

VILLA FIRENZE

Downtown Bellevue Medical Condo

\$1,950,000

RARE OPPORTUNITY!

*Medical Condo with
Retail Exposure*

AVAILABLE | Unit 111

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

 **Leibsohn
& Company**
Commercial Real Estate Services

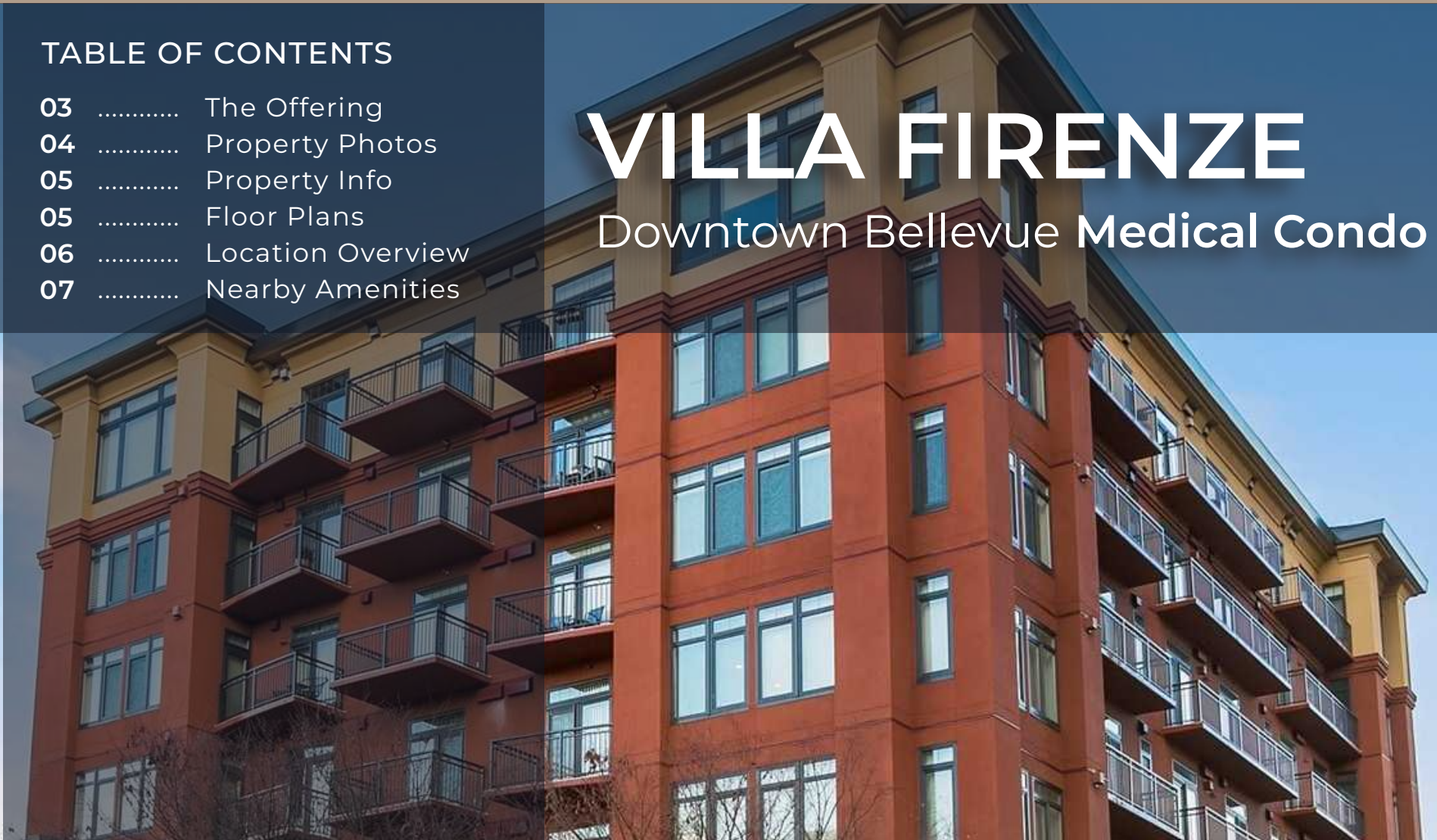


TABLE OF CONTENTS

03	.....	The Offering
04	.....	Property Photos
05	.....	Property Info
05	.....	Floor Plans
06	.....	Location Overview
07	.....	Nearby 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	\$1,950,000.00
Address	1106 108th Ave NE, #111
City/State	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 RSF (1.175X USF): 1,238 RSF
Parking	4 Reserved Spaces <i>*plus Street Parking</i>
Sprinkler System	Wet Pipe

