FOR SALE

PALAZZO BUILDING

DENTAL CONDO | 1100 106TH AVE NE, BELLEVUE, WA 98004



Rare Downtown Bellevue Dental Condo Available For Lease or For Sale

Lease Rate: $30.00/RSF | NNN Rate: $16.41
(Plus Utilities & Janitorial)

Sale Price: $2,750,000

Leibsohn & Company
Commercial Real Estate Services

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THE OFFERING



FOR LEASE OR SALE
AVAILABLE IMMEDIATELY

Lease Rate: $30.00/RSF, NNN Rate: $16.41* | Sale Price: $2,750,000
*Plus Utilities & Janitorial

PALAZZO BUILDING
DENTAL CONDO | UNIT 102

Condo SF | 2,111 CSF

BOMA Usable SF (USF) | 2,178 USF

Rentable SF* | 2,559 RSF
*USF x1.175 Market Load Factor

Leibsohn & Company, as exclusive listing firm, is pleased to present an exceptional opportunity to acquire a premium dental condo at **Palazzo Building**, a highly sought-after mixed-use property in the heart of downtown Bellevue.

This offering features a 2,559 RSF dental condo, including 4 existing operatories with room to add 3-4 more.

With its prime location, versatile space options, and attractive professional setting, Palazzo Building offers a unique opportunity for buyers seeking a strategic investment or a distinctive home for their business.

Don't miss this chance to secure a valuable asset in one of Bellevue's most desired areas.

SELLER FINANCING AVAILABLE | Inquire with Broker

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UNIT 102 **FEATURES**

- **4 EXISTING DENTAL OPERATORIES**
- **OPPORTUNITY TO ADD UP TO 4 MORE OPERATORIES**
- **ABUNDANCE OF NATURAL LIGHT**
- **BUILT-IN RECEPTION**
- **X-RAY ROOM**
- **ADA ACCESSIBLE**
- COMCAST BUSINESS **AVAILABLE**

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The **Palazzo Dental Condo** is currently equipped with four fully built-out operatories, with a unique layout that allows for expansion up to eight operatories. This flexibility makes it an excellent opportunity for an established dentist, orthodontist, periodontist, or other specialty practice looking to grow.

NEARBY **AMENITIES**

Surrounding Restaurant Amenities

Tem Sib Eatery, Suite Restaurant & Lounge, Joey's Restaurant, Cafe Hagen, Paris Baguette

Nearby Attractions

Bellevue Square, The Shops at The Bravern, Downtown Bellevue Park

Prominent Location

Convenient access to I-405, I-90 & SR-520 and nearby to East Link Light Rail & BS-226, 249, 250, 532, 535, 550

PROPERTY FEATURES

Unit Type	Dental Clinic
Unit Size	2,559 RSF
Views	Downtown Bellevue
Building Type	Mixed-Use
Internet	Comcast
Year Built	2002

OPERATING EXPENSES (2026)

