

FOR SALE

Northup North Office Park Building C

2330 130th Ave NE
Bellevue, Washington



[HOME](#)

[HIGHLIGHTS](#)

[PROPERTY DETAILS](#)

[LOCATION](#)

[SITE PLAN](#)

[FLOOR PLANS](#)

[FACT SHEET](#)

[FINANCIALS](#)

For more information, please contact:

Brian Toy
Director
+1 425 201 1224
brian.toy@cushwake.com

Taylor Hudson
Director
+1 425 201 1205
taylor.hudson@cushwake.com

Northup North Office Park

Overview

Northup North Office Park is a rare opportunity to purchase an office property in supply constrained Bellevue. The building sits on a highly visible street with immediate access to SR-520.



Highlights

- 86% Leased
- Constructed in 1985
- Limited office building supply ensures long term value
- Walkable retail amenities
- Highly visible location
- Easy Access to SR-520 with multiple routes
- Close proximity to I-405



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Property Details

Property Address	2330 130th Ave NE Bellevue, WA 98005
Parcel Number	6193000030
Land Area	37,897 SF
Zoning	PO, Professional Office
Building SF	17,018 RSF
Year Built	1985
Parking	4/1,000 SF
Floors	Two (2)
Asking Price	\$7,100,000

Location



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City of Bellevue



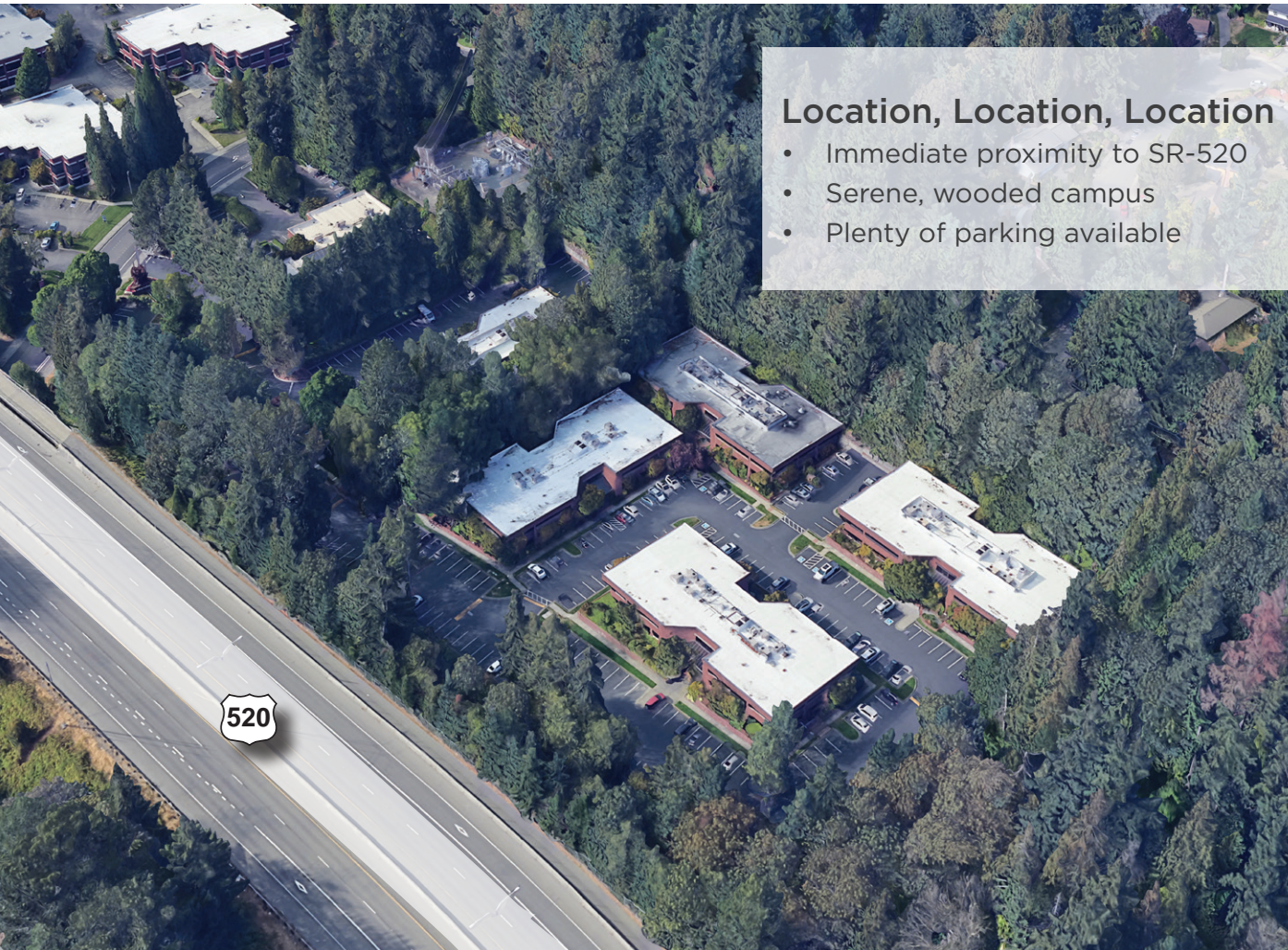
While the Seattle Metro is poised to continue steady population growth through the next decade, Bellevue’s job growth is projected to grow another 6% over the next five years in addition to the growth it has already experienced. Bellevue is a hub for arts and culture within the metropolitan area and hosts the largest award-winning arts & crafts festival in the Northwest. The Suburban Bellevue market is appealing to tenants seeking more reasonably priced options than those offered in Downtown Seattle and Bellevue.



