

FOR SALE

PALAZZO BUILDING

DENTAL CONDO | 1100 106TH AVE NE, BELLEVUE, WA 98004



 **Leibsohn & Company**
Commercial Real Estate Services

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THE OFFERING

FOR SALE \$2,950,000 (Available for Occupancy October 1, 2026)

PALAZZO BUILDING DENTAL CONDO | UNIT 102

Condo SF | 2,111 CSF

BOMA Usable SF (USF) | 2,178 USF

Rentable SF* | 2,559 RSF

*USF x1.175 Market Load Factor

Leibsohn & Company, as exclusive listing firm, is pleased to present an exceptional opportunity to acquire a premium dental condo at **Palazzo Building**, a highly sought-after mixed-use property in the heart of downtown Bellevue.

This offering features a 2,559 RSF dental condo, including 4 existing operatories with room to add 3-4 more.

With its prime location, versatile space options, and attractive professional setting, Palazzo Building offers a unique opportunity for buyers seeking a strategic investment or a distinctive home for their business.

Don't miss this chance to secure a valuable asset in one of Bellevue's most desired areas.

UNIT 102 FEATURES

4 EXISTING DENTAL OPERATORIES

**OPPORTUNITY TO ADD UP TO 4
MORE OPERATORIES**

ABUNDANCE OF NATURAL LIGHT

BUILT-IN RECEPTION

X-RAY ROOM

ADA ACCESSIBLE

**COMCAST
BUSINESS**

AVAILABLE

The **Palazzo Dental Condo** is currently equipped with four fully built-out operatories, with a unique layout that allows for expansion up to eight operatories. This flexibility makes it an excellent opportunity for an established dentist, orthodontist, periodontist, or other specialty practice looking to grow.

NEARBY AMENITIES



Surrounding Restaurant Amenities

**Tem Sib Eatery, Suite Restaurant & Lounge,
Joey's Restaurant, Cafe Hagen, Paris Baguette**



Nearby Attractions

**Bellevue Square, The Shops at The Bravern,
Downtown Bellevue Park**



Prominent Location

**Convenient access to I-405, I-90 & SR-520 and
nearby to East Link Light Rail & BS-226, 249, 250,
532, 535, 550**

PROPERTY FEATURES

| | |
|----------------------|-------------------|
| Unit Type | Dental Clinic |
| Unit Size | 2,559 RSF |
| Views | Downtown Bellevue |
| Building Type | Mixed-Use |
| Internet | Comcast |
| Year Built | 2002 |

