

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA



FOR SALE | Office Condo Units | \$1.1M - \$3.15M

903 RSF - 3,229 RSF Available for Owner/User



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PropertyFeatures



- » Close to Downtown Bellevue, Overlake Hospital, and Kaiser Permanente Medical Center
- » Easy Access to I-405 & SR-520
- » Situated 0.3 miles from Wilburton East Link light rail station
- » Adjacent Bus Stops for B-Line Rapid Ride & Route 226
- » Restaurant and Retail Amenities within Walking Distance
- » Near Microsoft Campus & Facebook HQ
- »  Available



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Nearby Amenities

1. Whole Foods
2. Pumphouse Bar & Grill
3. Chick-fil-a
4. Burger King
5. The Crab Pot Bellevue
6. The Goose Pub & Eatery
7. Bellevue Brewing Company
8. Starbucks
9. Taco Del Mar
10. Dave & Buster's
11. Target
12. Trader Joe's

Bellevue
Square



OVERLAKE
MEDICAL CENTER & CLINICS

9 Lake
Bellevue
Drive

Wilburton

Downtown
Bellevue

East Main

Spring
District

Meta

EAST RAIL

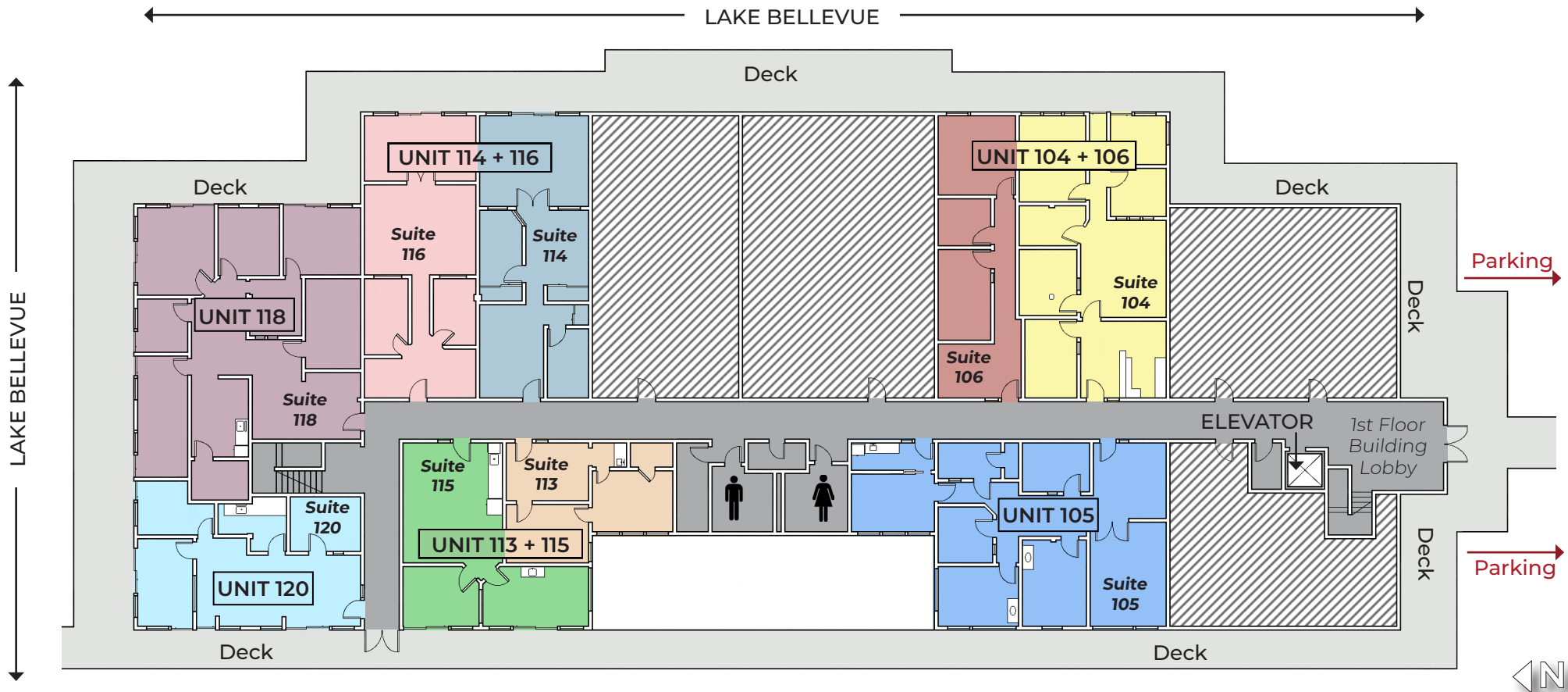
Link

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1st Floor Units Available for Sale