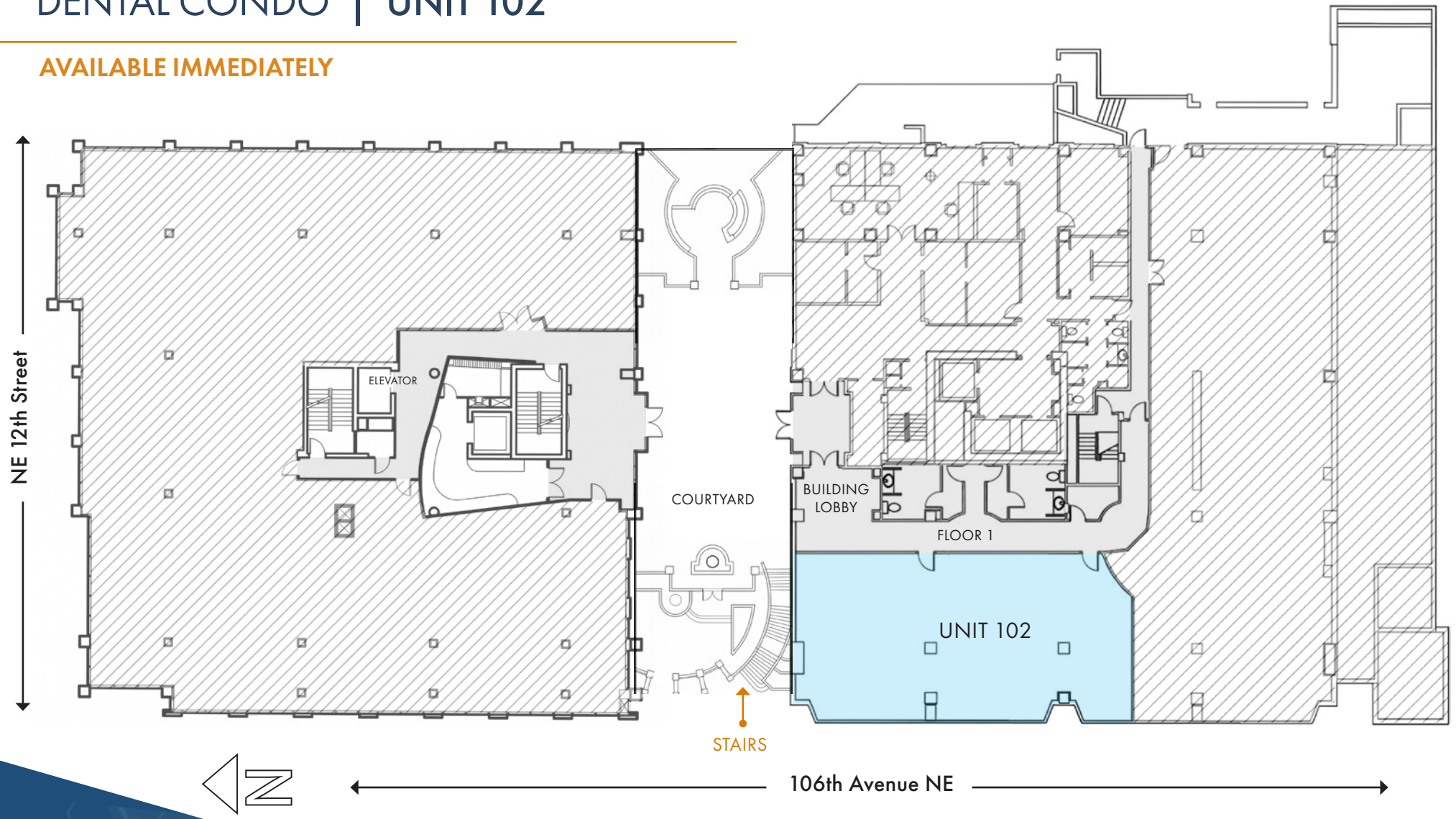
HOA Dues	$2,110.00/month
Property Insurance	$141.67/month
Property Taxes	$1,014.27/month
Maintenance (Est.)	$233.33/month
Utilities (Est.)	$475.00/month
Total	$3,974.27/month



