

200 BUILDING

FOR SALE

200 112TH AVE NE | BELLEVUE, WA



200 BUILDING

BUILDING HIGHLIGHTS

BUILDING SF
50,531 RSF

ENTIRE BUILDING AVAILABLE
FOR OCCUPANCY, INCLUDING

24,922 SF

FULL FLOOR OPPORTUNITY
ON 3RD FLOOR. CLASS A
FINISHES, FITNESS AREA,
SHOWERS & LOCKERS

APPROX.

68,593 SF SITE (KCR)



ZONING

DT-OLB-S

MASSIVE

BUILDING SIGNAGE EXPOSURE

187,000 VEHICLES

PER DAY VIA I-405

PARKING

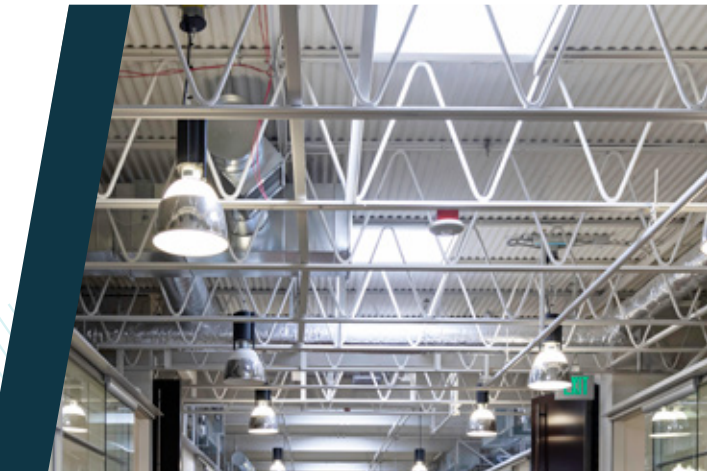
3.32/1000

COVERED & SURFACE

**EXCELLENT OWNER USER OPPORTUNITY WITH
INCREDIBLE REDEVELOPMENT UPSIDE. OFFICE BUILDING
REDEVELOPMENT POTENTIAL FOR OVER 390,000 SF OR
MULTI-FAMILY PROJECT OVER 375 UNITS. PRICED 40-50%
BELOW OTHER BELLEVUE CBD DEVELOPMENT TRADES.**