Unit	Price	Total Size	Owner/User RSF	Available
104+106	\$2,500,000	2,305 RSF	2,305 RSF	6 Mos Notice
105	\$1,800,000	1,801 RSF	1,801 RSF	Immediately
113	\$1,500,000	1,575 RSF	903 RSF	Immediately
114+116	\$2,500,000	2,327 RSF	1,164 RSF	Immediately
118	\$2,300,000	2,126 RSF	2,126 RSF	11/1/2026
120	\$1,100,000	1,103 RSF	1,103 RSF	Immediately
118+120	\$3,150,000	3,229 RSF	3,229 RSF	11/1/2026

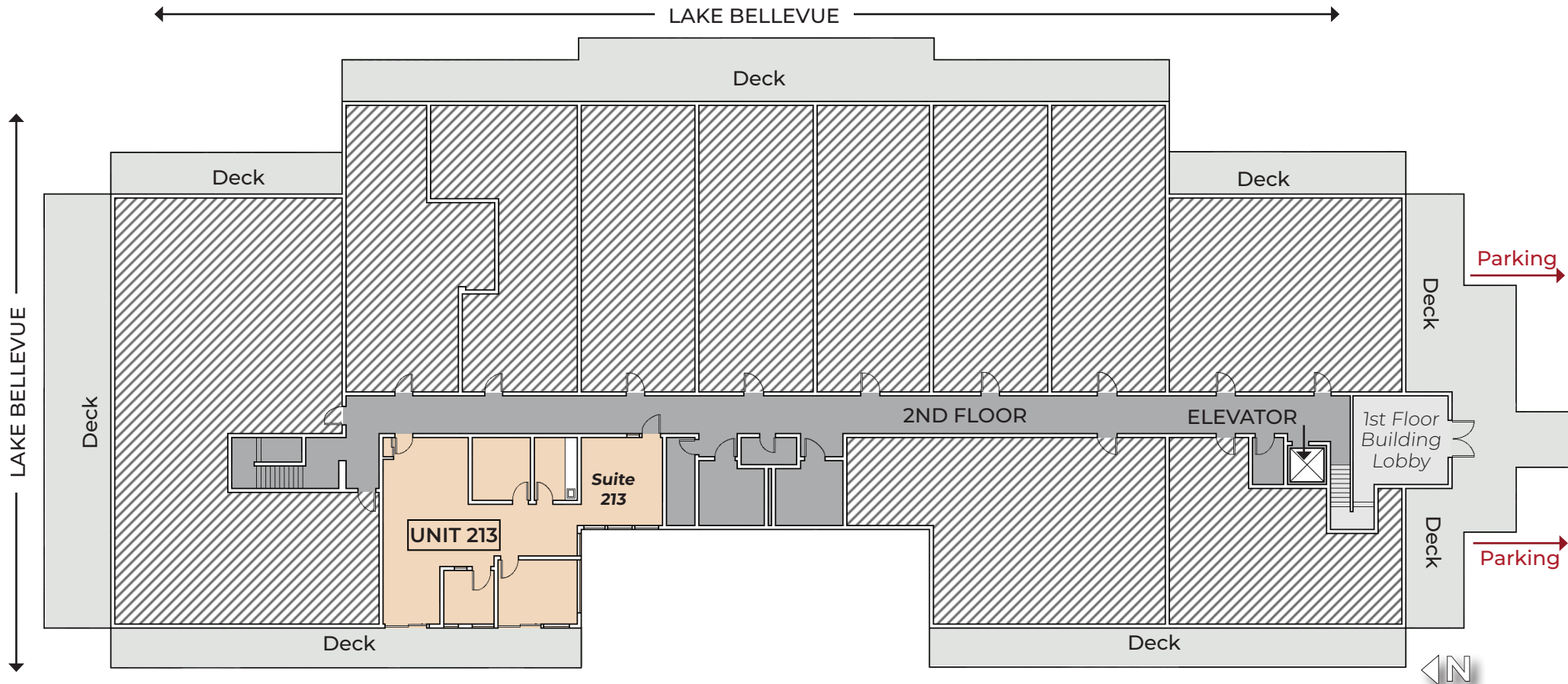


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2nd Floor Units Available for Sale

Unit	Price	Total Size	Owner/User RSF	Available
213	\$1,450,000	1,571 RSF	1,571 RSF	Immediately
214 + 216	SOLD	2,337 RSF	1,190 RSF	Immediately

