

PRICE REDUCTION:
\$11,000,000

3000
NORTHUP
WAY



RARE BELLEVUE OWNER/USER OPPORTUNITY



19,209 RSF RARE
OWNER/USER
OPPORTUNITY



PROMINENT MONUMENT
SIGNAGE & COVERED
PARKING



LOCATION/PROXIMITY
TO FREEWAYS AND
TRANSIT



SELLER FLEXIBILITY WITH
POTENTIAL SHORT TERM
LEASE BACK



JEFF JOCHUMS
Executive Vice President
+1 425 462 6971
jeff.jochums@cbre.com

CBRE



3000 NORTHUP BUILDING | OWN VS. LEASE ANALYSIS










Own	
Purchase Price	\$11,000,000
Down Payment (15%)	\$1,650,000
Loan Amount (85% LTV)	\$9,350,000
Costs (.5% Loan Fee + Appraisal + Phase I)	\$52,250
Total Out of Pocket Expense (Down + Costs)	\$1,702,250
Monthly Payment (10/20 @ 3.48%)	\$54,362
Monthly Principal Reduction (Average of 1st 12-months)	\$27,310
Monthly NNN Expense (\$12.50/SF)	\$20,009
Monthly Out of Pocket Expense	\$74,372
Annual Out of Pocket Expense	\$892,462
Net Annual Expense (Payment - Principal + NNN)	\$564,746
Net Annual Expense (Payment - Principal + NNN)	\$29.40
Lease	
Rentable Space	19,209 Total SF
Monthly Rent \$35/SF	\$56,026
Monthly NNN Expense \$12.50/SF	\$20,009
Monthly Parking (21 stalls @ \$50/stall)	\$1,050
Net Actual Monthly Expense	\$77,086
Net Actual Annual Expense	\$925,028
Comparison	
Annual Cost of Ownership	\$892,462
Annual Principal Reduction (Year #1)	\$327,716
Annual 3rd Party Rental Income	-
Net Annual Cost of Ownership (Excluding appreciation)	\$564,746
Net Annual Cost to Lease (Excluding Increases)	\$925,028
Annual Difference in Favor of Ownership	\$360,282
Annual Difference in Favor of Ownership PSF	\$18.76