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Location, Location, Location

- Immediate proximity to SR-520
- Serene, wooded campus
- Plenty of parking available



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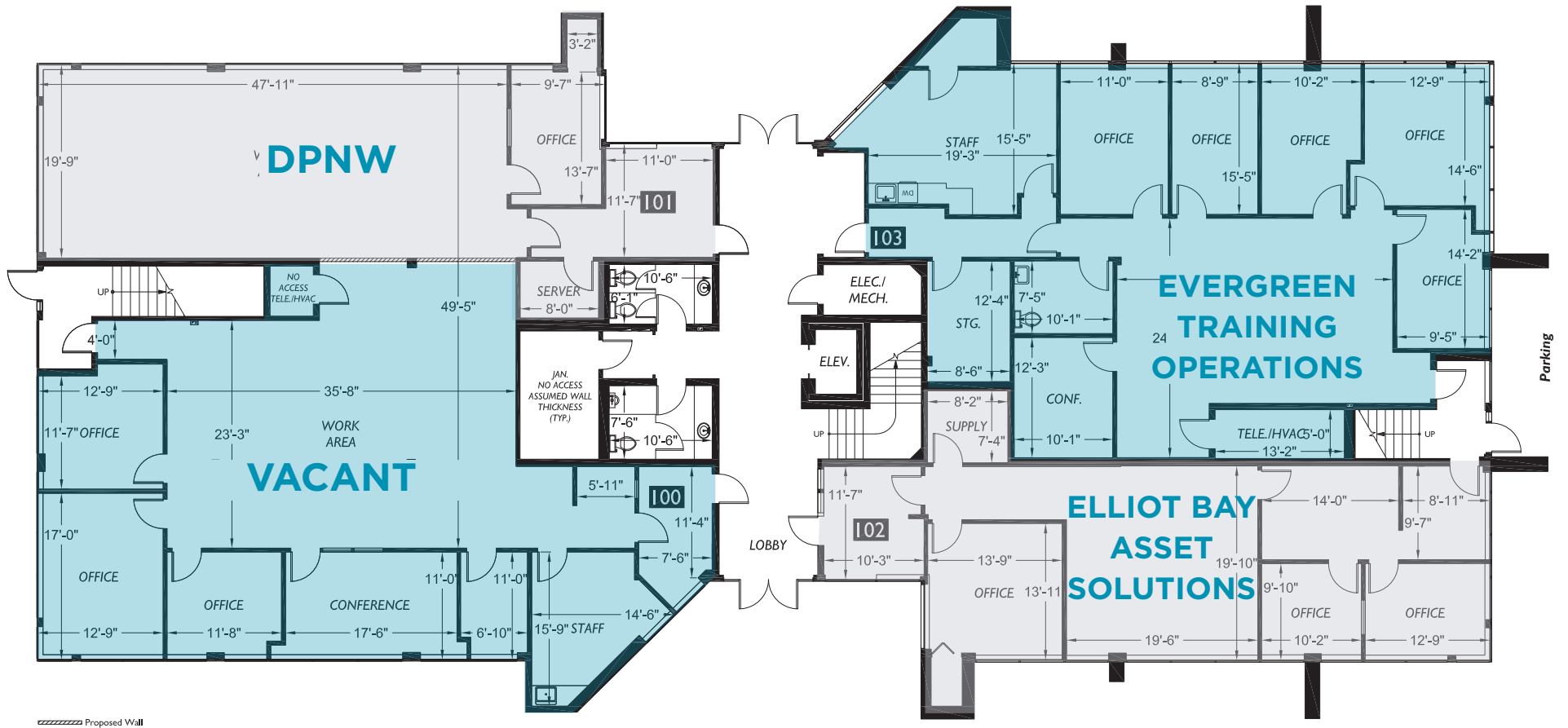