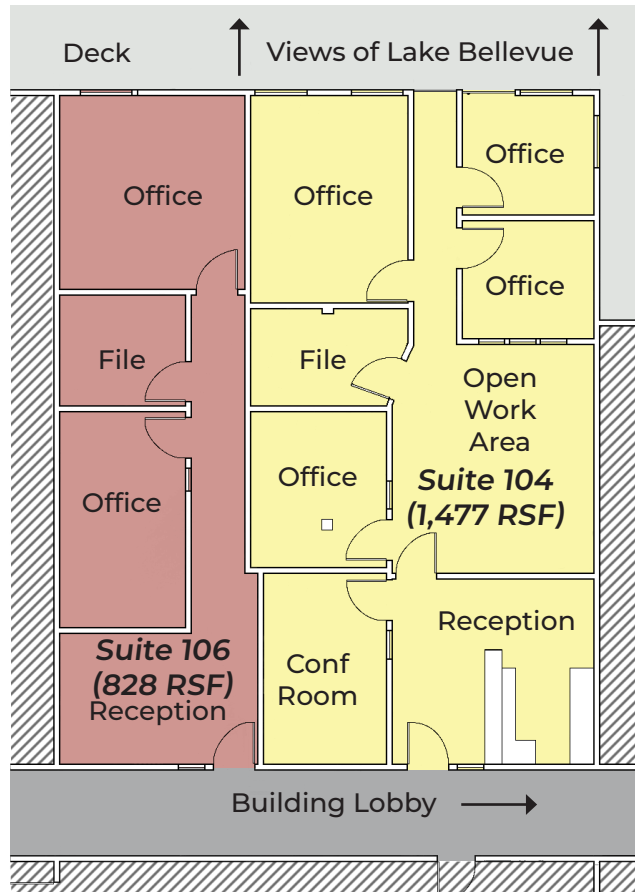


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Space Available for Owner/User

Suite	Size	Available
104	1,477 RSF	w/ 5 Months Notice
104+106	2,305 RSF	w/ 6 Months Notice

Unit 104+106 | 2,305 RSF

\$2,500,000

Rental Income

Suite 106 Rent \$3,014.00/mo, Full Service
(828 RSF)

Operating Expenses

2026 HOA Dues \$1,920.98/mo

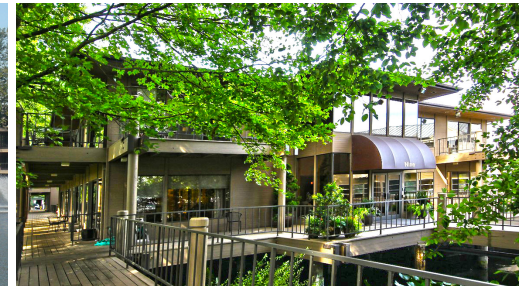
2026 Property Taxes +\$1,372.82/mo

Total Est 2026 OpEx* \$3,293.80/mo

**plus Unit's Janitorial/Electricity*

Unit Features

- 2 Reserved Parking Stalls
- Dedicated Rooftop HVAC Unit (2017)
- Ceiling HVAC Unit (2020)