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DENTAL CONDO | UNIT 102

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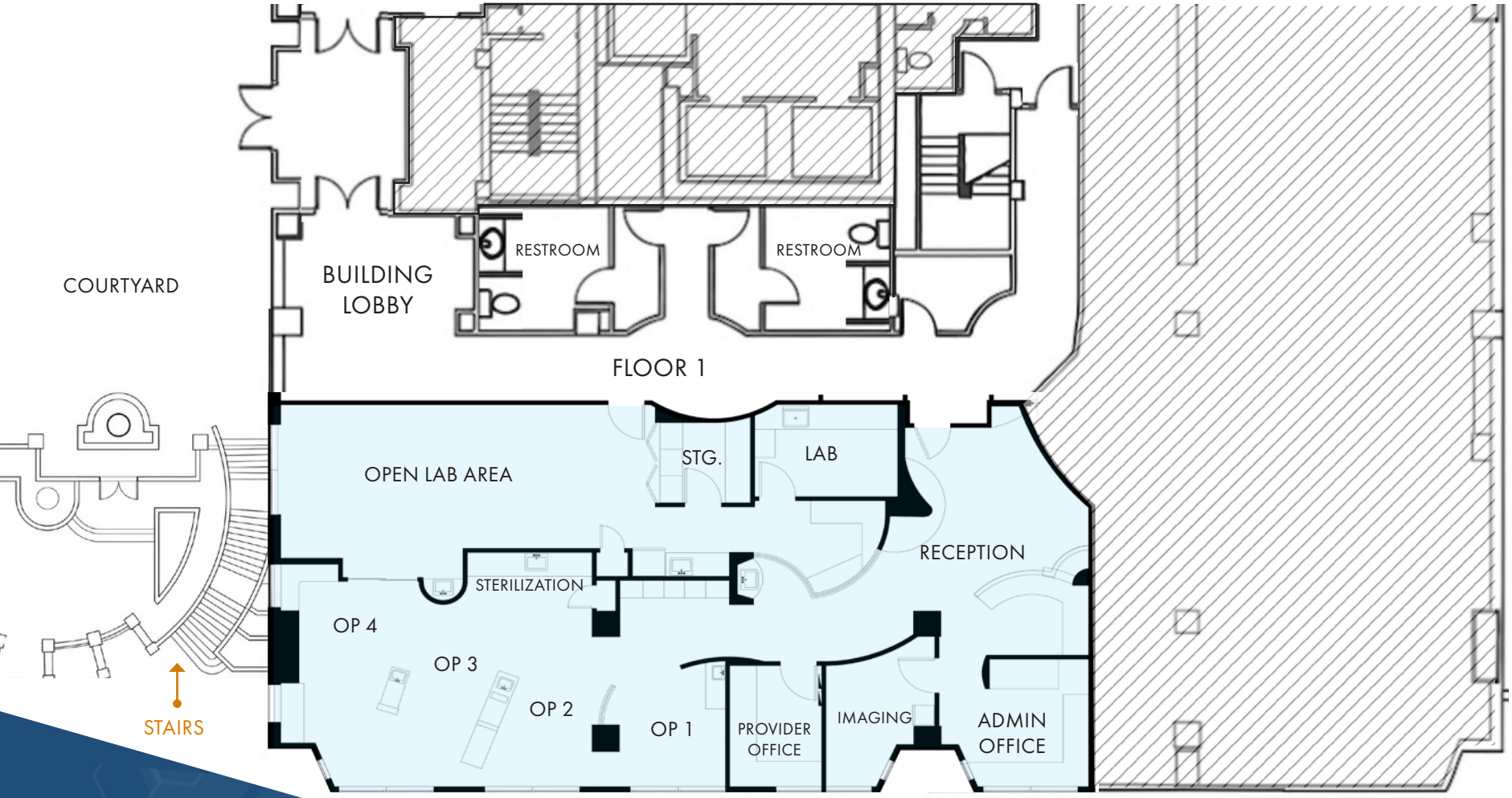
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DENTAL CONDO | UNIT 102 | AS-BUILT FLOOR PLAN

AVAILABLE IMMEDIATELY

Unit 102 - 2,559 RSF

- 4 Existing Operatories
- Room to Add 3-4 More Operatories
- Available Immediately