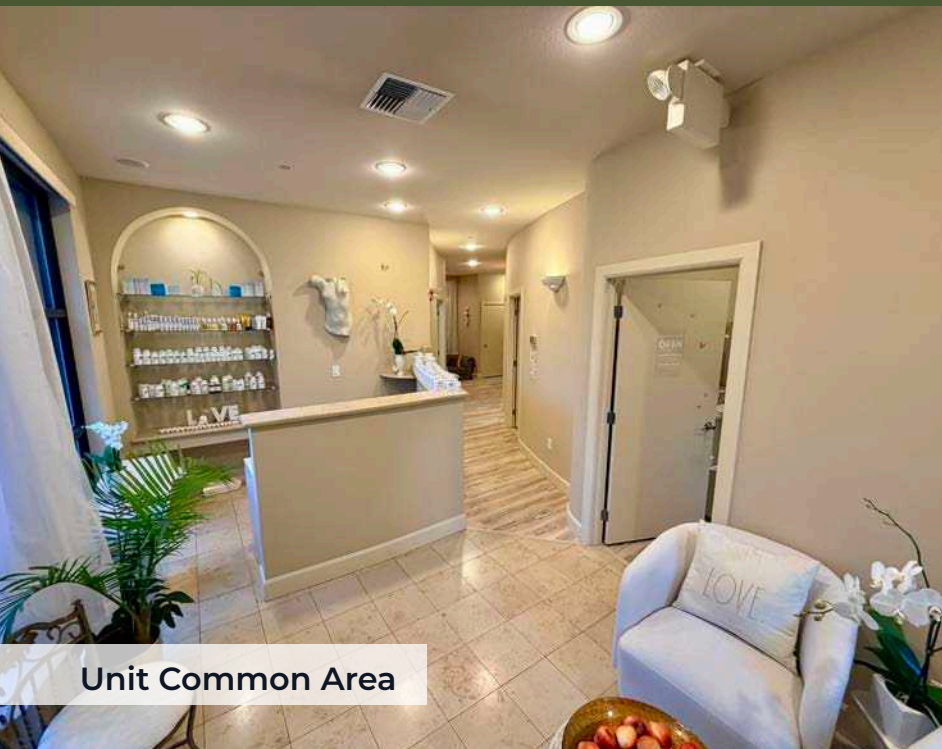
● ● ● PROPERTY PHOTOS



Waiting Area



Main Building Entry



Unit Common Area



Built-In Reception

Unit 111 Price

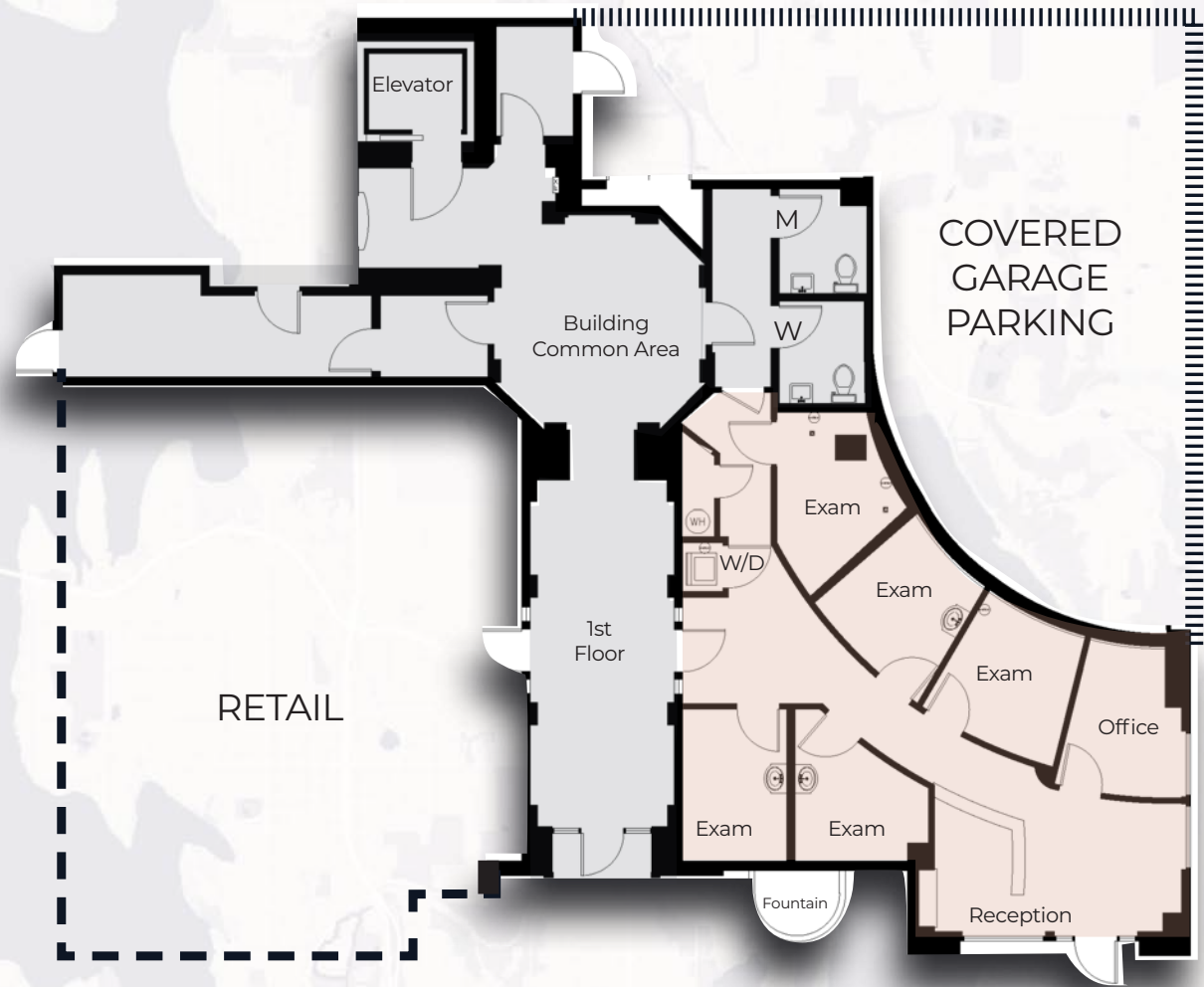
- ◆ \$1,950,000.00
- ◆ \$1,575.12/RSF

Sq. Ft. Summary

- ◆ Condo SF | **958 CSF**
- ◆ Usable SF | **1,054 USF**
- ◆ RSF (1.175X Market Load Factor) | **1,238 RSF**