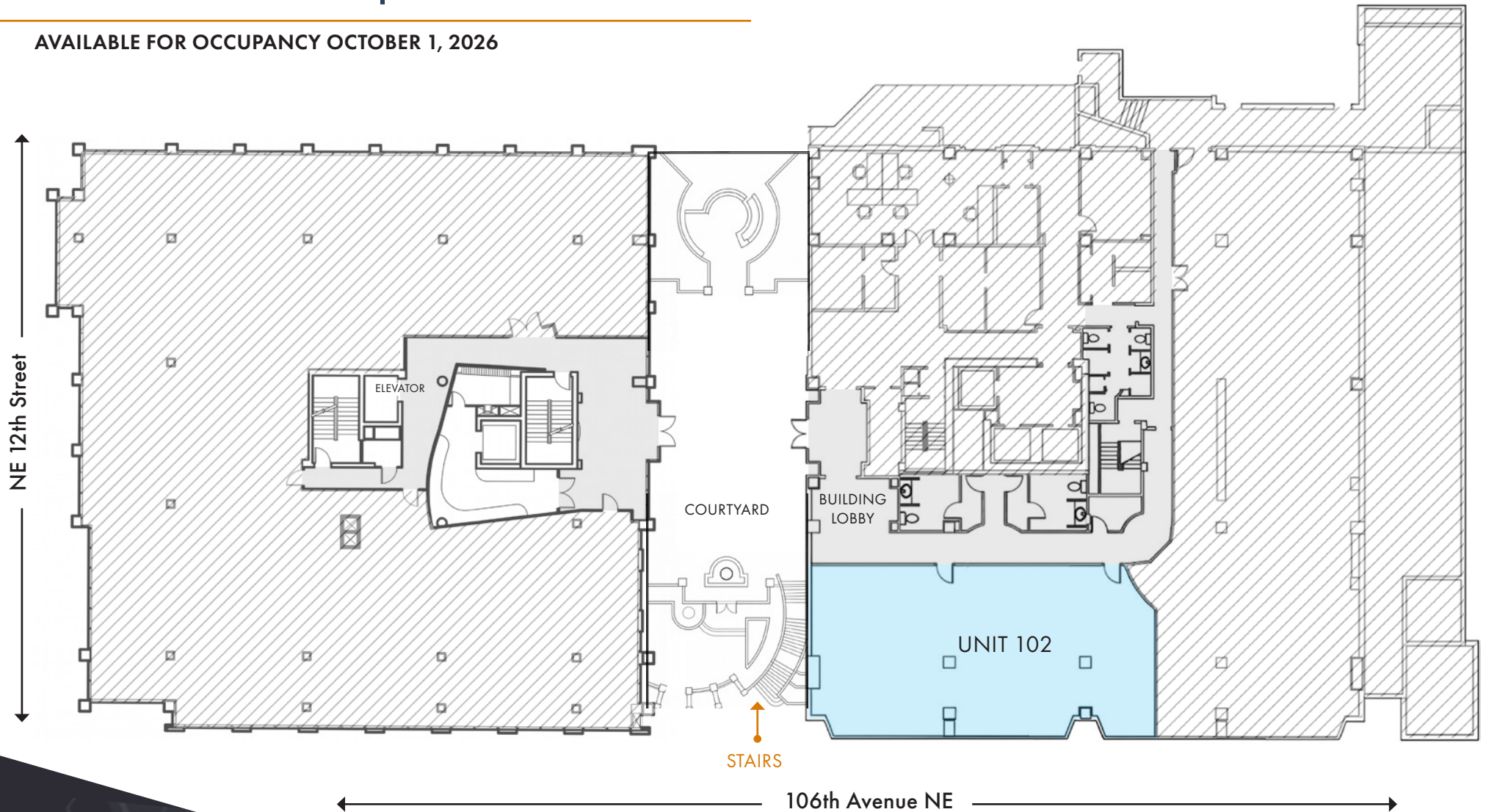
OPERATING EXPENSES (2026)

| | |
|---------------------------|------------------|
| HOA Dues | \$2,110.00/month |
| Property Insurance | \$141.67/month |
| Property Taxes | \$1,014.27/month |
| Maintenance (Est.) | \$233.33/month |
| Utilities (Est.) | \$475.00/month |
| Total | \$3,974.27/month |