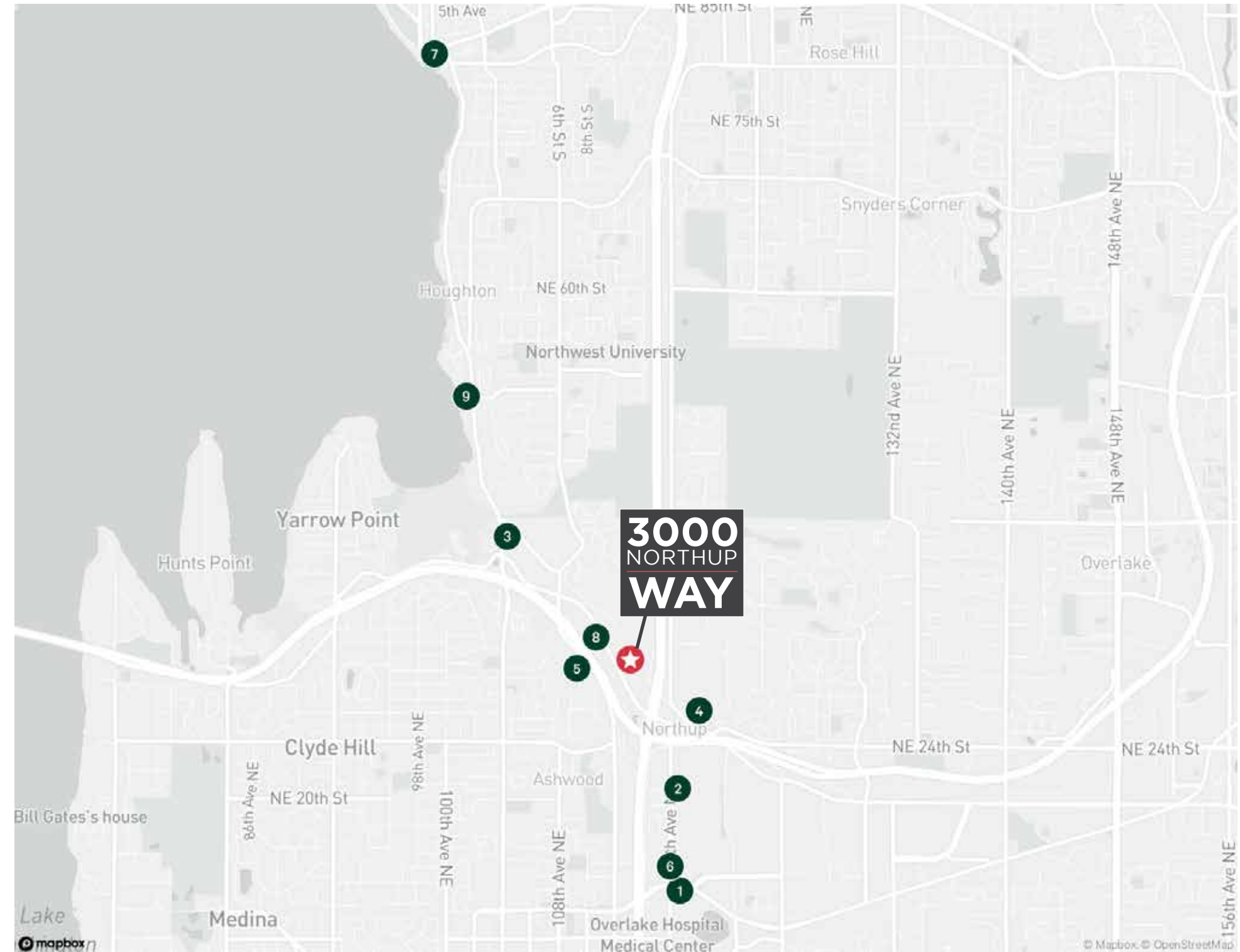


BUILDING FEATURES

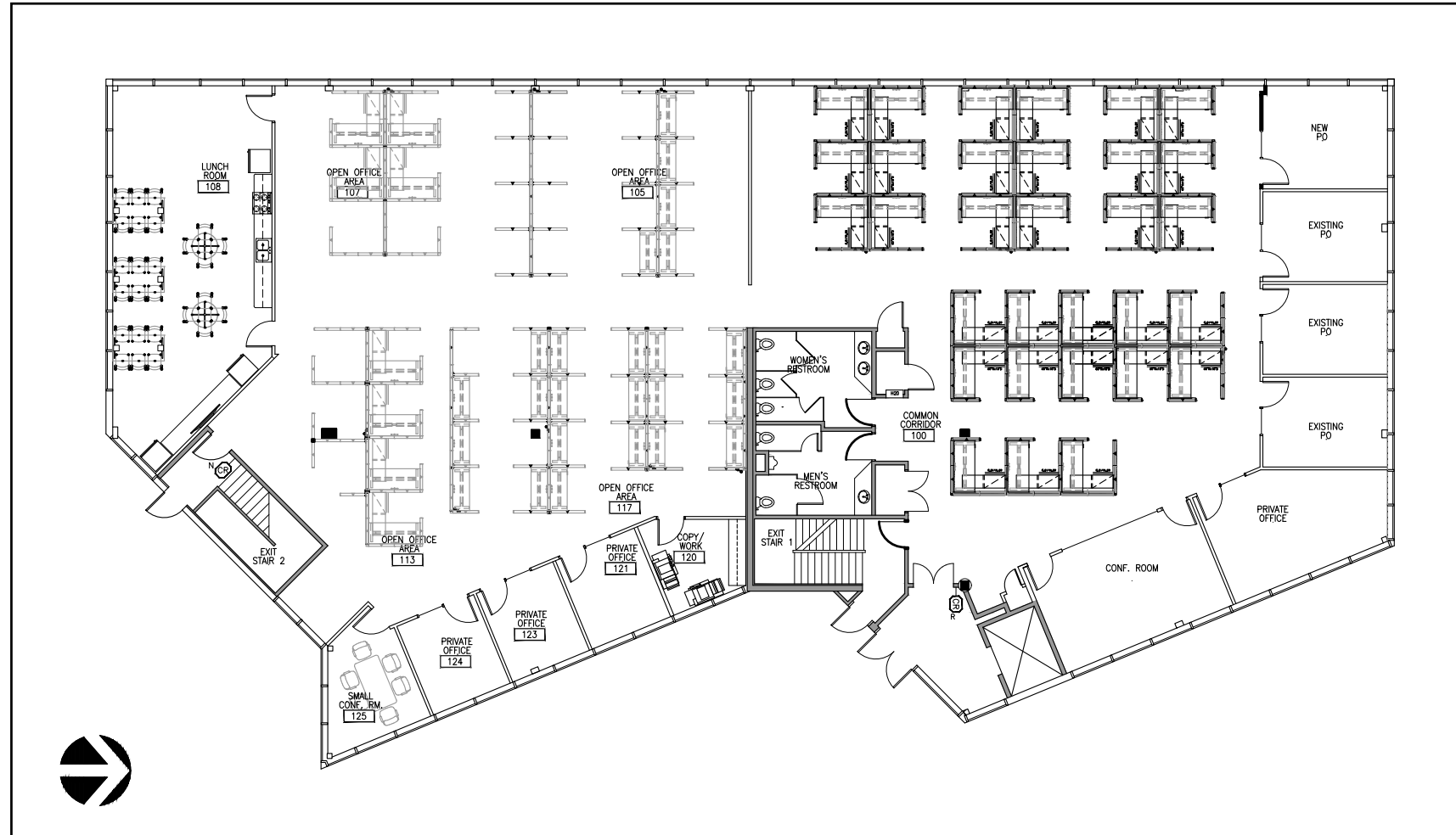
- 19,209 RSF Elevator served
- 350 SF of secured storage in the building garage
- 34,540 SF Lot
- Prominent monument signage along Northup Way
- Approximately 3.5/1,000 SF parking ratio including 21 covered stalls
- Excellent access to highways 520 & 405
- Outdoor patio and close proximity to amenities