Condo Features

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





DOWNTOWN BELLEVUE

SEATTLE

VILLA FIRENZE



NE 106th Street



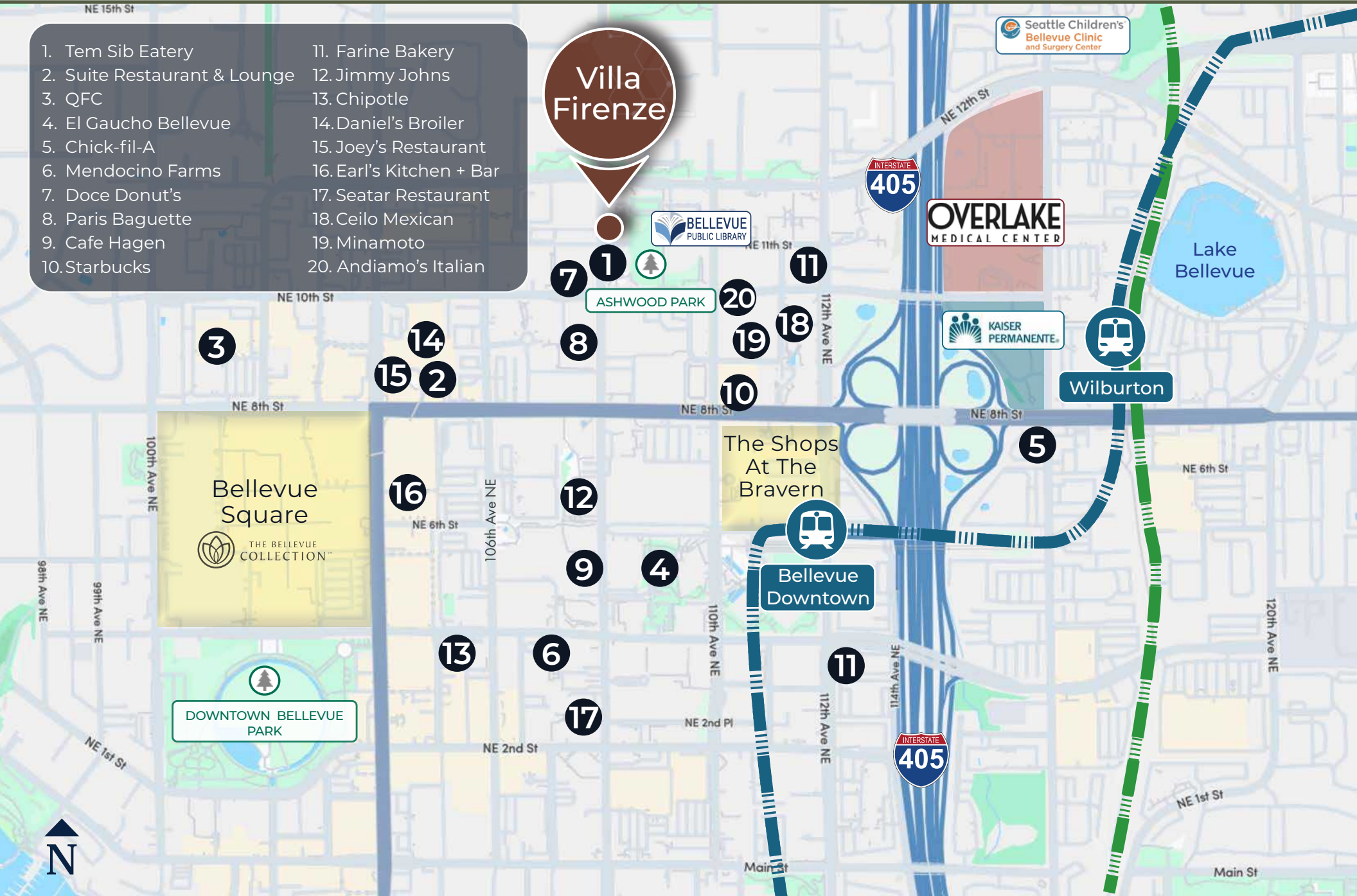
ASHWOOD PARK

106th Avenue NE

NE 12TH STREET

● ● ● SURROUNDING AMENITIES

- | | |
|------------------------------|--------------------------|
| 1. Tem Sib Eatery | 11. Farine 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 Kitchen + Bar |
| 7. Doce Donut's | 17. Seatar Restaurant |
| 8. Paris Baguette | 18. Ceilo Mexican |
| 9. Cafe Hagen | 19. Minamoto |
| 10. Starbucks | 20. Andiamo's Italian |



VILLA FIRENZE

Downtown Bellevue Medical Condo



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