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Unit 105 | 1,801 RSF

\$1,800,000

Operating Expenses

2026 HOA Dues \$1,506.93/mo

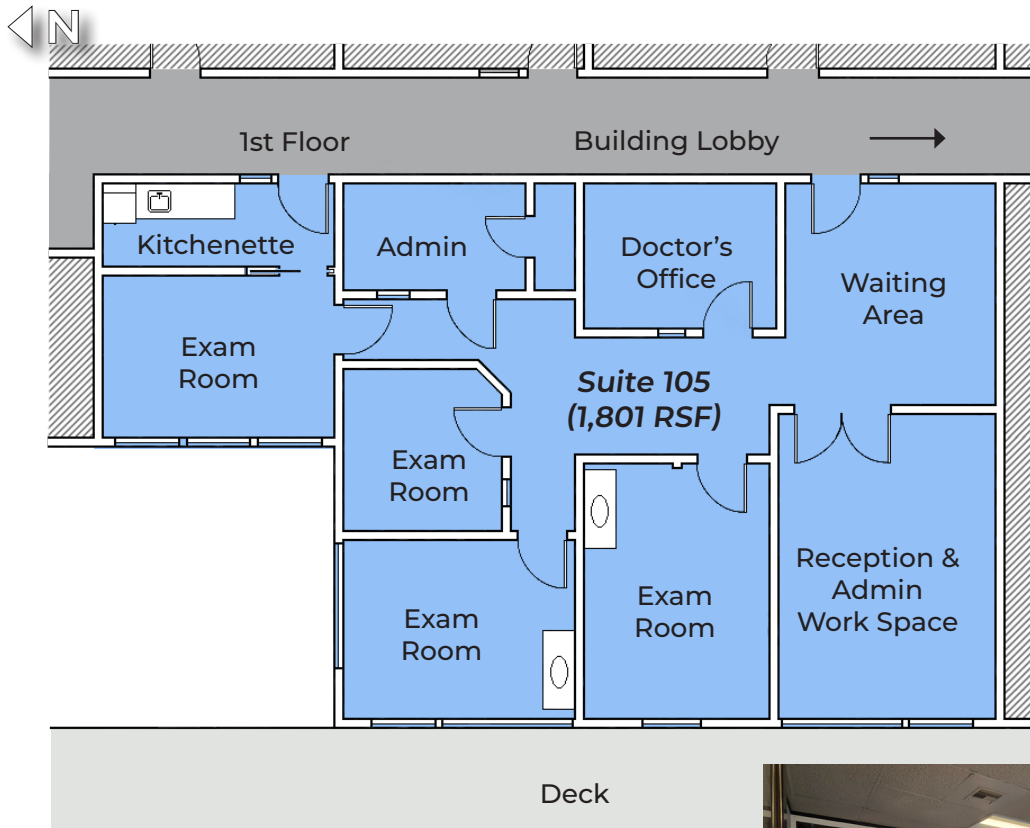
2026 Property Taxes +\$1,072.16/mo

Total Est 2026 OpEx* \$2,579.09/mo

**plus Unit's Janitorial/Electricity*

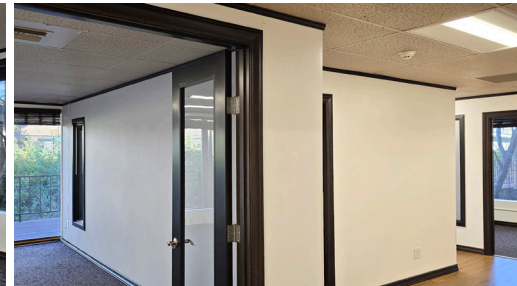
Unit Features

- 2 Reserved Parking Stalls
- Dedicated Rooftop HVAC Unit (2015)
- Ceiling HVAC Unit (2015)



Space Available for Owner/User

Suite	Size	Available
105	1,801 RSF	Immediately

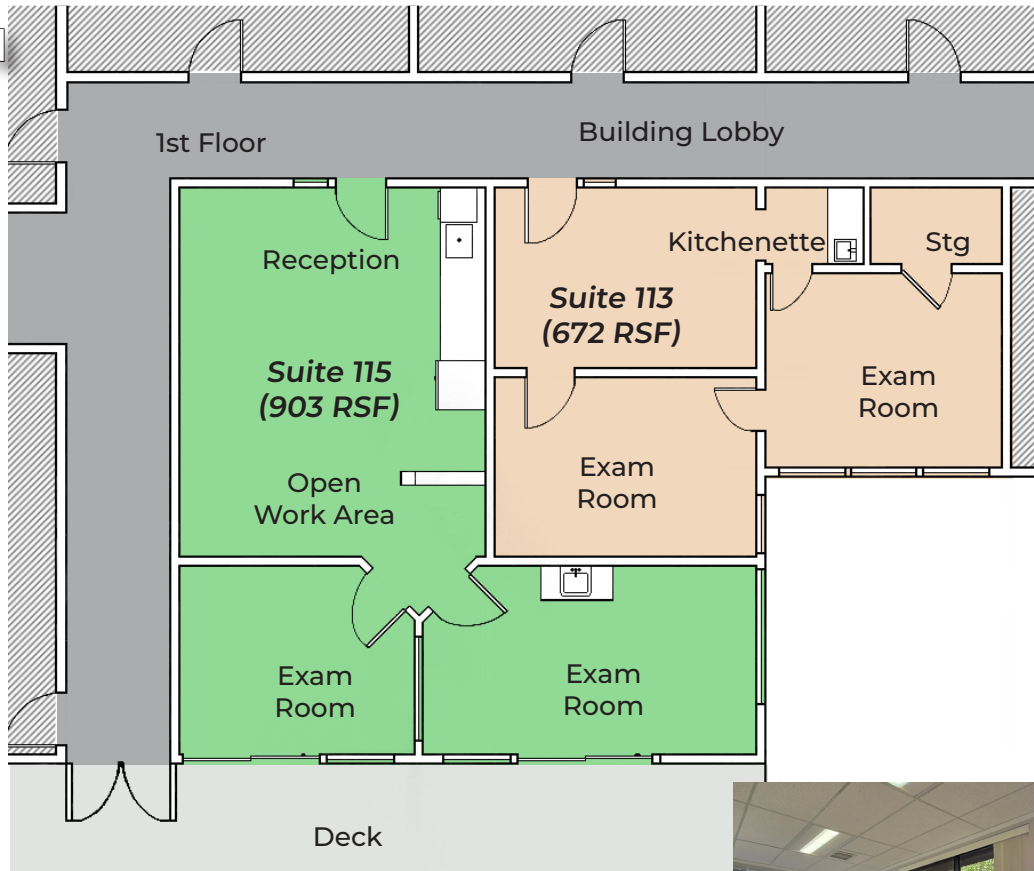


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Space Available for Owner/User

Suite	Total Size	Available
115	903 RSF	Immediately
113+115	1,575 RSF	9/1/2029

Unit 113 | 1,575 RSF

\$1,500,000

Rental Income

Suite 113 Rent \$2,287.00/mo, Full Service
(672 RSF)

Operating Expenses

2026 HOA Dues \$1,307.48/mo

2026 Property Taxes +\$922.70/mo

Total Est 2026 OpEx* \$2,230.18/mo
**plus Unit's Janitorial/Electricity*

Unit Features

- 2 Reserved Parking Stalls
- Dedicated Rooftop HVAC Unit (2017)
- Ceiling HVAC Unit (2020)