3000 NORTHUP SALE COMPARABLES

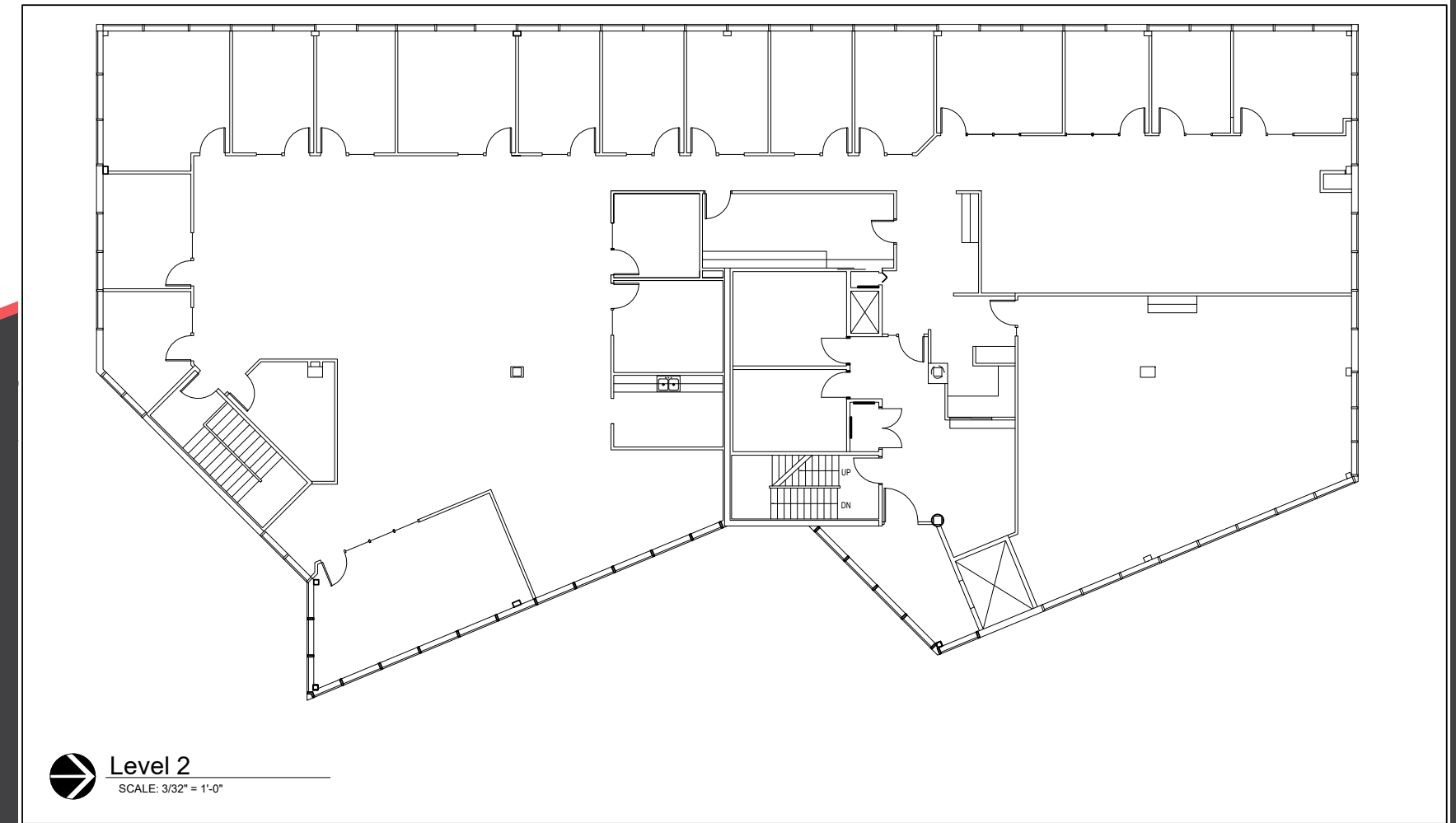
Map #	Thumbnail	Building Name Building Address	Sale Date	Building Size	Sale Price	Price Per SF
1.		Bellevue Professional Arts Building 11711 NE 12th St. Bellevue, WA	12/10/2021	13,820	\$9,250,000	\$669
2.		2020 Building 2020 116th Ave NE Kirkland, WA	10/21/2021	7,505	\$4,865,000	\$648
3.		3724 Lake Washington 3724 Lake Washington Blvd NE Kirkland, WA	10/20/2021	6,266	\$5,000,000	\$798
4.		Twilight Center 2600 116th Ave NE Bellevue, WA	10/7/2021	34,823	\$18,800,000	\$540
5.		Corporate Campus East III 3009 112th Ave NE Bellevue, WA	9/10/2021	160,508	\$83,850,000	\$522
6.		Cascade Medical Clinic 1414 116th Ave NE Bellevue, WA	5/20/2021	11,540	\$7,675,000	\$665
7.		Marina Park Building 25 Central Way NE Kirkland, WA	5/18/2021	20,287	\$13,150,000	\$648
8.		3101 Northup 3101 Northup Way Bellevue, WA	4/30/2021	42,086	\$22,500,000	\$535
9.		Waterfront Place on Yarrow Bay 5209 Lake Washington Blvd NE Kirkland, WA	12/17/2020	52,828	\$44,950,000	\$851