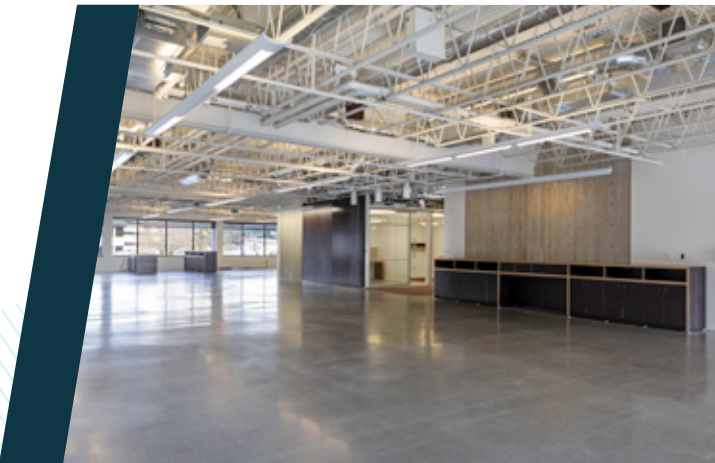


200 BUILDING





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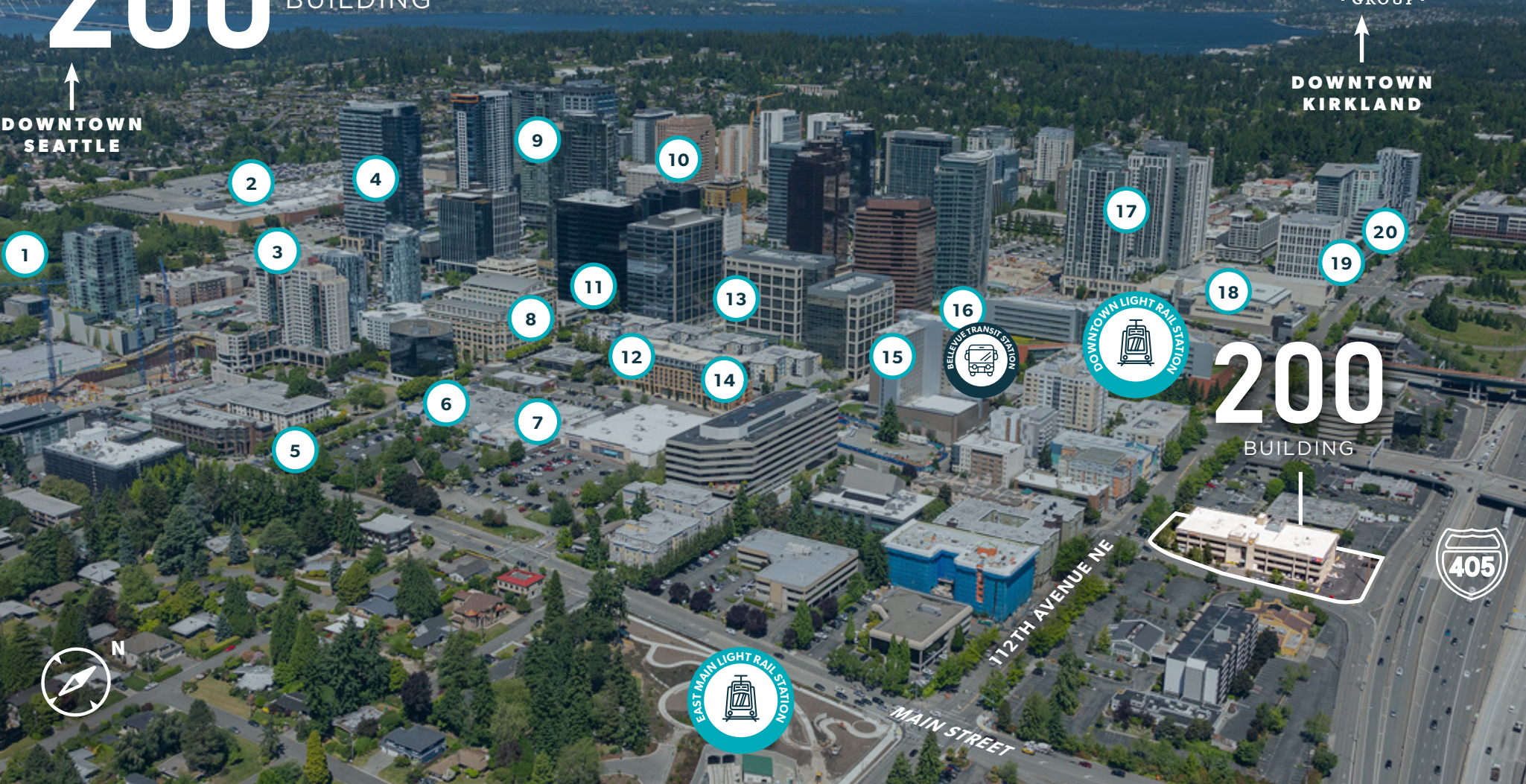


200 BUILDING

BRODERICK
GROUP

DOWNTOWN
SEATTLE

DOWNTOWN
KIRKLAND



NEARBY AMENITIES

- | | | | |
|---------------------------|-----------------------|-------------------------------|-------------------------|
| 1. BELLEVUE DOWNTOWN PARK | 6. HMART | 11. FOB POKE | 16. NIBANNA THAI |
| 2. BELLEVUE SQUARE MALL | 7. OFFICE DEPOT | 12. THE MELTING POT | 17. THE BRAVERN |
| 3. SAFEWAY | 8. SEASTAR RESTAURANT | 13. CAFE POGACHA | 18. MEYDENBAUER CENTER |
| 4. LINCOLN SQUARE SOUTH | 9. THE WESTIN HOTEL | 14. CAFE ALOE | 19. WILD WASABI |
| 5. BLAZING ONION BAGEL | 10. BELLEVUE PLACE | 15. SEATTLE MARRIOTT BELLEVUE | 20. LUNCHBOX LABORATORY |

