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## **Bellevue site sold in CBD**

By [JOURNAL STAFF](#)

An entity associated with local investor Stanley Xu has purchased an office building on a downtown Bellevue site where he may eventually develop a high-rise apartment building, according to a broker who represented him.

Longwell Office II LLC bought The Conner Building at 846 108th Ave. N.E. for \$4.1 million, said Jim Nichols, a Grubb & Ellis Co. vice president who represented Xu and the sellers, William M. and Marilyn Conner.

The 10,000-square-foot Conner Building is 75 percent leased, and anchored by Conner Homes, Nichols said.

Bellevue associate planner Sally Nichols said a developer can build housing up to 230 feet on the site if the design is high quality and the developer participates in a floor-area-ratio amenity incentive system.

Pat Mutzel, an associate with Grubb, also represented Xu and the sellers.

Xu has purchased a number of apartment complexes in the Puget Sound region.

