

VILLAGE OFFICE PARK | Bellevue, WA

Owner / User or Investment Opportunity

NEW TO MARKET!

- Near Yarrow Bay -



Caleb Farnworth, CCIM
(425) 289-2235
calebf@rosenharbottle.com

RH | ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE

VILLAGE OFFICE PARK

FOR SALE: \$3,700,000

• \$270/SF •



3805 108th Avenue NE, Bellevue, WA 98004

Property Features

Location Information

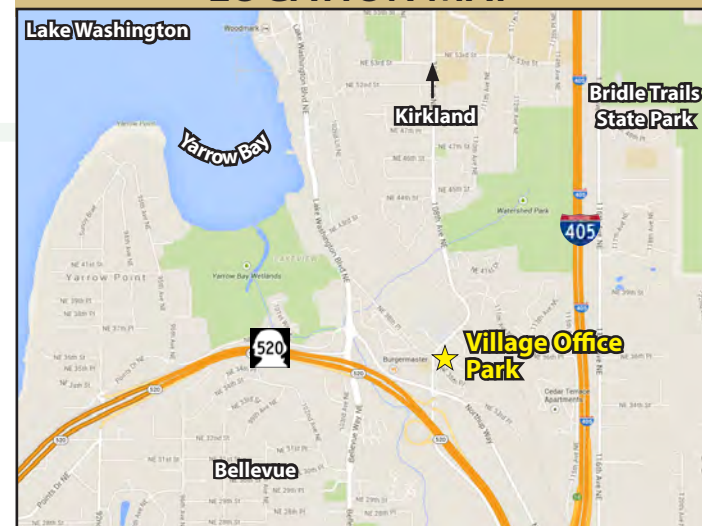
Floor Plans

Construction Detail

FEATURES:

- Unique three-story building with private suite balconies
- Up to 8,545 SF can be available on 4/1/2016 for Owner/User
- 100% leased for investment buyer
- **Building Size:** 13,723 SF Total
6,632 SF Second Floor
5,592 SF First Floor
1,499 SF Ground Floor Storage
- **Construction:** Wood Frame
- **Quick Freeway Access:** Blocks from SR 520 Access Ramps & I-405 Interchange
- **Public Transit:** Kirkland Park & Ride is adjacent to the property and is a major transportation hub
- **Amenities:** Tranquil, park-like setting, nearby restaurants & retail, daycare within Yarrow Bay neighborhood
- **Parking:** 3.5 stalls / 1,000 SF - Free of Charge
- **Additional Income:** Cell tower, on-site storage & parking
- **Loan Information:** Building can be sold unencumbered

LOCATION MAP



For more information, contact:

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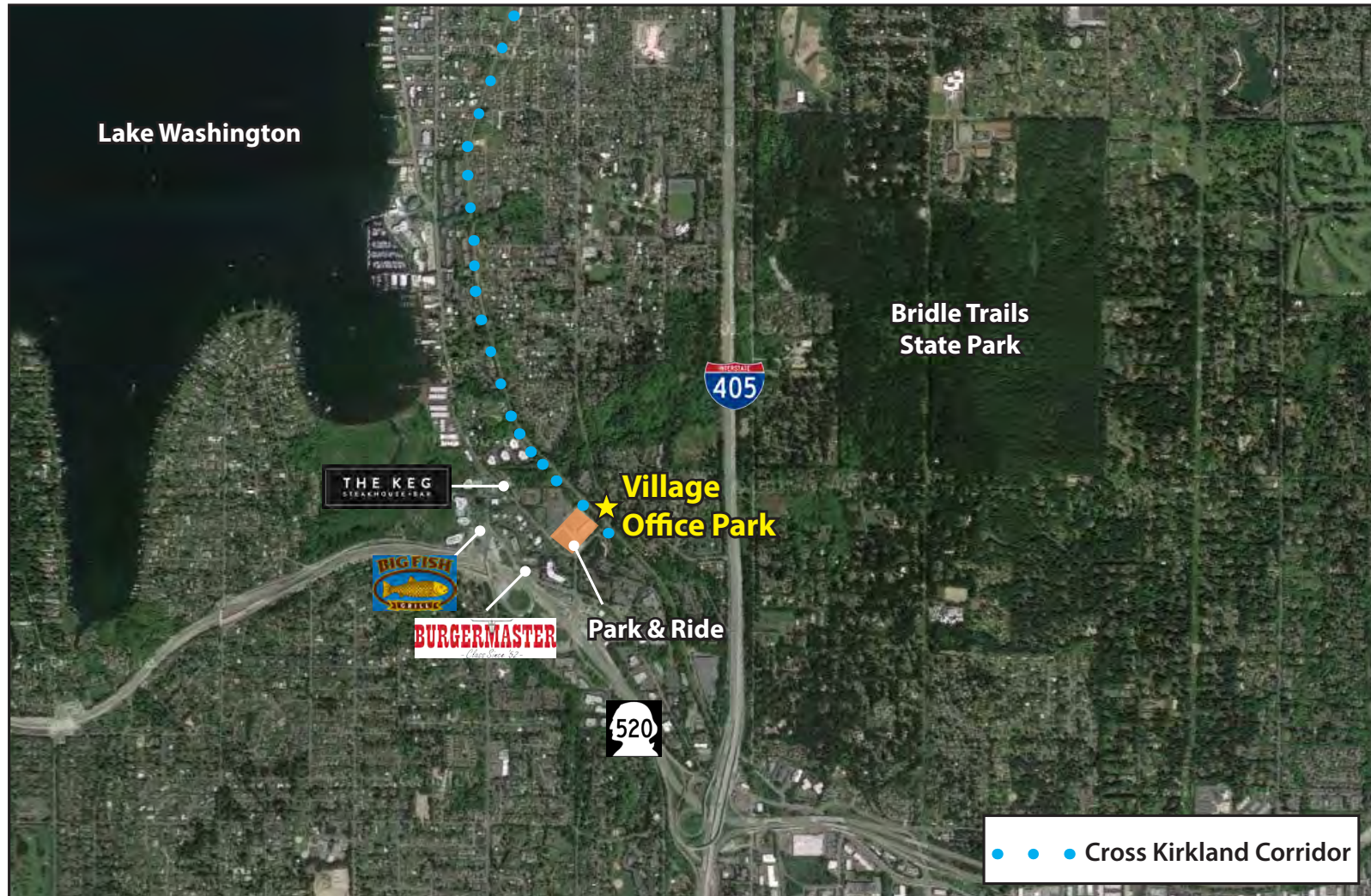
www.rosenharbottle.com

