

FOR SALE

PALAZZO BUILDING

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



Rare Downtown Bellevue Dental Condo For Sale

\$2,750,000



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THE OFFERING

FOR SALE \$2,750,000 (Available for Occupancy November 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

**BELLEVUE'S CONTINUED GROWTH
& ECONOMIC MOMENTUM**

160,000+
Jobs

Currently located
throughout Bellevue.

60,000+
Employees

Working in
Downtown Bellevue.

18,000
**Additional
Downtown Jobs**

Projected by 2035.

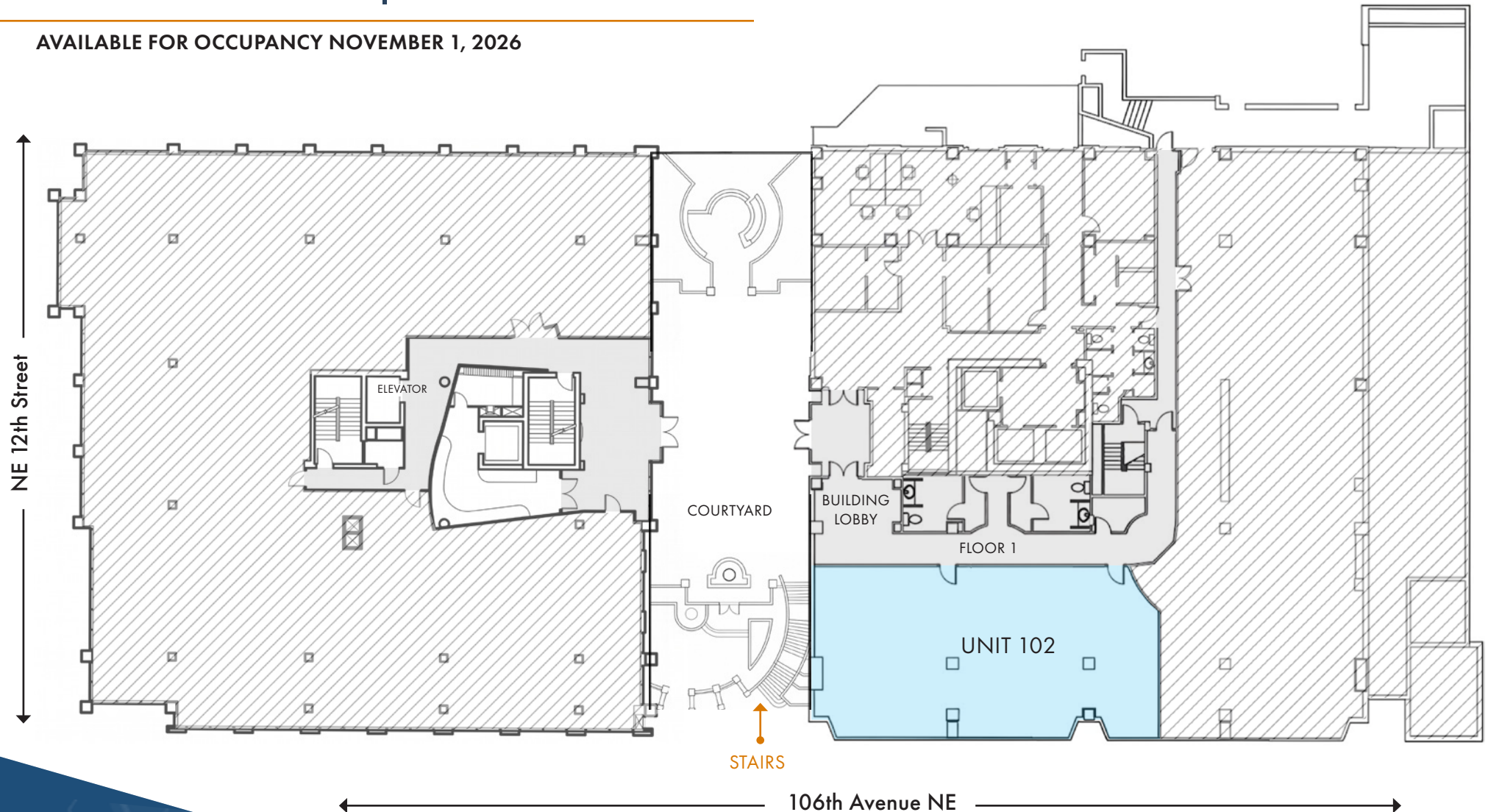
70,000+
New Jobs

Planned citywide
by 2044.