100+

RESTAURANTS &
BARS ALL WITHIN
WALKING DISTANCE

200 BUILDING

TRANSIT ORIENTED

WALKING DISTANCE TO EAST
MAIN & CITY HALL STATIONS
OPENING SPRING 2024



200
BUILDING

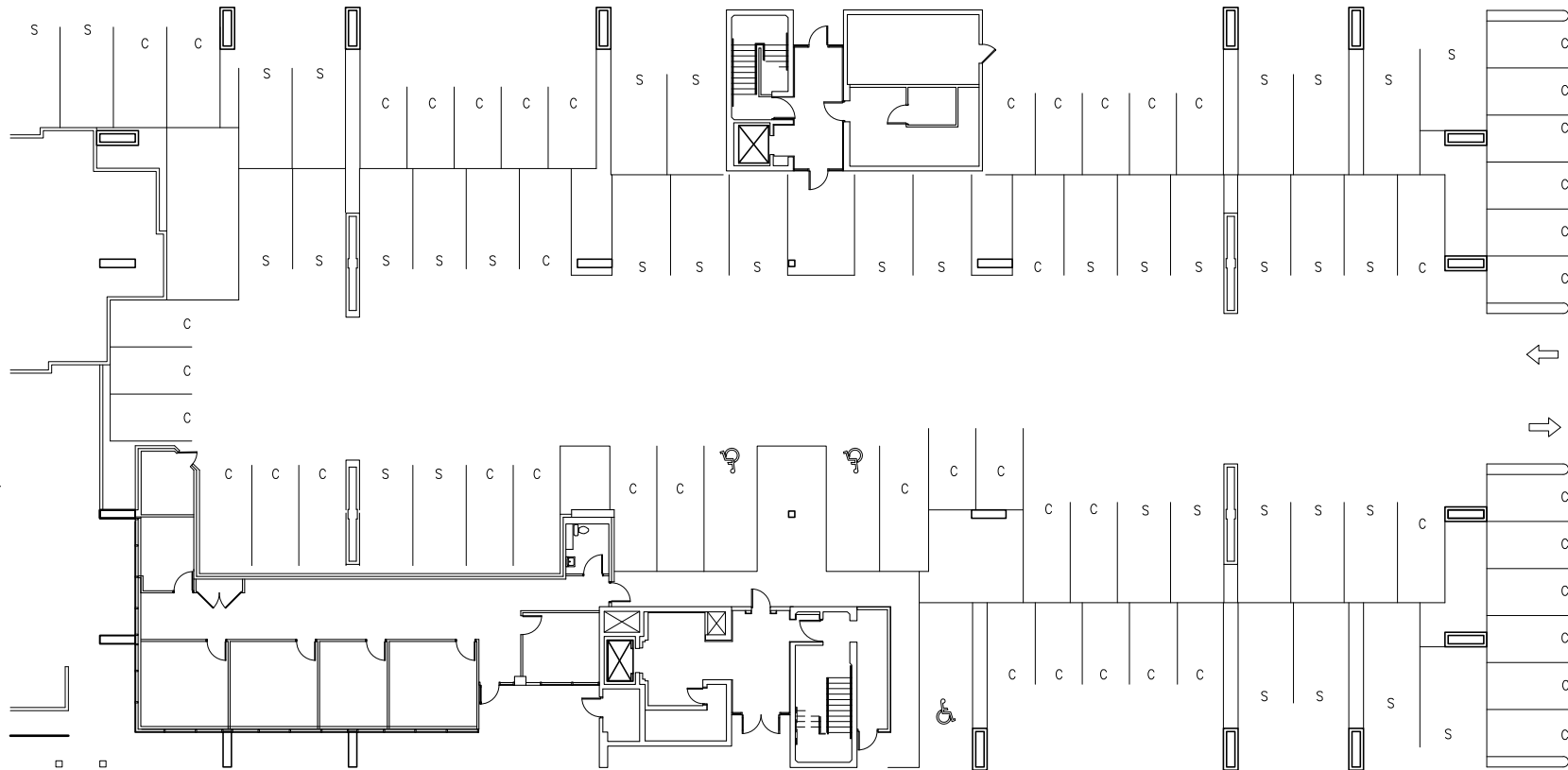


200 BUILDING

FLOOR 1

2,189 RSF

[▶ VIEW VIRTUAL TOUR](#)



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200 BUILDING

FLOOR 2

23,420 RSF

SUITE 205 - 7,164 RSF

SUITE 200 - 8,687 RSF

[▶ VIEW VIRTUAL TOUR](#)