Rosen~Harbottle Commercial Real Estate | P.O. Box 5003 Bellevue, WA 98009-5003 | phone: (425) 454-3030 fax: (425) 454-6705

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

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ADDITIONAL BUILDING INFORMATION

Drive Times:

Downtown Bellevue 7 Minutes
Downtown Kirkland 9 Minutes

Parcel Number: 202505-9234

Lot Size: 59,578 SF (1.37 Acres)

Year Built: 1980

2015 Taxes: \$18,634

Zoning: Office (21A.04.120)

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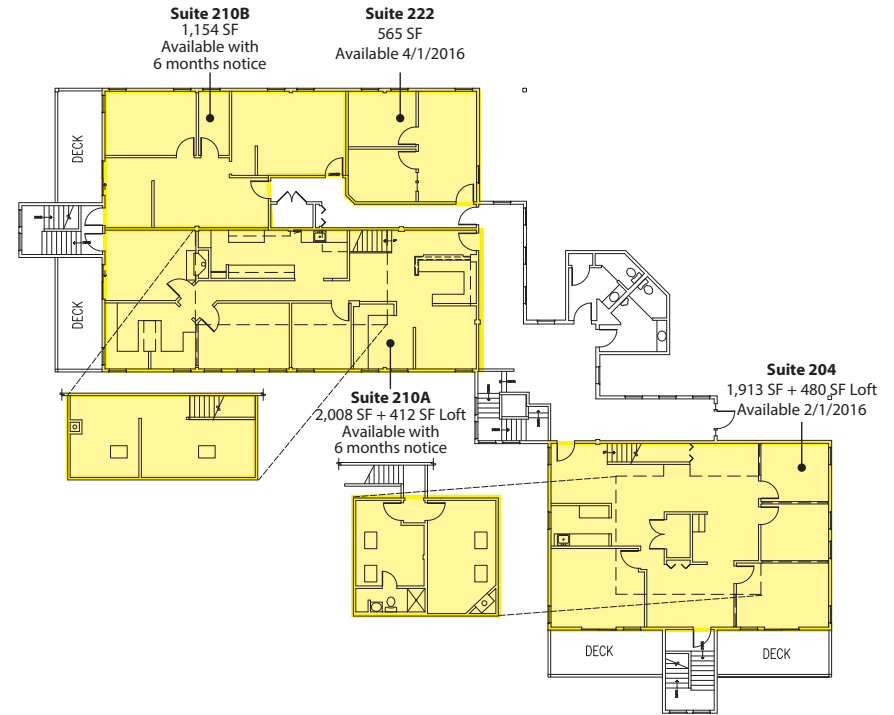
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Availability for Owner/User