35,000
New Housing Units
Planned by 2044.

DENTAL CONDO | UNIT 102

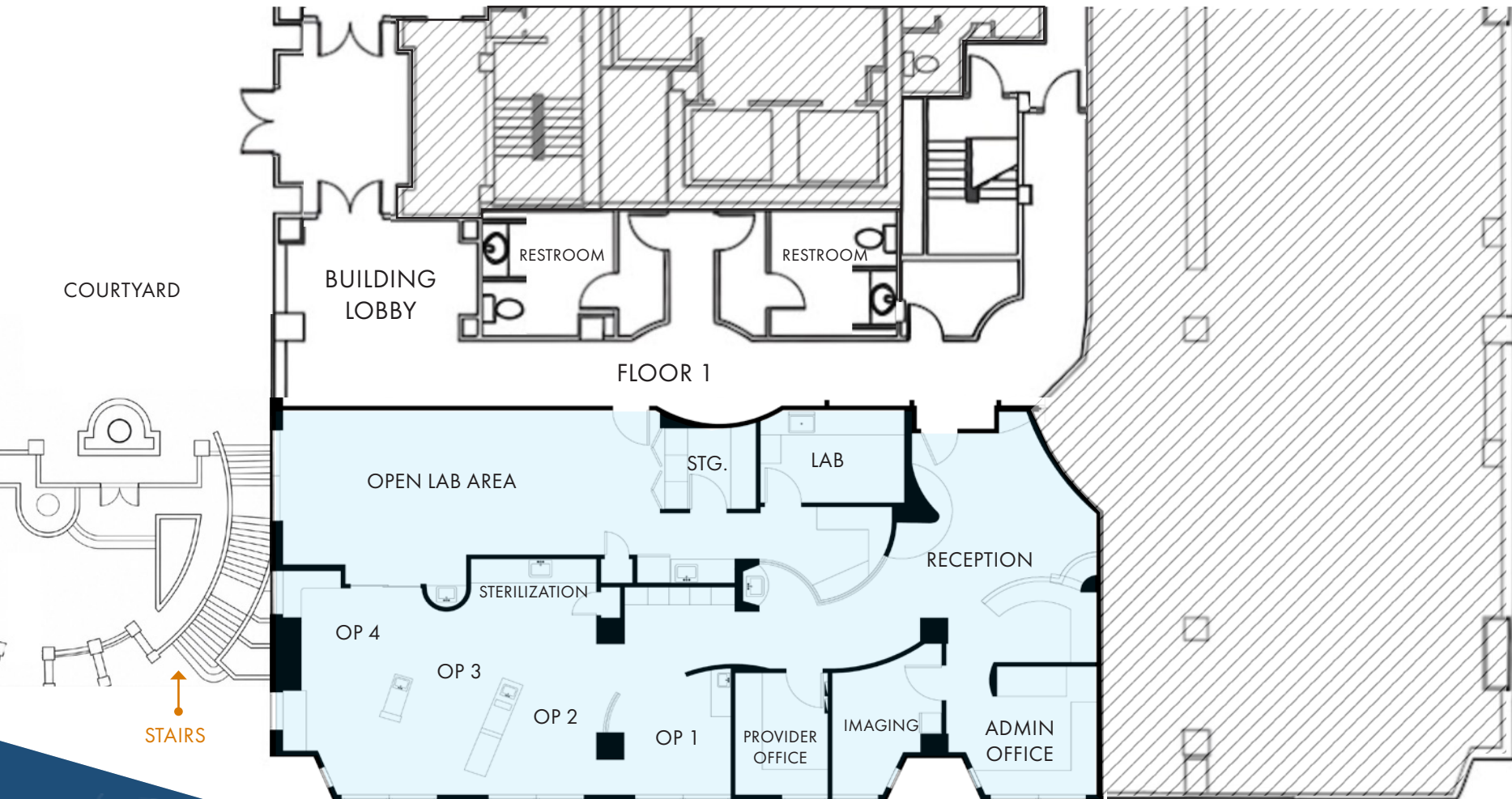
AVAILABLE FOR OCCUPANCY NOVEMBER 1, 2026