Lease Rate: $30.00/RSF | NNN Rate: $16.41
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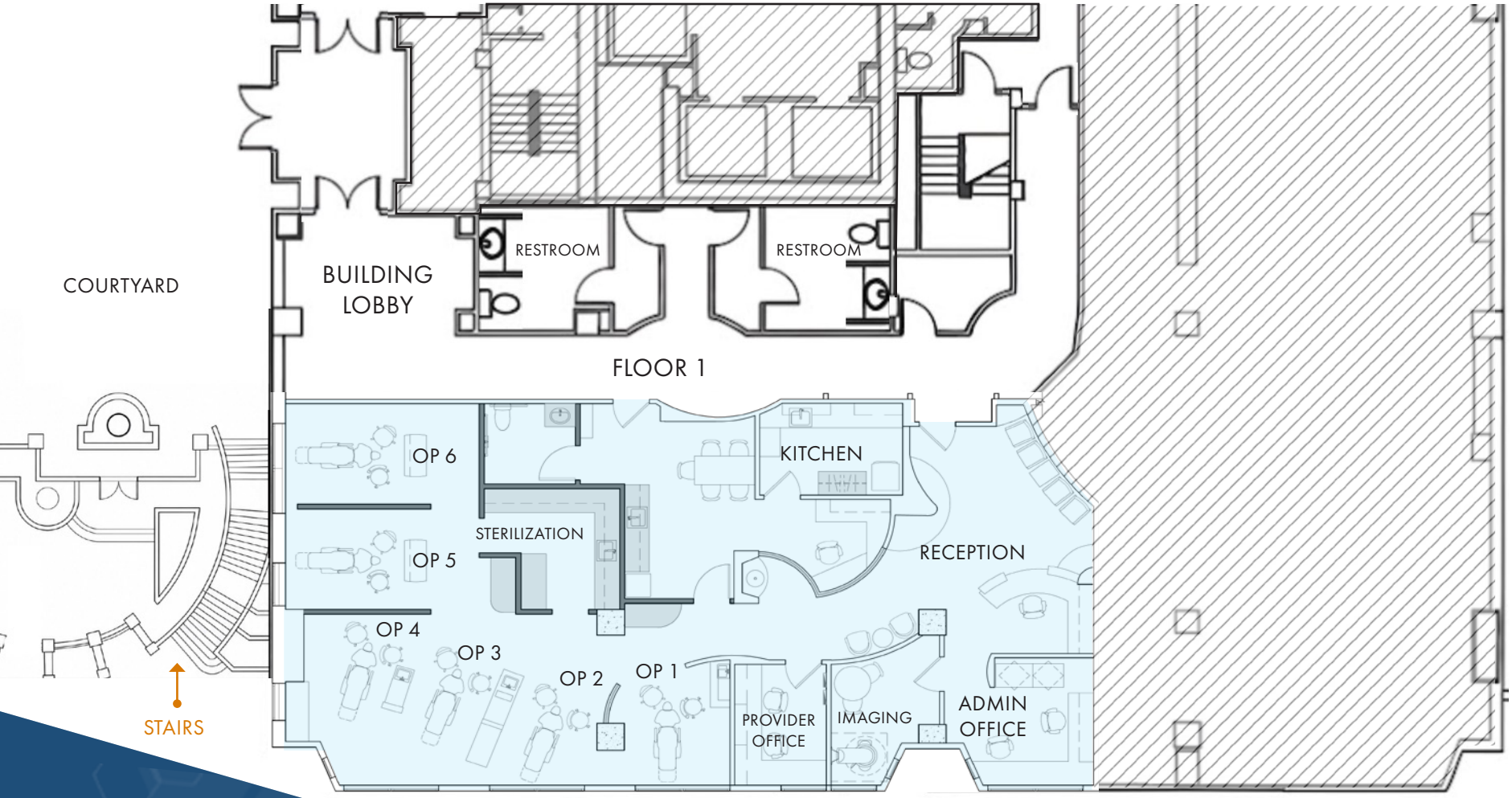
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DENTAL CONDO | UNIT 102 | CONCEPTUAL PLAN

AVAILABLE IMMEDIATELY

Unit 102 - 2,559 RSF

- 4 Existing Operatories
- Room to Add 3-4 More Operatories
- Available Immediately