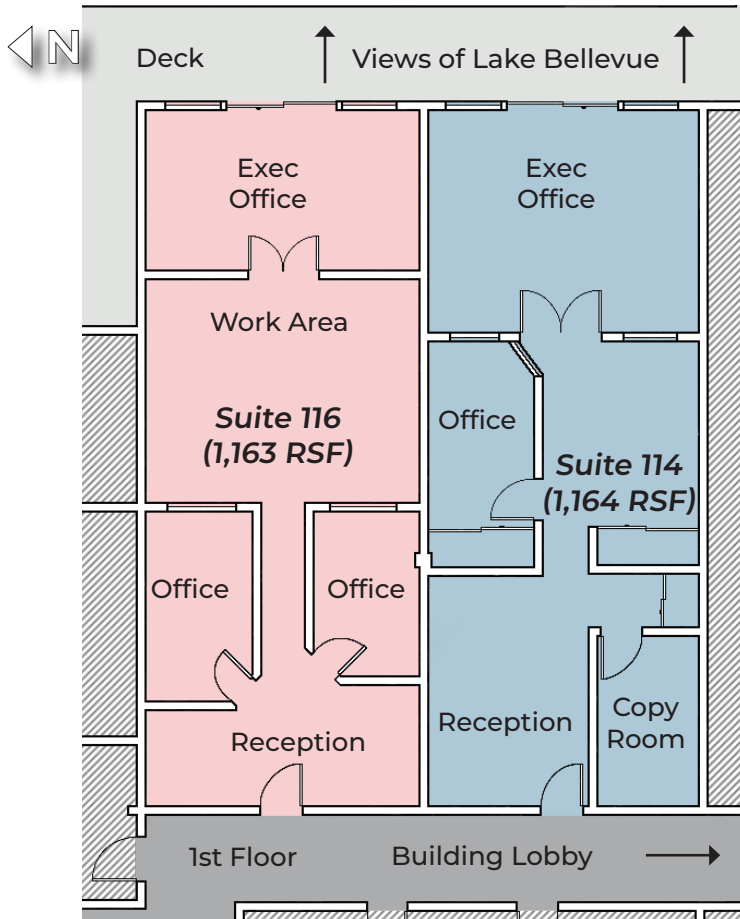


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Space Available for Owner/User

Suite	Total Size	Available
114	1,164 RSF	Immediately
114+116	2,327 RSF	12/1/2029

Unit 114+116 | 2,327 RSF

\$2,500,000

Rental Income

Suite 116 Rent \$3,720.00/mo, Full Service
(1,163 RSF)

Operating Expenses

2026 HOA Dues \$1,920.98/mo

2026 Property Taxes +\$1,375.67/mo

Total Est 2026 OpEx* \$3,296.65/mo
*plus Unit's Janitorial/Electricity

Unit Features

- 2 Reserved Parking Stalls
- Dedicated Rooftop HVAC Unit (2016)
- Ceiling HVAC Unit (2017)