DENTAL CONDO | UNIT 102 | AS-BUILT FLOOR PLAN

\$2,750,000

AVAILABLE FOR OCCUPANCY NOVEMBER 1, 2026

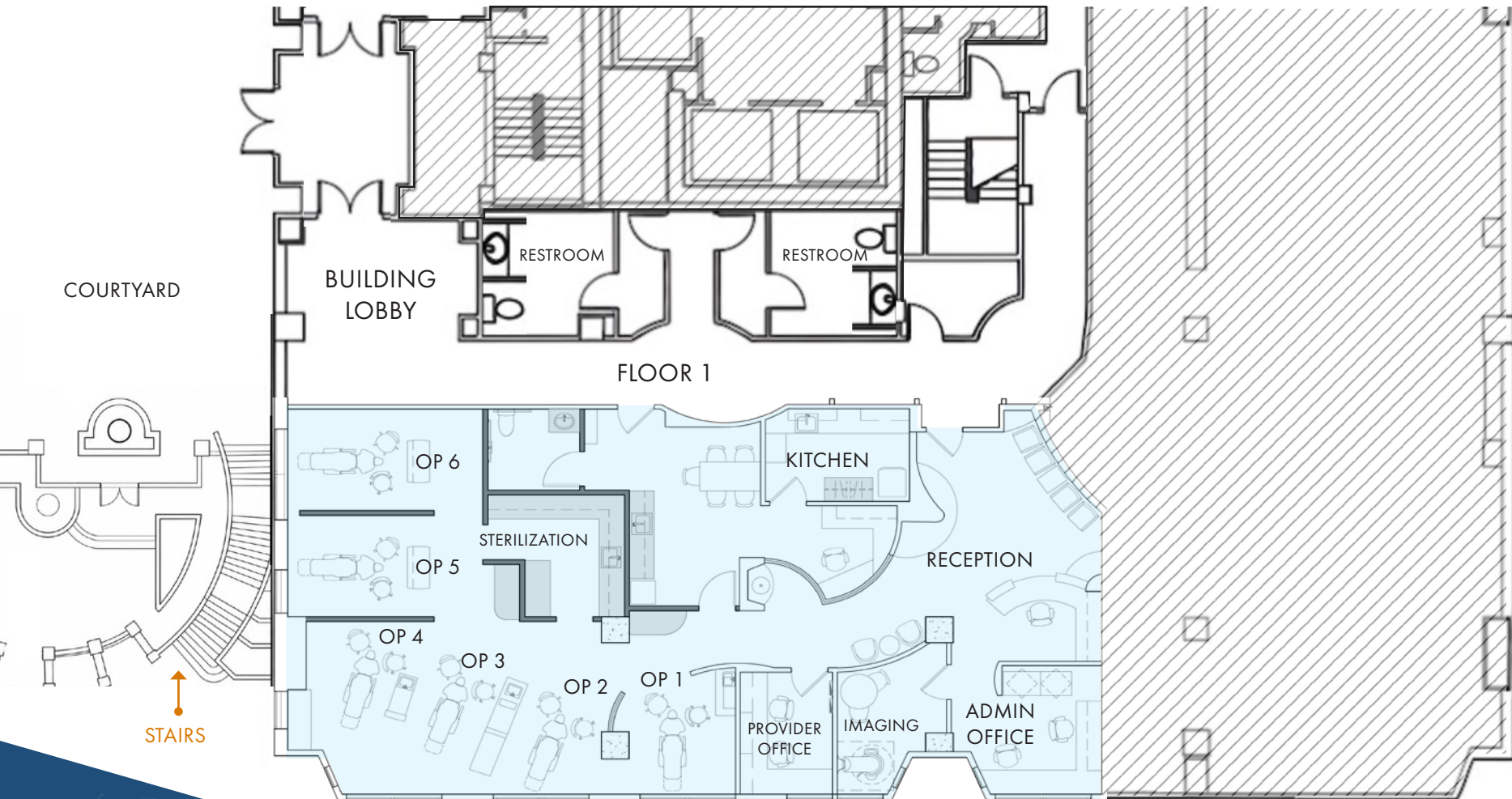
**Unit 102 - 2,559 RSF**

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

DENTAL CONDO | UNIT 102 | CONCEPTUAL PLAN

\$2,750,000

AVAILABLE FOR OCCUPANCY NOVEMBER 1, 2026

**Unit 102 - 2,559 RSF**

- 4 Existing Operatories
- Room to Add 3-4 More Operatories
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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