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First Floor

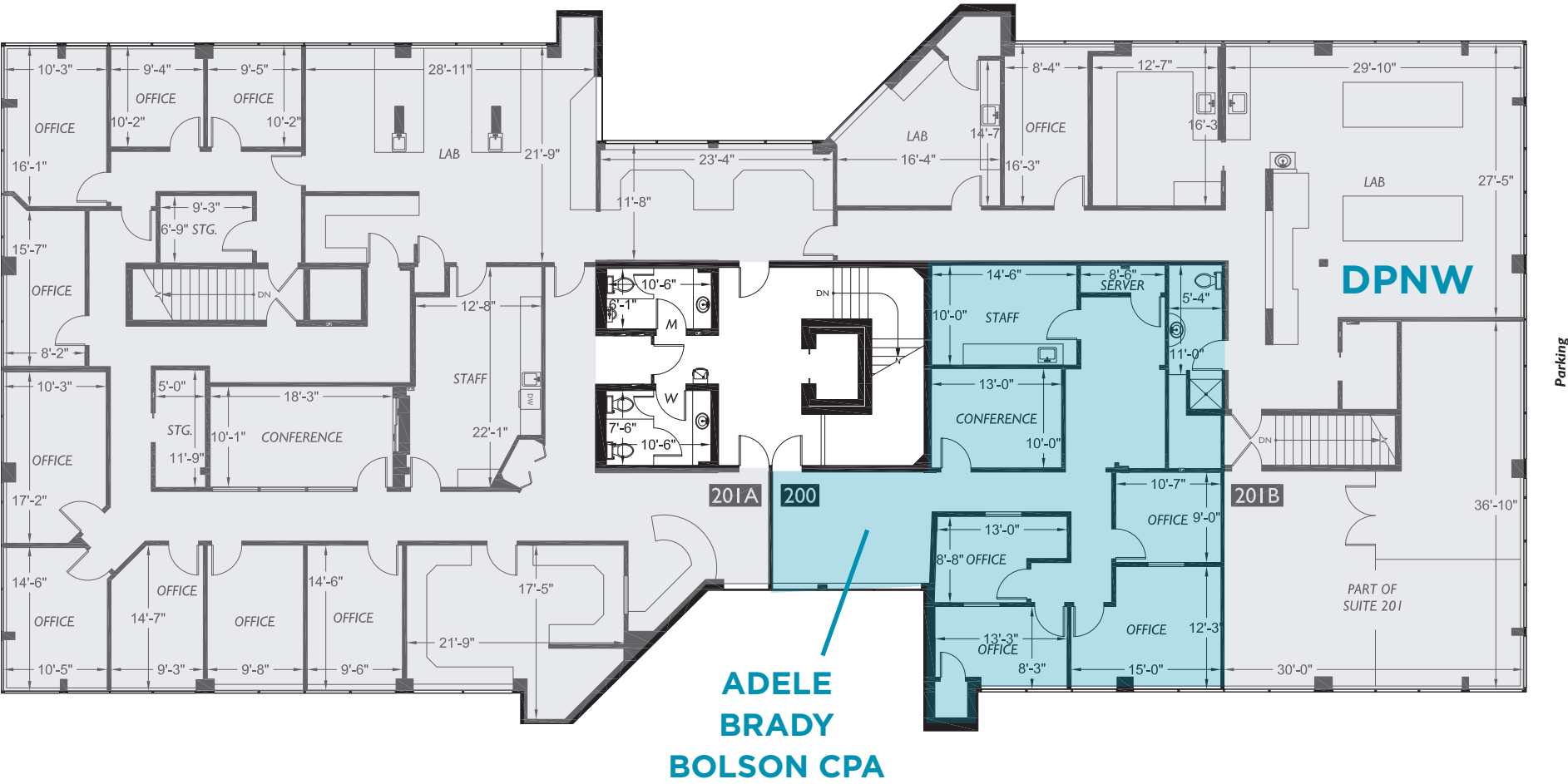


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Second Floor



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Square Feet:	17,018 RSF
Number of Floors:	2 Floors
Structural System:	Masonry
Mechanical System:	VAV system with roof-mounted HVAC units. New units and controls in 2021.
Ceiling Height:	8' 4" (to grid) on first floor; 8' 0" (to grid) on second floor.
Window Size:	4' (Glass Height)
Elevators:	One hydraulic elevator.
Security System:	Key card access entry.
Life Safety Systems:	Sprinkler and alarm system per NFPA requirements.
Parking:	Approx. 4 spaces per 1,000 RSF.
Landscaping Features:	Abundant use of native species including drought tolerant plants for energy conscious design.
Developer:	Northup North Associates
Year Built:	1985
Amenities:	24-hour access, landscaped grounds with picnic areas, on-site child care and property management. Adjacent BECU and walkable to nearby cafe.

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Full Service Income

SUITE	SQ FT	MONTHLY	ANNUAL	RATE/SF	EXPIRES
Suite 100	2,405 sf	-	-	-	-
Suite 101	1,454 sf	\$3,635.00	\$43,620.00	\$30.00	9/1/2028
Suite 102	1,489 sf	\$3,751.04	\$45,012.48	\$30.23	3/1/2025
Suite 103	2,552 sf	\$6,223.31	\$74,579.72	\$29.26	12/1/2029
Suite 200	1,489 sf	\$1,973.74	\$23,684.88	\$15.91	7/1/2024
Suite 202	7,629 sf	\$22,918.79	\$275,025.48	\$36.05	12/1/2032
Total	17,018 sf	\$38,501.88	\$462,022.56	-	

As of April 2024

Operating Expenses

	2021	2022	2023	2024
TOTAL	\$240,890.00	\$243,692.00	\$243,936.00	\$243,900.00
RATE/SF	\$14.16	\$14.32	\$14.33	\$14.33



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