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Unit 118 | 2,126 RSF

\$2,300,000

Operating Expenses

2026 HOA Dues \$1,755.27/mo

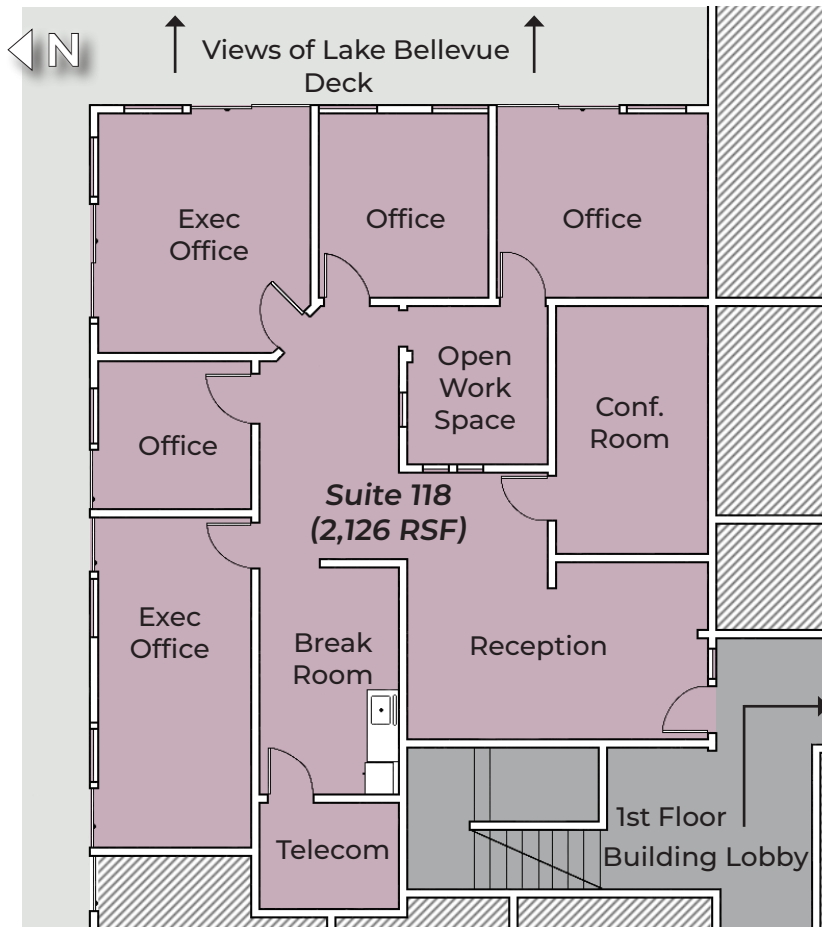
2026 Property Taxes +\$1,286.35/mo

Total Est 2026 OpEx* \$3,041.62/mo

**plus Unit's Janitorial/Electricity*

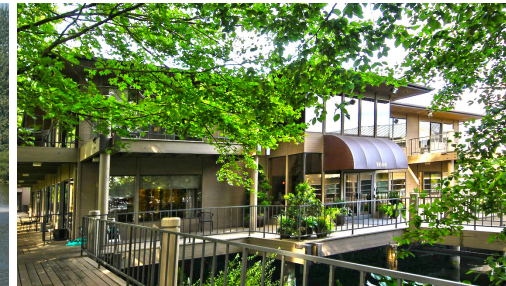
Unit Features

- 2 Reserved Parking Stalls
- Dedicated Rooftop HVAC Unit (2011)
- Ceiling HVAC Unit (2017)



Space Available for Owner/User

Suite	Size	Available
118	2,126 RSF	11/1/2026

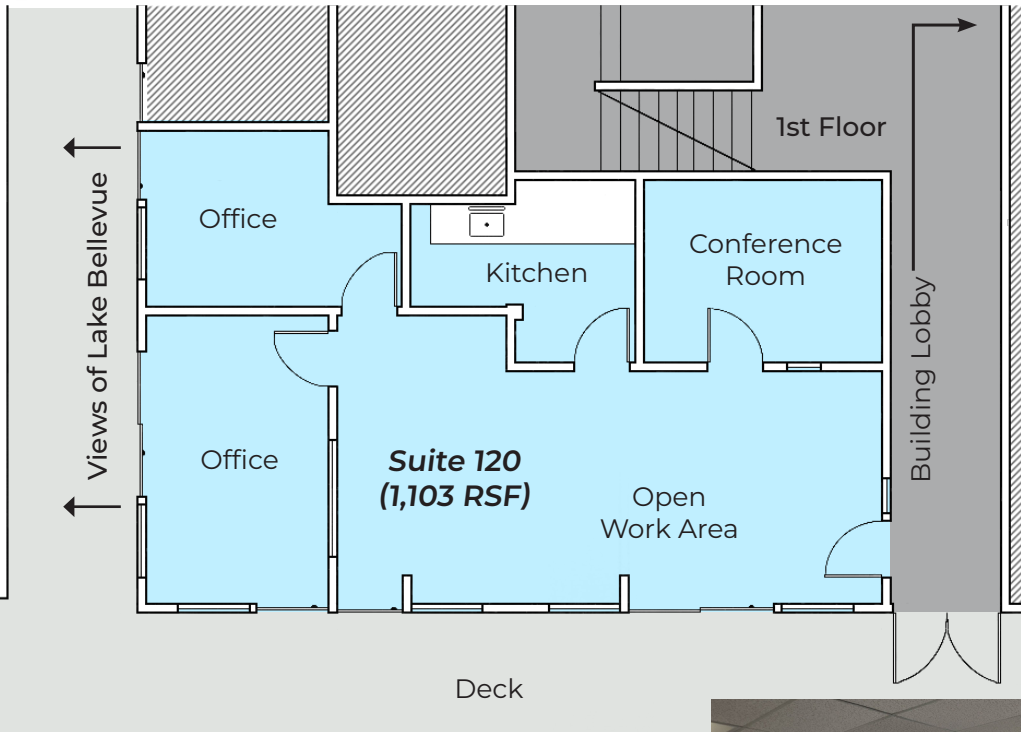


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Space Available for Owner/User

Suite	Size	Available
120	1,103 RSF	Immediately

Unit 120 | 1,103 RSF

\$1,100,000

Operating Expenses

2026 HOA Dues \$912.16/mo

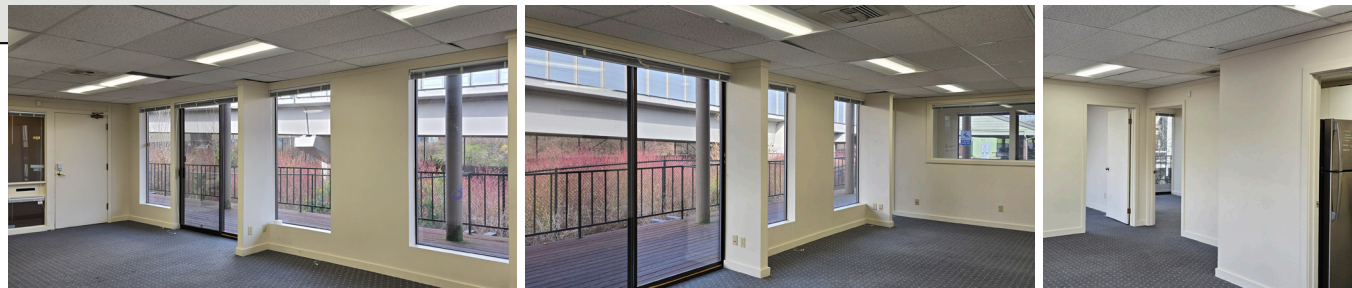
2026 Property Taxes +\$669.33 /mo

Total Est 2026 OpEx* \$1,581.49/mo

**plus Unit's Janitorial/Electricity*

Unit Features

- 1 Reserved Parking Stall
- Dedicated Rooftop HVAC Unit (2015)
- Ceiling HVAC Unit (2017)



