

For Sale

Northwest Medical Building Condo Unit 200

1900 116TH AVE NE | BELLEVUE, WA

1900

BILLY POLL, CCIM
425 586 5604
bpoll@nai-psp.com

MATT LE
425 586 5647
mle@nai-psp.com

NAI Puget Sound
Properties

Offering Summary

This 2,521 SF medical/dental condominium at 1900 116th Ave NE, Suite 200, is located along Bellevue's premier medical corridor directly across from Overlake Hospital and surrounded by top healthcare providers. Zoned BR-MO and built in 1979 with major upgrades in 2014, the property offers professionally improved medical space with ample parking and excellent visibility. Recent capital improvements, including a new roof, HVAC systems, and exterior updates, enhance building performance and reduce near-term maintenance needs in one of the region's most desirable medical markets.

ADDRESS	1900 116th Ave NE Bellevue, WA 98004
----------------	---

PARCEL NUMBERS	6195980000
-----------------------	------------

TYPE	Medical Dental Condo
-------------	----------------------

ZONING	BR-MO
---------------	-------

BUILT / RENOVATED	1979 / 2014
--------------------------	-------------

HOA FEE	\$1,714.17/Mo
----------------	---------------

# OF TENANTS	4
---------------------	---

OFFERING PRICE	\$1,600,000
-----------------------	-------------





Investment Overview

+ PREMIER BELLEVUE MEDICAL LOCATION

Situated along 116th Avenue NE — Bellevue's premier medical corridor — directly across from Overlake Hospital and surrounded by leading healthcare providers, ensuring long-term tenant demand and strong patient traffic.

+ INSTITUTIONAL-QUALITY FUNDAMENTALS

Approximately 2,074 square feet of professionally improved medical space with BR-MO zoning, ample surface parking, and high visibility—critical features for sustaining medical occupancy and value.

+ STRONG MARKET & DEMOGRAPHIC DRIVERS

Located in one of the Puget Sound region's most affluent and supply-constrained submarkets, supported by exceptional household incomes, limited new medical development, and enduring investor demand for healthcare real estate.