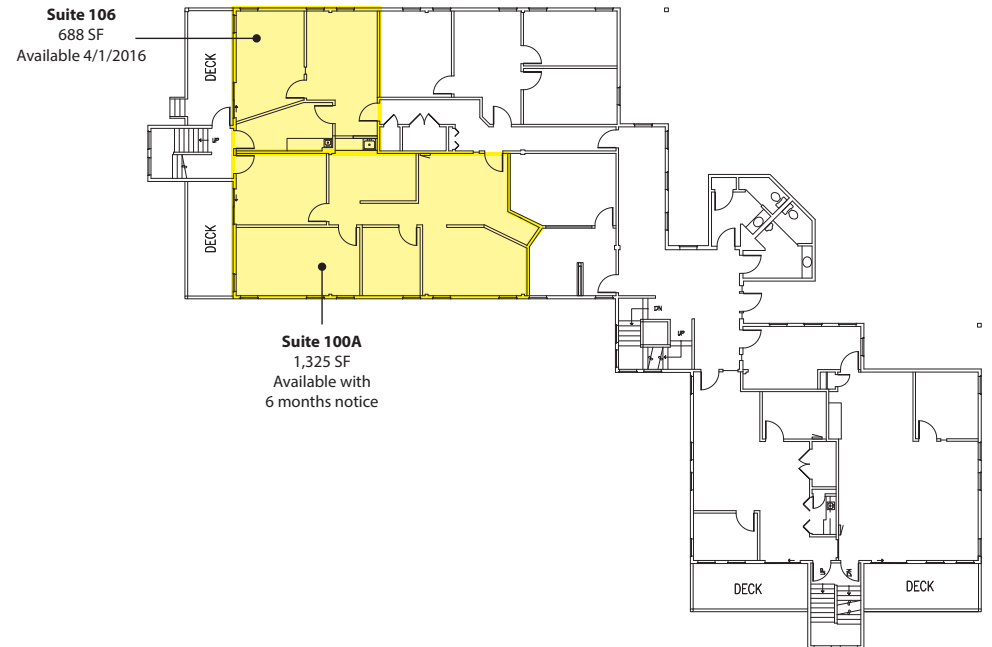
SECOND FLOOR

Up to 6,532 SF on second floor available by 4/1/2016 for owner/user



FIRST FLOOR

Up to 2,013 SF on first floor available by 4/1/2016 for owner/user



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VILLAGE OFFICE PARK

Construction Detail

- **Foundation:** Concrete piers supporting steel columns
A portion of the building has slab on grade
- **Structure:** Three-story wood frame
- **Interior:** Steel columns supporting glulam beams
- **Exterior:** Wood frame with beveled cedar siding
- **Roof:** Composition shingles; replaced in
- **Windows:** Aluminum frames with insulated glazing
- **Ceilings:** Typically 8'6" with some vaulted ceilings
- **HVAC:** 8 Carrier split system packages



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- Location Information
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Buyer/Broker Confidentiality/Registration Agreement

RE: Village Office Park, Bellevue, Washington

The undersigned has been advised that Rosen-Harbottle Commercial Real Estate (RHCRE) has been retained on an exclusive basis by RIB Investments (The "Seller") with respect to the offering for sale of the Village Office Park (The "Property"). All inquiries and communications shall be directed to RHCRE. In no event shall the undersigned or any of its agents or contractors contact any tenant of the Property or any governmental authority concerning the Property, or make any physical inspection or testing of the Property, without prior written consent of RHCRE or Seller.

The entity or person listed below as "Buyer" is interested in the possible Purchase of the Property. If applicable, Buyer is represented by the entity or person listed below as "Broker". Buyer represents that it has the experience and financial capabilities to evaluate and purchase the Property. All information furnished to Buyer and/or Broker by the Seller or by RHCRE shall not be duplicated, and it shall be used solely for Buyer's evaluation of the purchase of the Property for its own account as a principal.

RHCRE has available for review certain information ("Confidential Information") concerning the Property. On behalf of the Seller, RHCRE may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Seller, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Seller enters into a formal binding agreement of sale.

The Confidential Information does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require or desire. Financial information contains estimates based on assumptions and may not represent the current or future performance of the Property. Buyer agrees that Buyer's decision to purchase the Property shall be based solely on Buyer's independent investigation and evaluation of the Property and all information relating to the Property and not on any information provided by either Seller or RHCRE. The parties are advised that RHCRE, although not an actual Owner of the Property, has common interests in the Property. These interests include, but are not limited to, the fact that Principals in RHCRE may also have ownership interests or managing interests in the Property and represent the interest of the entity which owns the Property. Buyer and Broker agree that the Seller and RHCRE shall have no liability with respect to any information provided by the Seller or RHCRE. Neither RHCRE nor Seller make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Confidential Information, and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Agreement Buyer and Broker agree that the information provided is confidential, that each of them will hold and treat it in the strictest confidence, and that neither Buyer nor Broker will disclose or permit anyone to disclose the Confidential Information to any person, firm or entity without prior authorization of the Seller and RHCRE, except that the information may be disclosed to Buyer's partners, employees, legal counsel and lenders or pursuant to a court order and the undersigned agrees that any duplication is strictly prohibited. Seller expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussion with any party at any time, with or without notice. **If you do not wish to pursue acquisition negotiations, you hereby agree to return the Confidential Information and deliver copies of any reports or surveys prepared by, or on behalf of, the undersigned concerning the Property to RHCRE.**

The undersigned acknowledges that it is undertaking its investigation of the Property at its sole risk, and that under no circumstance will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by Seller or RHCRE.

ACKNOWLEDGED: Buyer

ACKNOWLEDGED: Broker

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Company: _____

Company: _____

Phone: _____

Phone: _____

E-Mail: _____

E-Mail : _____

Address: _____

Address: _____

Fax: _____

Fax: _____

Return signed copies to:

Caleb Farnworth

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