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RECEPTION AREA



UNIT ENTRY



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DENTAL OPERATORY AREA



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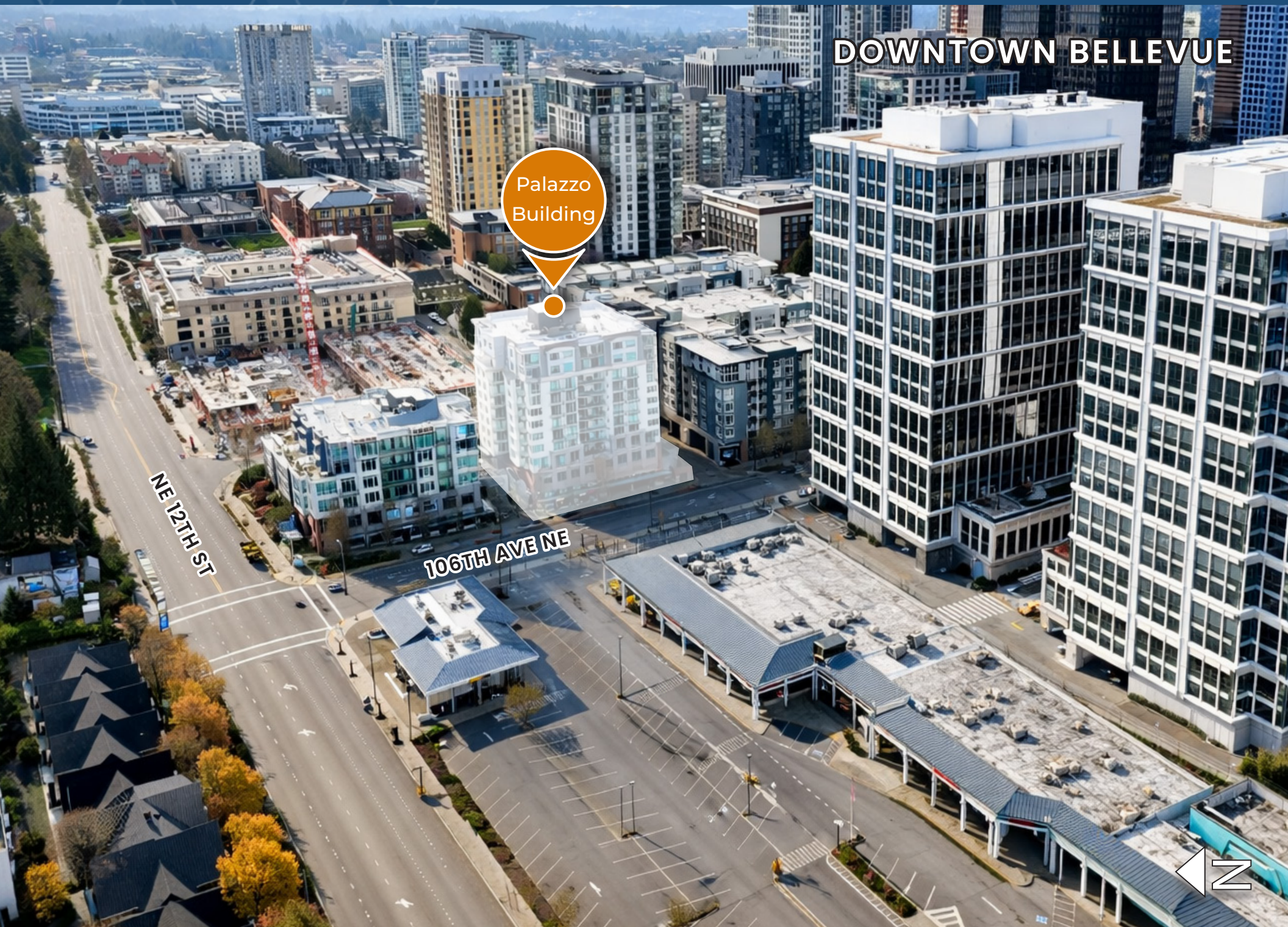
DENTAL OPERATORY AREA



