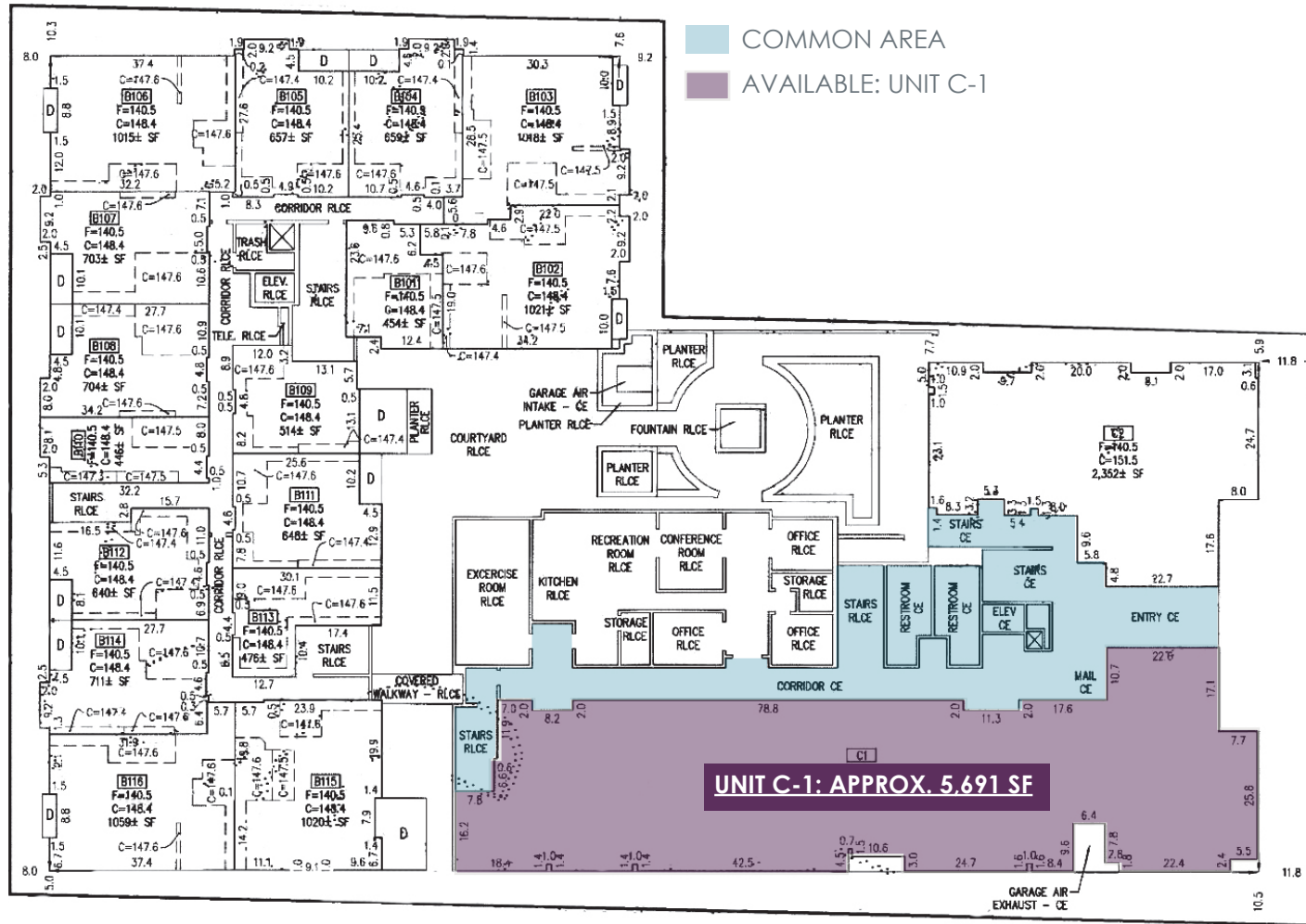


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BELLE ARTS CONDO

SITE PLAN

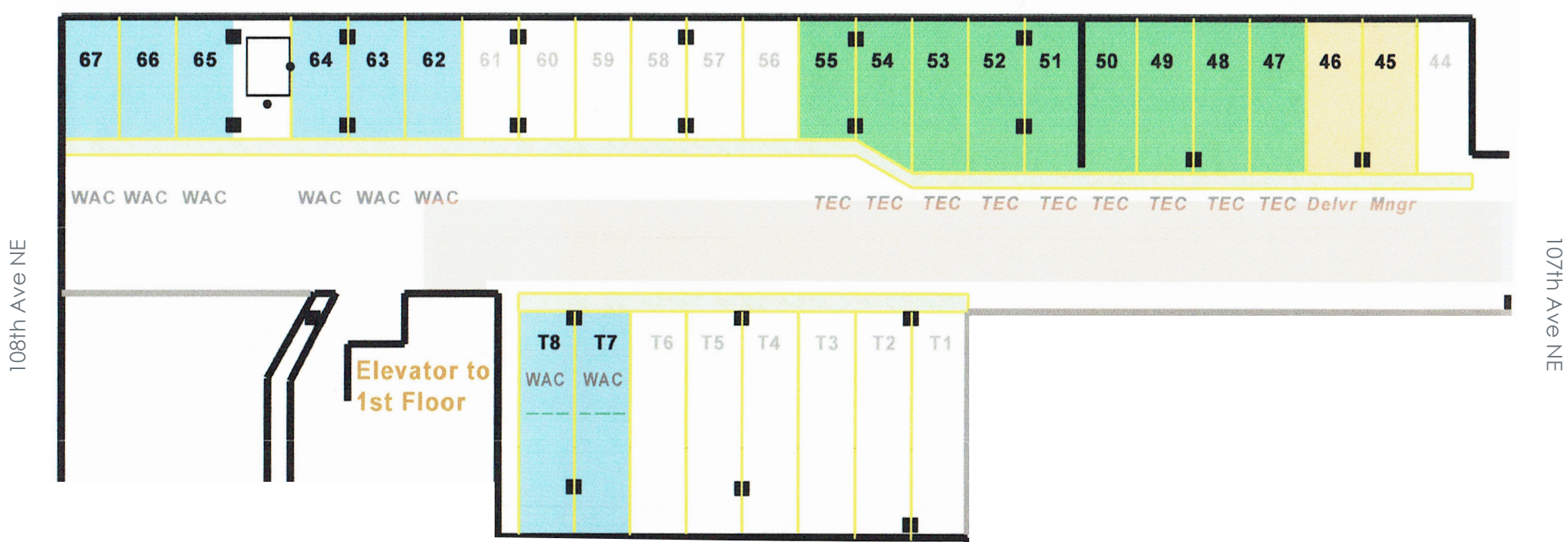


108th Ave NE