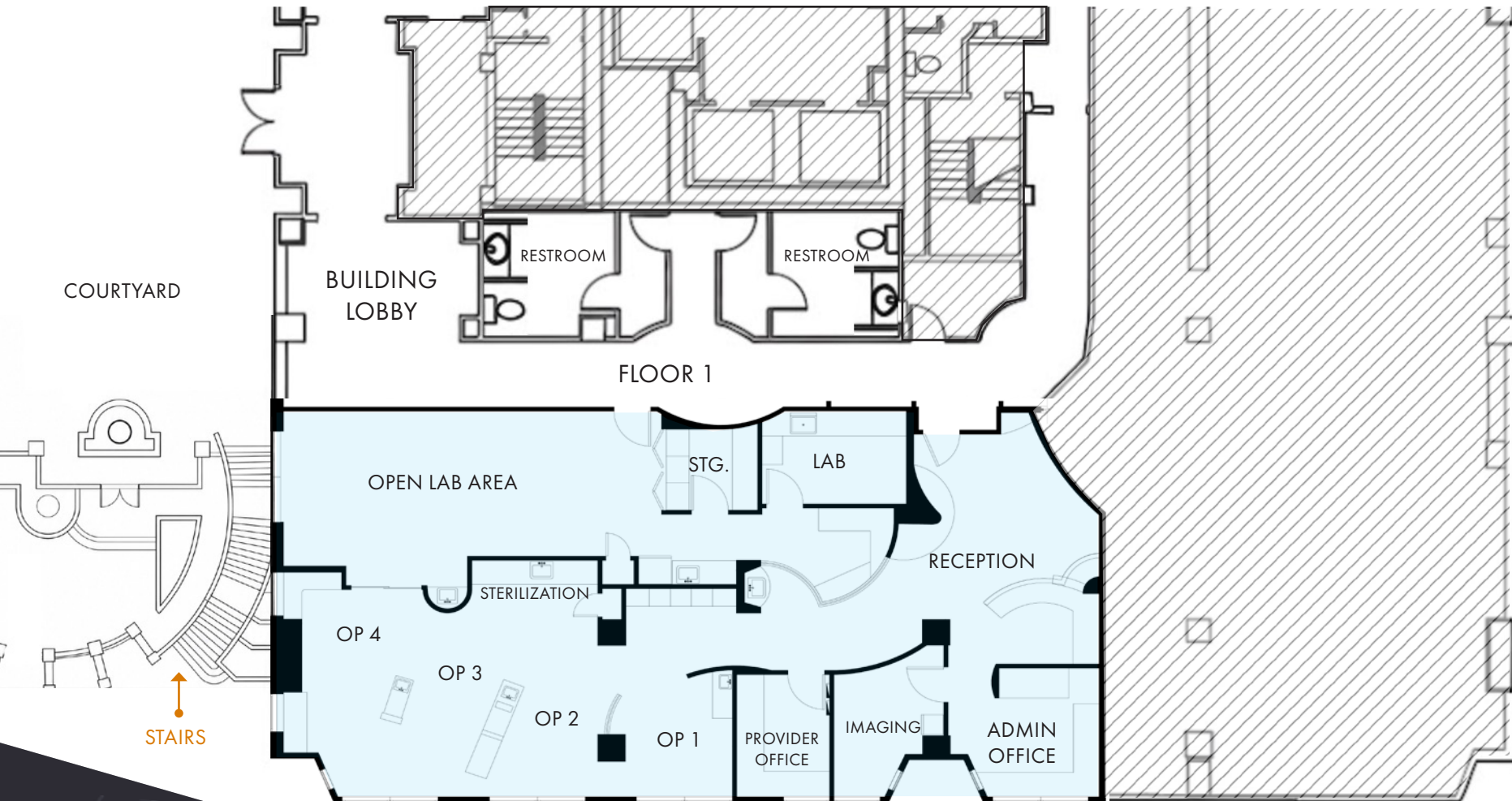
DENTAL CONDO | UNIT 102

AVAILABLE FOR OCCUPANCY OCTOBER 1, 2026



DENTAL CONDO | UNIT 102 | AS-BUILT FLOOR PLAN

AVAILABLE FOR OCCUPANCY OCTOBER 1, 2026



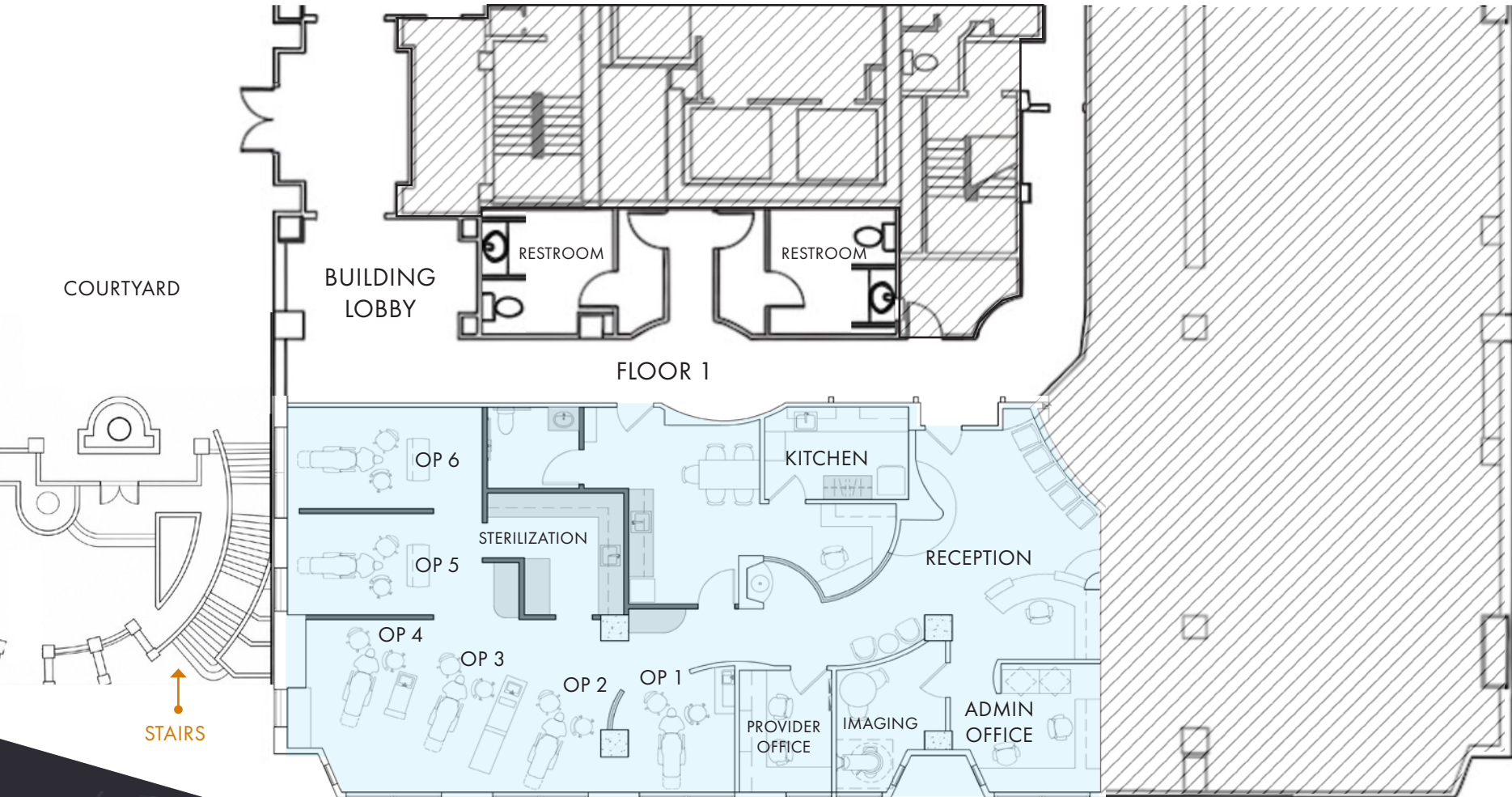
Unit 102 - 2,559 RSF

- 4 Existing Operatories
- Room to Add 3-4 More Operatorie
- Available for Occupancy October 1, 2026



DENTAL CONDO | UNIT 102 | CONCEPTUAL PLAN

AVAILABLE FOR OCCUPANCY OCTOBER 1, 2026



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RECEPTION AREA



UNIT ENTRY



DENTAL OPERATORY AREA



DENTAL OPERATORY AREA



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DOWNTOWN BELLEVUE

Palazzo
Building

NE 12TH ST

106TH AVE NE



PALAZZO BUILDING

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**BUILDING SIGNAGE
AVAILABLE**