11,473 RSF
COMBINED

11,947 RSF
COMBINED

SUITE 210 - 4,309 RSF

SUITE 202 - 3,260 RSF



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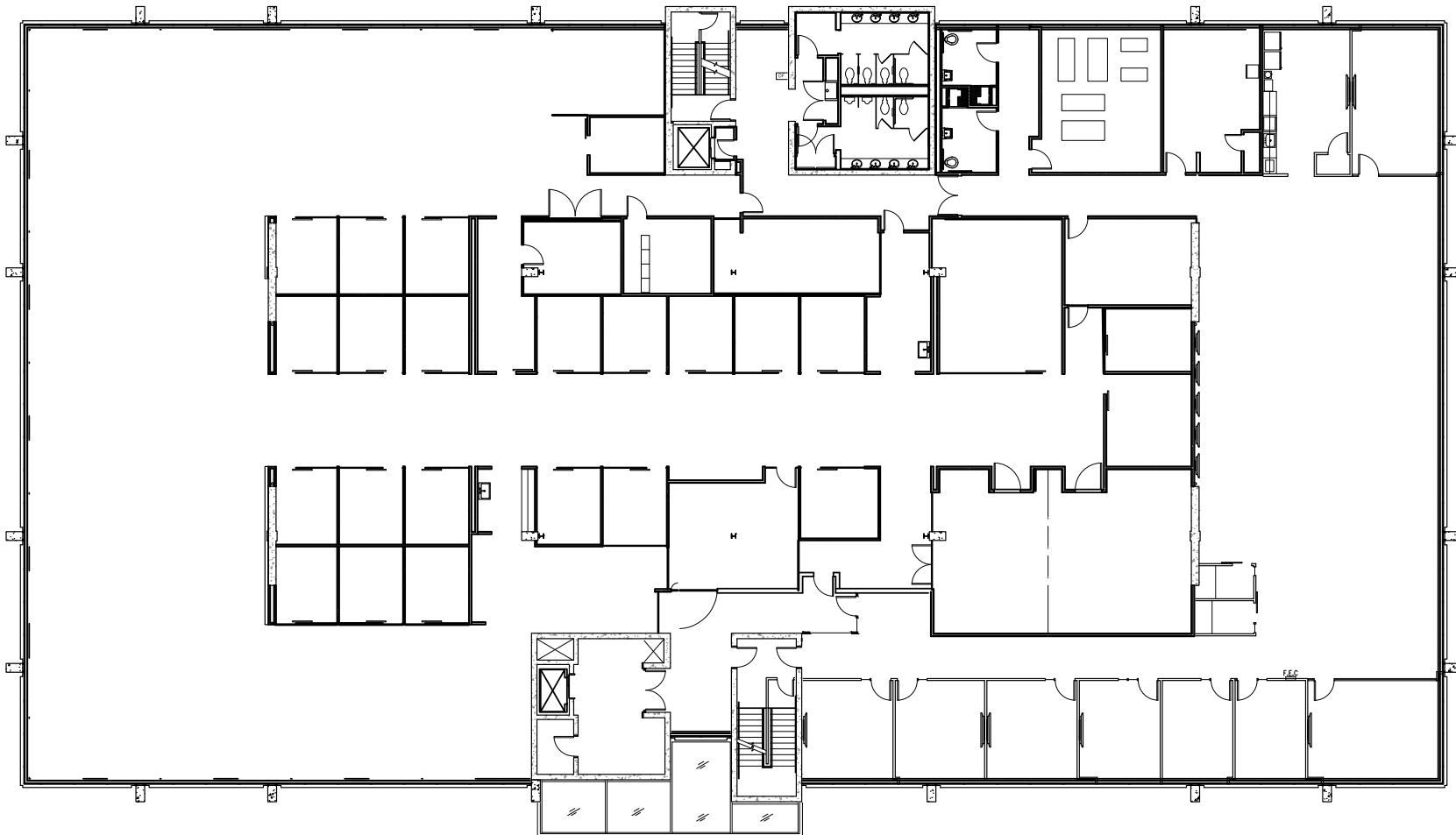
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200 BUILDING

FLOOR 3

24,922 RSF

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BELLEVUE CBD DEMOGRAPHIC

5TH LARGEST CITY IN
WASHINGTON STATE

POPULATION OF
BELLEVUE METRO AREA IS

4,070,196

AND IS PROJECTED TO
BE 4,160,066 BY 2029

51.7%

RATE OF HOME
OWNERSHIP

\$149,551

MEDIAN HOUSEHOLD INCOME

69.98%

OF POPULATION HOLD
BACHELOR'S DEGREE OR HIGHER

200 BUILDING



BELLEVUE'S LARGEST EMPLOYERS



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