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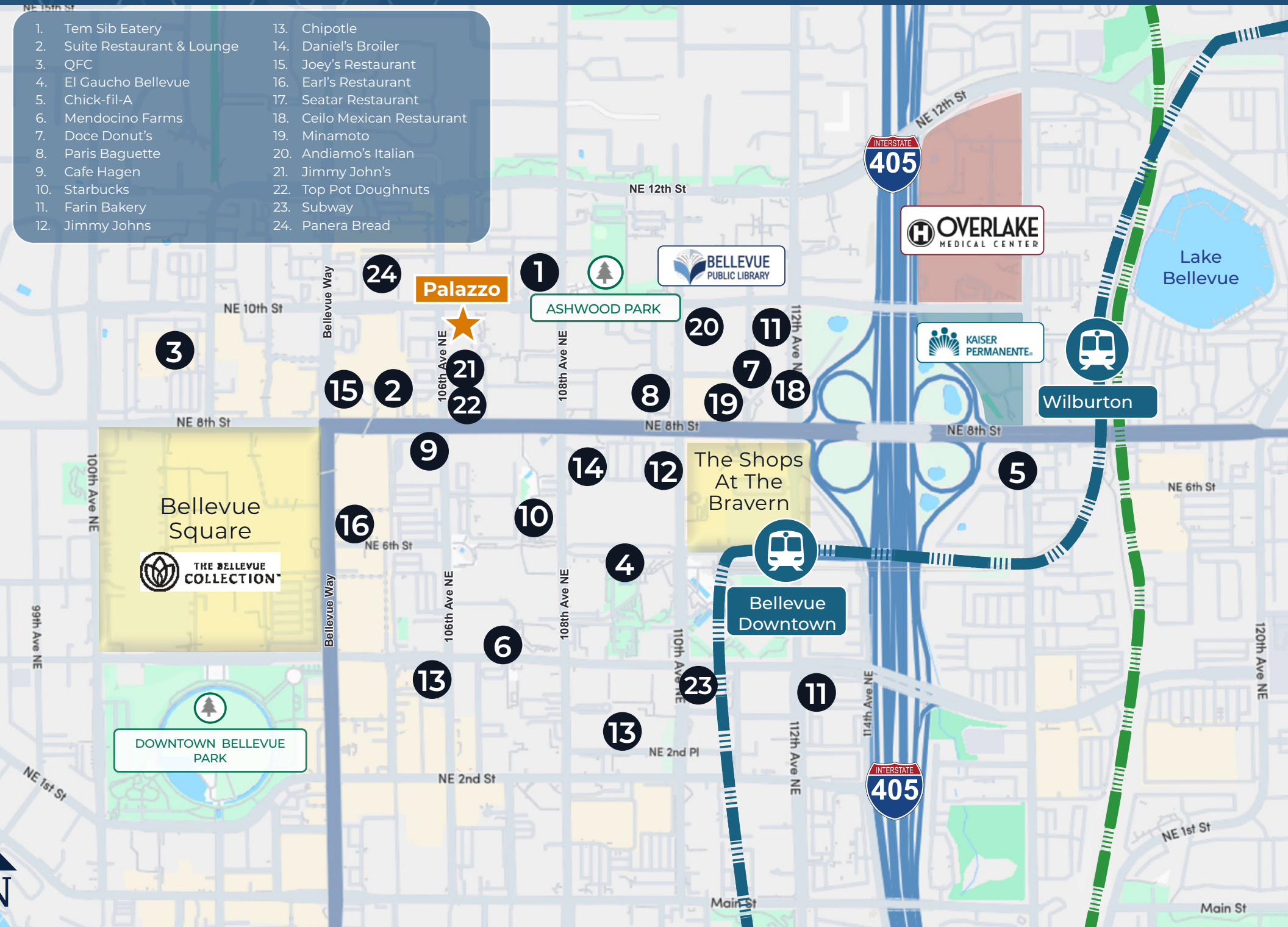
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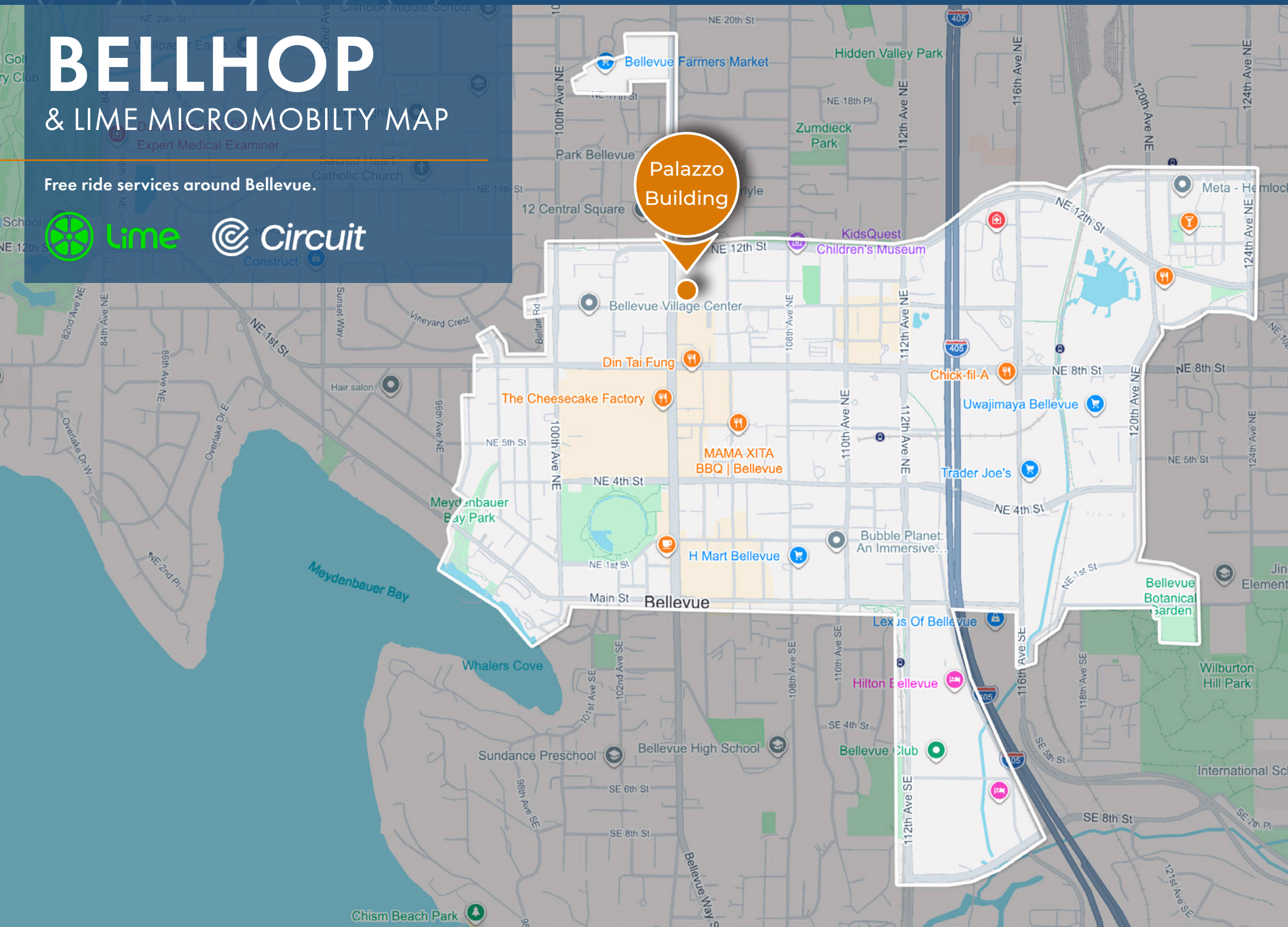
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BELLHOP
& LIME MICROMOBILTY MAP

Free ride services around Bellevue.

Lime Circuit



PARKING

NEARBY AVAILABILITY

Onsite Free Parking for Patients/Visitors



PARKING OPTIONS

1	**Belcarra**	10688 NE 10th St	$240.00 per month (Plus Tax)
2	**Ashton**	10710 NE 10th St	$278.95 per month (Includes Tax)
3	**Columbia Bank**	10350 NE 10th St	$167.92 per month (Includes Tax)
4	**Del Teet**	10308 NE 10th St	$167.92 per month (Includes Tax)
5	**WA Square Surface Lot**	10610 NE 8th St	$292.25 per month (Includes Tax)
6	**Ten20**	10710 NE 10th St	$281.95 per month (Includes Tax)
7	**WA Square**	932 106th Ave NE	$240.00 per month (Plus Tax)



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