ones

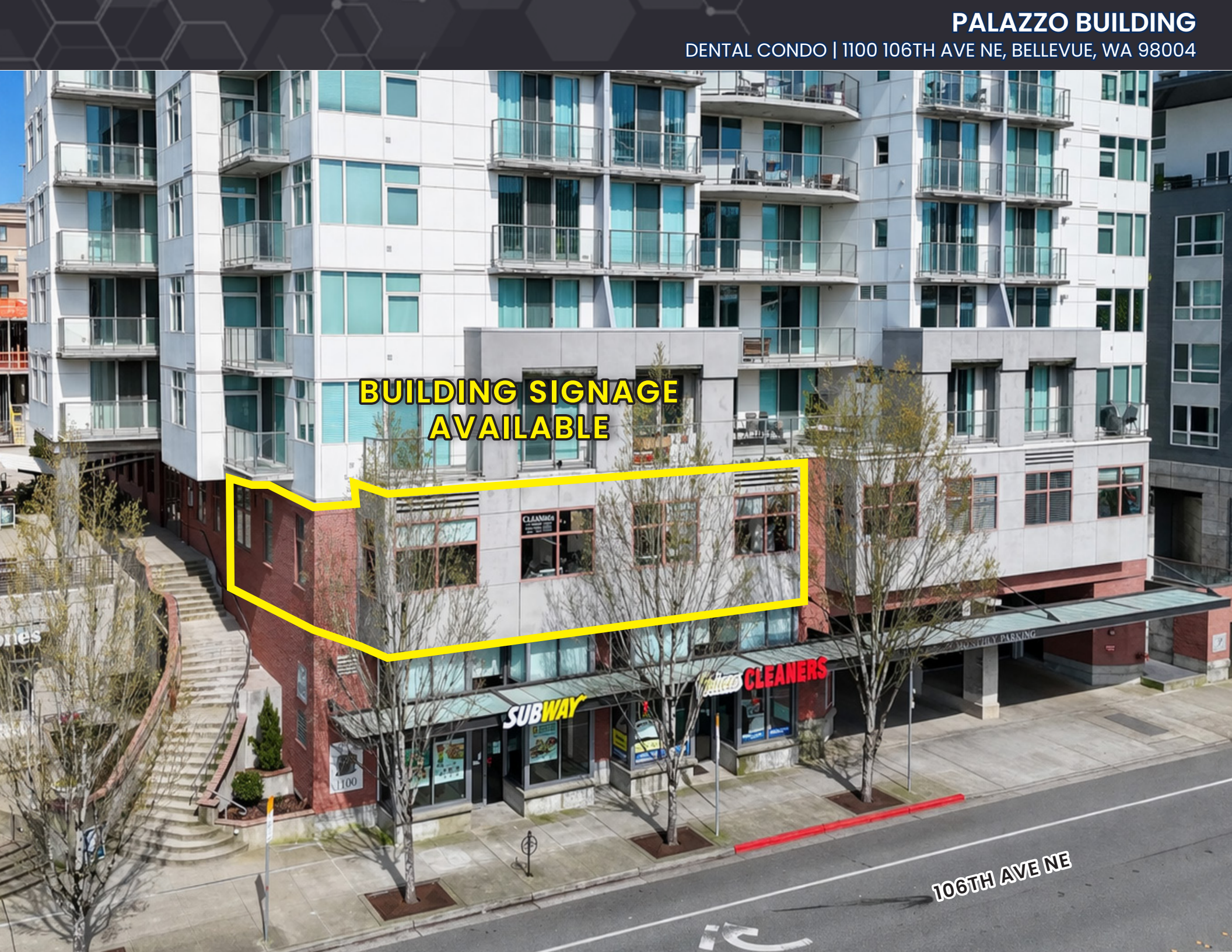
1100

SUBWAY

WALKERS CLEANERS

PROSTITUTE PARKING

106TH AVE NE

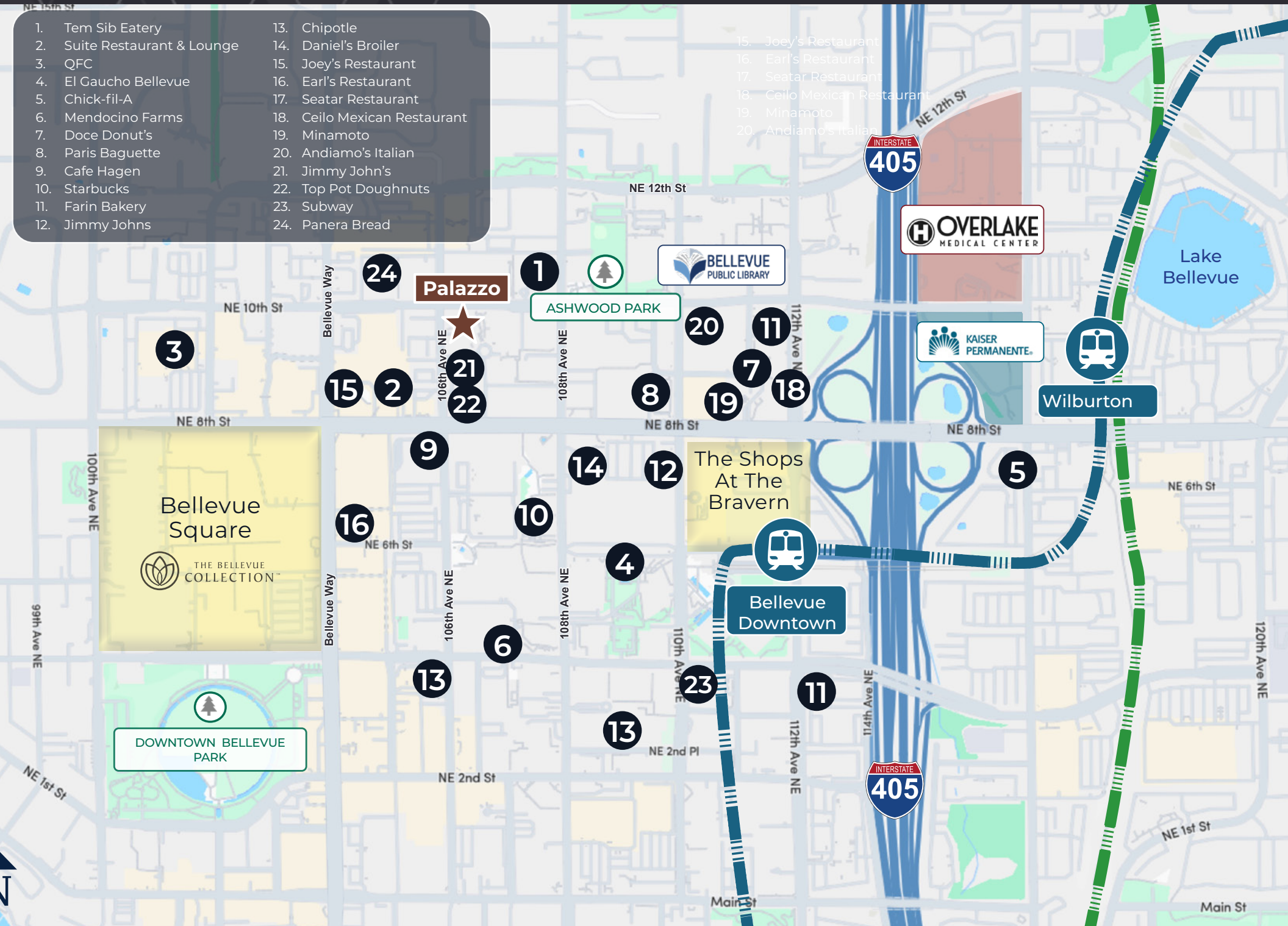


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|------------------------------|------------------------------|
| 1. Tem Sib Eatery | 13. Chipotle |
| 2. Suite Restaurant & Lounge | 14. Daniel's Broiler |
| 3. QFC | 15. Joey's Restaurant |
| 4. El Gaucho Bellevue | 16. Earl's Restaurant |
| 5. Chick-fil-A | 17. Seatar Restaurant |
| 6. Mendocino Farms | 18. Ceilo Mexican Restaurant |
| 7. Doce Donut's | 19. Minamoto |
| 8. Paris Baguette | 20. Andiamo's Italian |
| 9. Cafe Hagen | 21. Jimmy John's |
| 10. Starbucks | 22. Top Pot Doughnuts |
| 11. Farin Bakery | 23. Subway |
| 12. Jimmy Johns | 24. Panera Bread |

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