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Unit 118+120 | 3,229 RSF

\$3,150,000

Operating Expenses

2026 HOA Dues \$2,667.43/mo

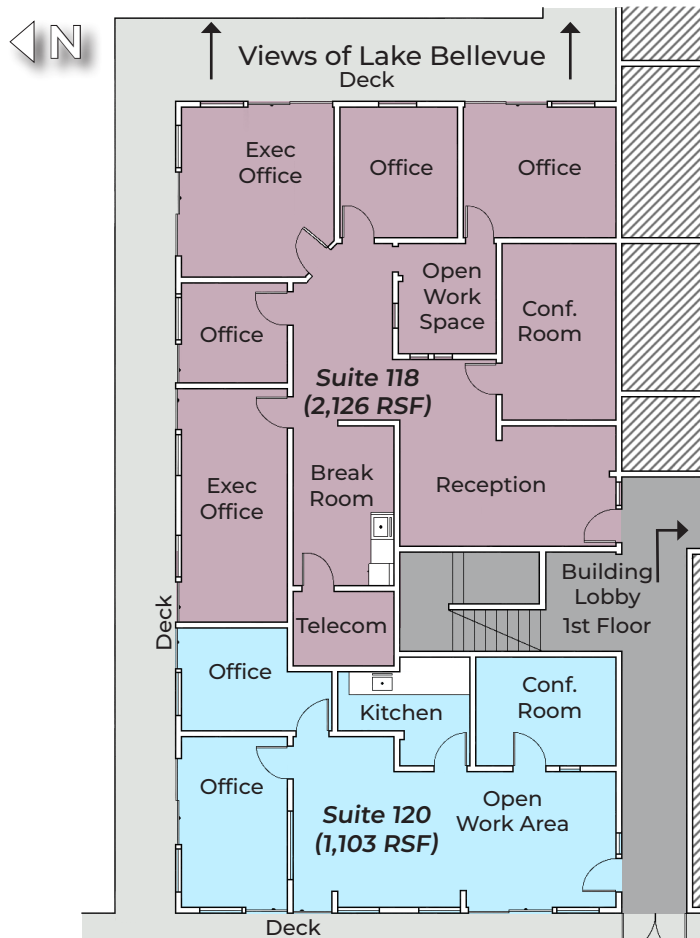
2026 Property Taxes +\$1,995.68/mo

Total Est 2026 OpEx* \$4,623.11/mo

**plus Unit's Janitorial/Electricity*

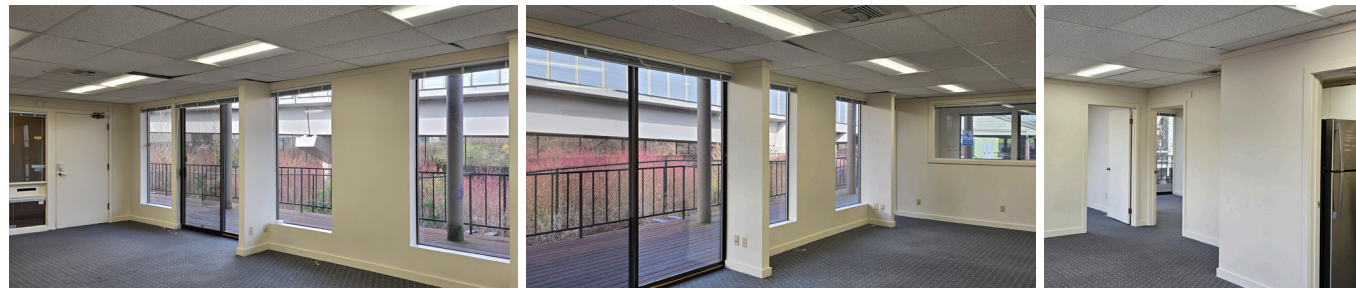
Unit Features

- 3 Reserved Parking Stalls
- 2 Dedicated Rooftop HVAC Units (2011 & 2015)
- 2 Ceiling HVAC Unit (2017)