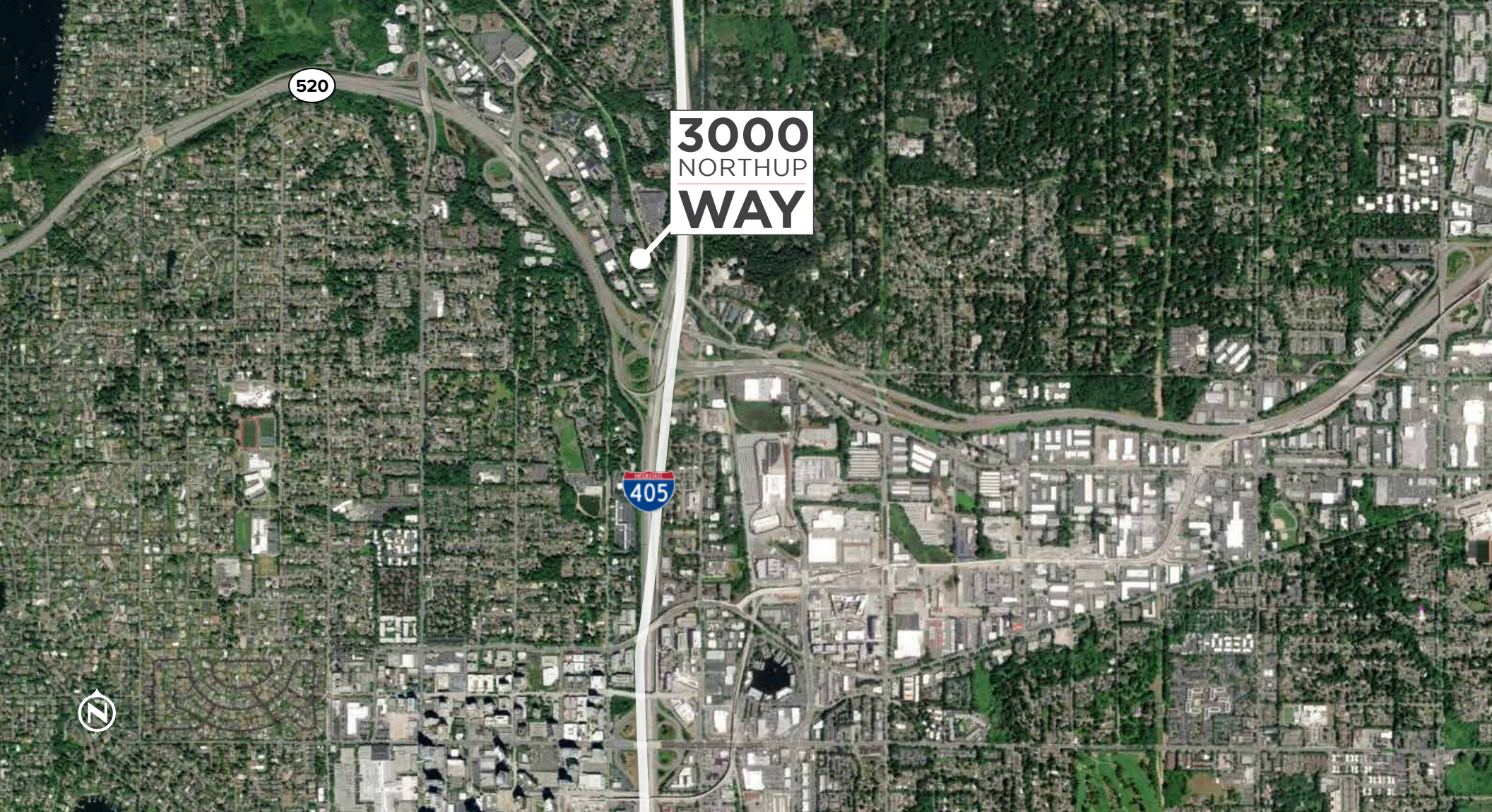


FLOOR LEVEL 1



FLOOR LEVEL 2





3000
NORTHUP
WAY

405

520



JEFF JOCHUMS

Executive Vice President

+1 425 462 6971

jeff.jochums@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE