



**WALLACE**  
PROPERTIES

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Bellevue, WA 98004  
425-455-9976  
[www.wallaceproperties.com](http://www.wallaceproperties.com)



OFFICE FOR LEASE:

**BELLE ARTS CONDO**  
Suite 150, 111 108th AVE NE | BELLEVUE, WA

FOR SALE INFORMATION, PLEASE CONTACT:

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# BELLE ARTS CONDO FOR LEASE

## PROPERTY DETAILS



## THE OPPORTUNITY

This rare commercial condominium, including 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.

### LEASE INFORMATION

- **Suite 150:** 2,902 USF
- **Lease Rate:** \$40/SF/NNN
- **Estimated NNN's:** \$11.23/SF

### PROPERTY HIGHLIGHTS

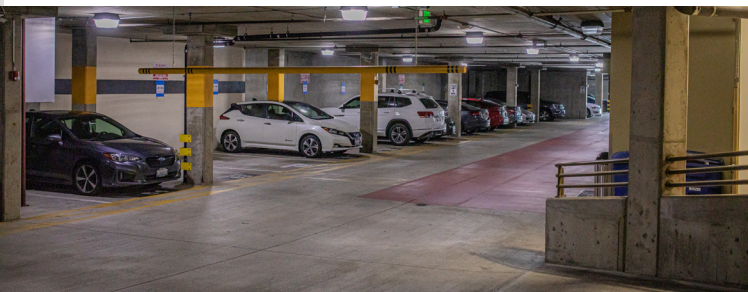
- Ground floor availability with window line
- Building signage available
- Tenant may reserve up to 9 parking stalls in the covered garage for \$225 per stall per month
- Street level and common area entrances
- Common area restrooms
- Excellent location just one and a half blocks from Bellevue's core 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 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 FOR LEASE

## INTERIOR PHOTOS





# BELLE ARTS CONDO FOR LEASE

## FLOOR PLAN

 APPROX. 2,902 SF