Space Available for Owner/User

Suite	Size	Available
118 + 120	3,229 RSF	11/1/2026

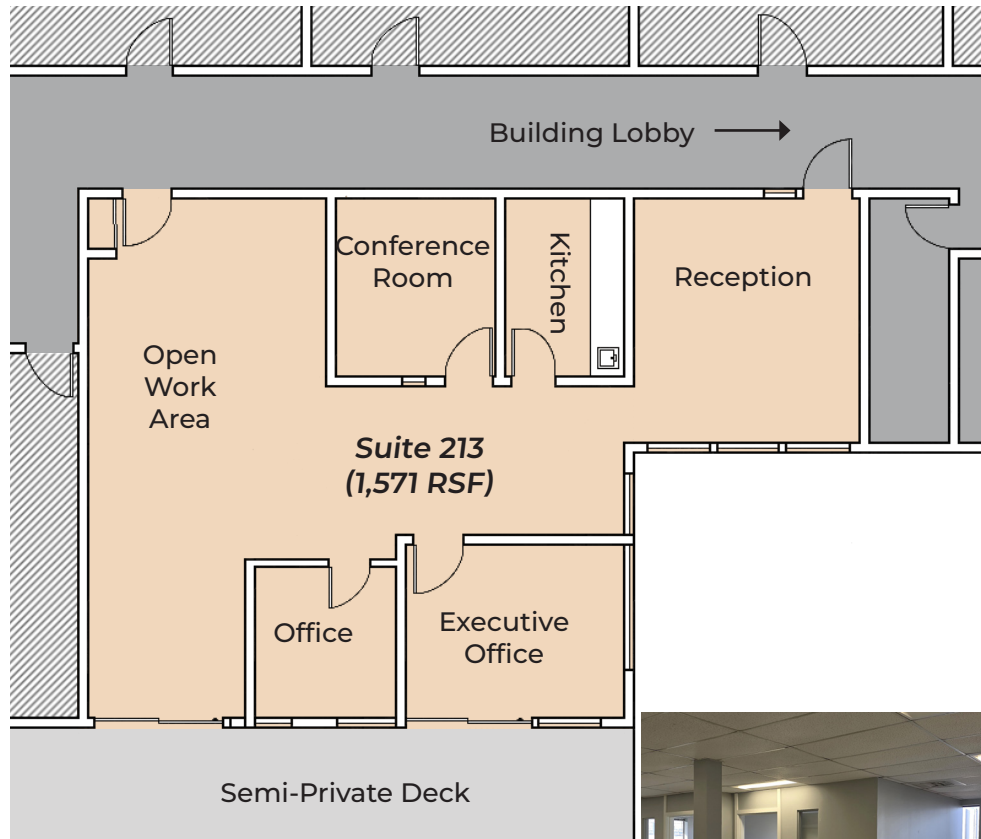


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Space Available for Owner/User

Suite	Size	Available
213	1,571 RSF	Immediately

Unit 213 | 1,571 RSF

\$1,450,000

Operating Expenses

2026 HOA Dues \$1,318.88/mo

2026 Property Taxes +\$922.70/mo

Total Est 2026 OpEx* \$2,241.58/mo

**plus Unit's Janitorial/Electricity*

Unit Features

- 1 Reserved Parking Stall
- Dedicated Rooftop HVAC Unit (2017)



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120TH AVE NE &
BEL-RED RD

**First Come/First Served
Parking Area**

Visitor, ADA, & Reserved/Assigned Parking Area

Nine Lake Bellevue

Visitor, ADA, & Reserved/Assigned
Parking Area

An aerial photograph of a parking lot with several numbered stalls. The stalls are labeled with numbers: #115, #213, #113, #105, #105, #114, #116, #120, #214, #106, #104, #118, and #118. There are yellow signs with the word "VISITOR" in red. A red arrow points to a "Building Entrance" sign. There are also blue signs for "RESERVED PARKING" with wheelchair icons and a blue sign for "VISITOR PARKING" with a wheelchair icon.



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Recent Sales Comps

of Office Condos on Lake Bellevue

Building/Unit	Address	Unit Size (RSF)	Sale Price	Price/RSF	Sold Date
Nine Lake Bellevue Unit 203	9 Lake Bellevue Drive Bellevue	1,664	\$1,550,000	\$931.49	12/22/21
Nine Lake Bellevue Units 204 & 206	9 Lake Bellevue Drive Bellevue	2,323	\$2,250,000	\$968.58	8/31/22
One Lake Bellevue Unit 108	1 Lake Bellevue Drive Bellevue	891	\$895,000	\$1,004.49	12/16/22
Nine Lake Bellevue Unit 208	9 Lake Bellevue Drive Bellevue	1,176	\$1,200,000	\$1,020.30	1/23/23
Nine Lake Bellevue Units 210 & 212	9 Lake Bellevue Drive Bellevue	2,337	\$2,475,000	\$1,059.05	9/24/24
One Lake Bellevue Unit 110	1 Lake Bellevue Drive Bellevue	1,218	\$1,190,000	\$977.01	12/20/24
One Lake Bellevue Units 100, 102 & 104	1 Lake Bellevue Drive Bellevue	2,159	\$2,095,000	\$970.36	12/31/25
Nine Lake Bellevue Units 214 & 216	9 Lake Bellevue Drive Bellevue	2,337	\$2,300,000	\$984.17	8/26/26
		1,602 (Avg.)		\$993.49 (Avg.)	



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