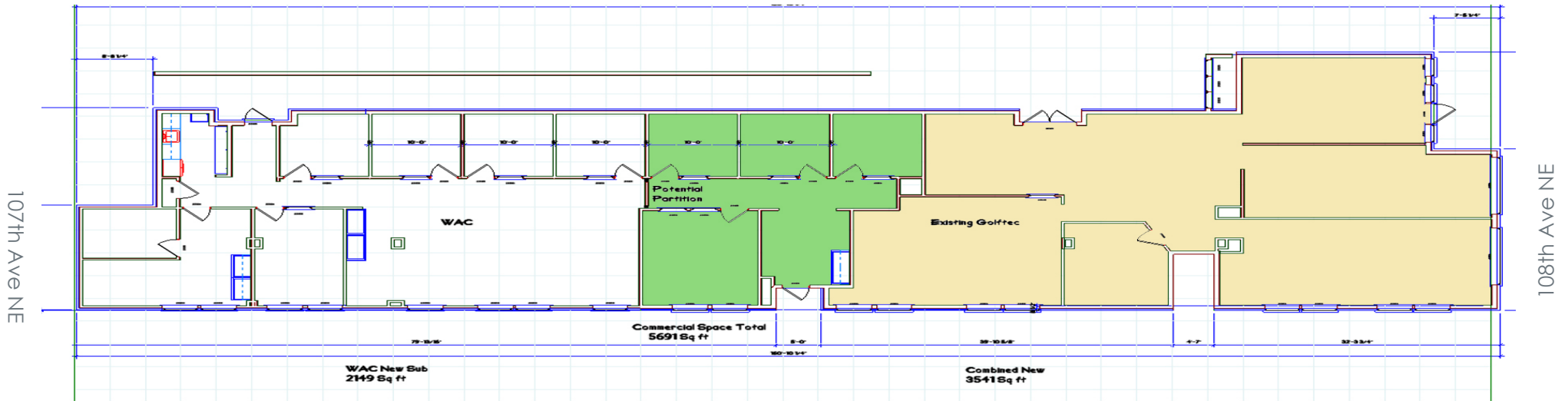
BELLE ARTS CONDO

PARKING GARAGE



BELLE ARTS CONDO

PROPOSED DEMISING PLAN



Landlord is open to a 5 year sale leaseback of WAC.