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**BUILDING SIGNAGE
AVAILABLE**

ones

1100

SUBWAY

Palazzo CLEANERS

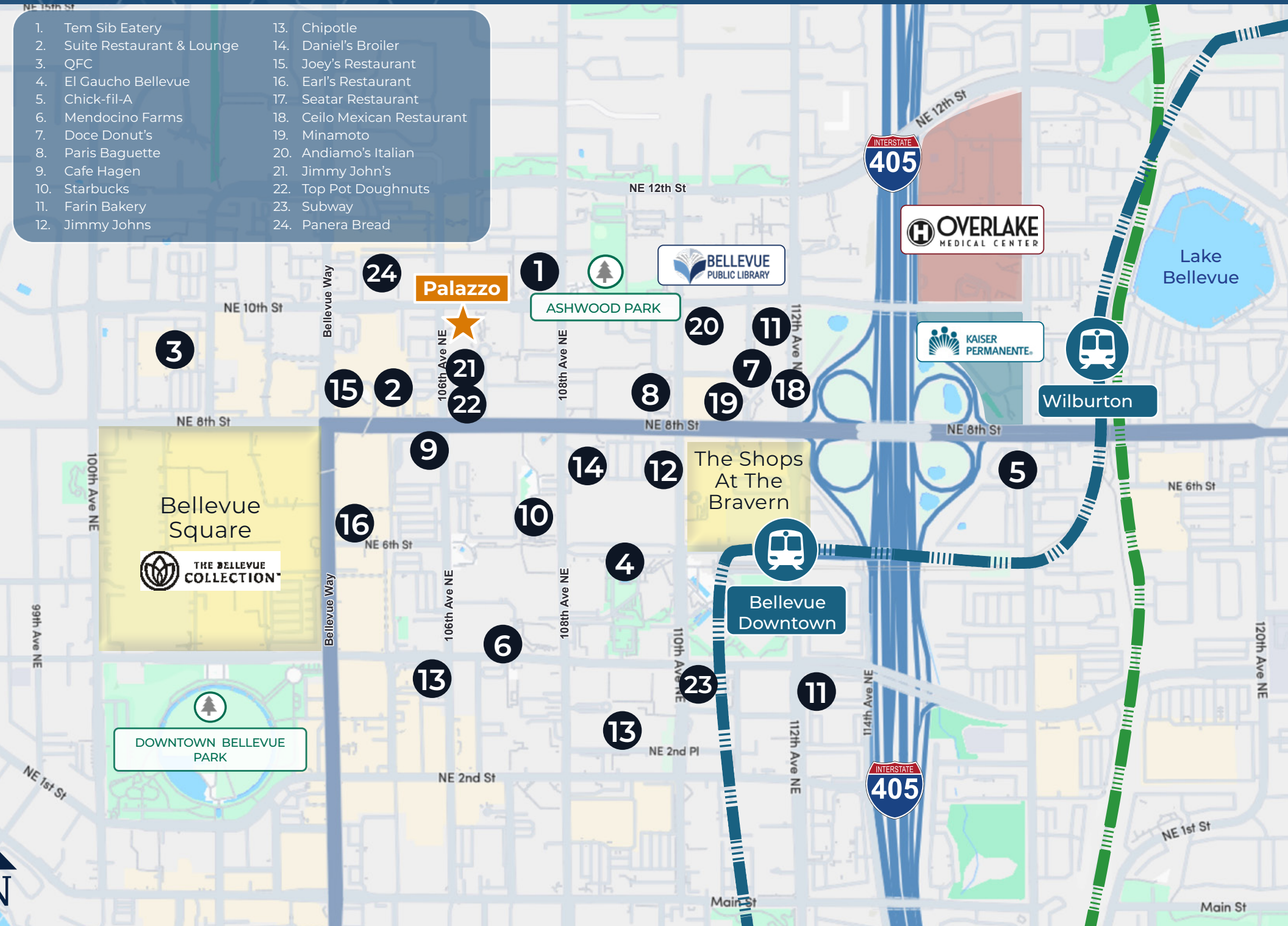
HOISTLY PARKING

106TH AVE NE

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



BELLHOP

& LIME MICROMOBILITY MAP

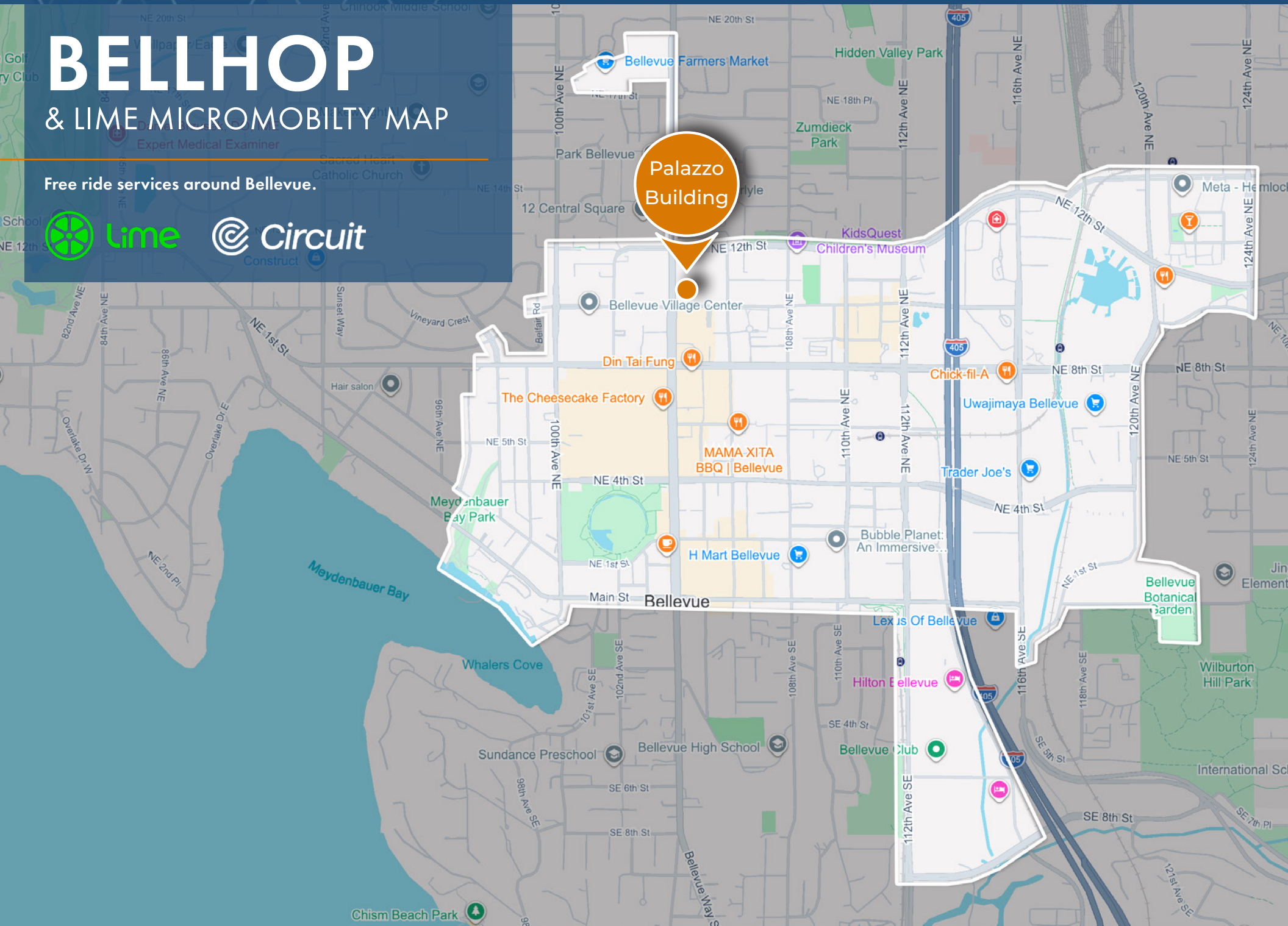
Free ride services around Bellevue.



lime



Circuit



PARKING

NEARBY AVAILABILITY

Onsite Free Parking for Patients/Visitors

Palazzo
Building

PARKING OPTIONS

1	Belcarra	10688 NE 10th St	\$240.00 per month (Plus Tax)
2	Ashton	10710 NE 10th St	\$278.95 per month (Includes Tax)
3	Columbia Bank	10350 NE 10th St	\$167.92 per month (Includes Tax)
4	Del Teet	10308 NE 10th St	\$167.92 per month (Includes Tax)
5	WA Square Surface Lot	10610 NE 8th St	\$292.25 per month (Includes Tax)
6	Ten20	10710 NE 10th St	\$281.95 per month (Includes Tax)
7	WA Square	932 106th Ave NE	\$240.00 per month (Plus Tax)

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