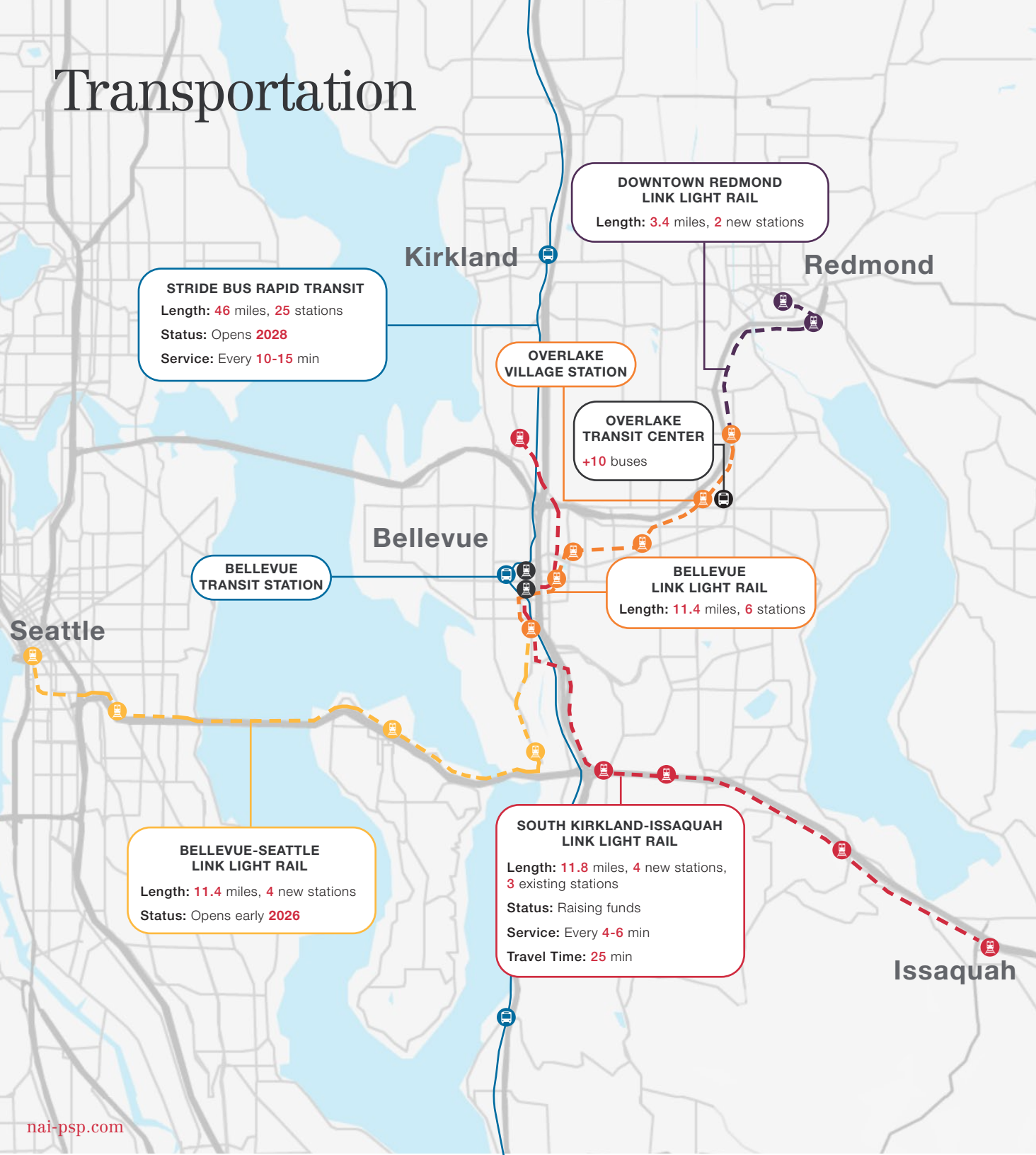
+ RECENT BUILDING UPGRADES

The property has benefited from significant capital improvements within the past five years, including a new roof, new HVAC systems, upgraded windows, and fresh exterior paint—reducing near-term maintenance costs and enhancing long-term building performance.

Space for sale in
downtown Bellevue



Transportation



WALK SCORE

100

BIKE SCORE

98

TRANSIT SCORE

85

DRIVE TIMES

- REDMOND
15 MIN
- KIRKLAND
15 MIN
- SEATTLE
25 MIN

Lease Financials

Suites	Tenants	Lease Expiration
A	Accupuncture	3/31/2027
B	N/A	
C	Accupuncture	1/31/2026
D	N/A	
E	Accupuncture	1/31/2026
F	Chiropractic	1/31/2026
G	Chiropractic	1/31/2026
H	Accupuncture	3/31/2027

Chiro Occupied SF	487 SF
Accu Occupied SF	1,769 SF
Occupied SF	2,256 SF
TOTAL	2,521 SF

MONTHLY	ANNUAL INCOME
\$3,632.85	\$43,594.20

	PRO FORMA INCOME	HOA FEE
\$5,375.00	\$64,500.00	\$1,714.17/Mo



Investment Overview



+ STRATEGIC LOCATION

Bellevue is situated across Lake Washington from Seattle, offering easy access to major highways and the East Link light rail, which connects Seattle and Bellevue, enhancing accessibility and appeal for businesses and residents alike.

+ THRIVING ECONOMY

Bellevue boasts a robust economy, with a diverse mix of industries including technology, healthcare, and retail. The city is home to major employers like Amazon, Microsoft, and T-Mobile, contributing to its economic vitality.

+ REAL ESTATE MARKET DYNAMICS

The Bellevue real estate market has experienced significant growth, with increasing demand for both residential and commercial properties. This trend is driven by the city's economic prosperity and high quality of life.

+ EDUCATIONAL EXCELLENCE

The Bellevue School District is consistently ranked among the top in the state, attracting families seeking quality education for their children. This contributes to the city's appeal for residents and businesses alike.

+ HEALTHCARE INFRASTRUCTURE

Bellevue's healthcare infrastructure is well-developed, featuring institutions like Overlake Hospital and a concentration of medical offices along key corridors. This concentration provides a supportive environment for medical professionals and enhances patient access to services.

+ COMMUNITY AMENITIES

Bellevue offers a high quality of life with numerous parks, cultural attractions, and a vibrant downtown area filled with shopping, dining, and entertainment options. These amenities enhance the living experience for residents and the attractiveness of the area for businesses.

+ POPULATION GROWTH

Bellevue's population has been steadily increasing, reflecting its growing appeal as a place to live and work. This growth supports demand for housing, services, and commercial spaces.



Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	19,378	115,887	267,408
Annual Population Increase (2025-2030)	2.24%	0.88%	0.77%
Households	9,799	50,815	111,356
Median Age	36.7	36.6	38.1
Median HH Income	\$186,283	\$168,326	\$175,769
Avg. HH Income	\$257,179	\$249,275	\$254,108

1900 BUILDING

Northwest Medical Building Condo Unit 200

1900 116TH AVE NE | BELLEVUE, WA

EXCLUSIVELY LISTED BY:

BILLY POLL, CCIM
425 586 5604
bpoll@nai-psp.com

MATT LE
425 586 5647
mle@nai-psp.com



THIS DOCUMENT HAS BEEN PREPARED TO PROVIDE GENERAL INFORMATION ABOUT THE PROPERTY AND IS NOT INTENDED TO SERVE AS AN EXHAUSTIVE REPRESENTATION. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, NO WARRANTY OR REPRESENTATION IS MADE AS TO ITS ACCURACY OR COMPLETENESS. ALL MEASUREMENTS, SPECIFICATIONS, AND FINANCIAL DETAILS ARE APPROXIMATE AND SUBJECT TO VERIFICATION. PROSPECTIVE BUYERS, TENANTS, OR INVESTORS SHOULD CONDUCT THEIR OWN DUE DILIGENCE AND CONSULT THEIR ADVISORS BEFORE MAKING ANY DECISIONS. THE PROPERTY AND ANY ASSOCIATED MATERIALS ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.