

# Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA

FOR SALE | Office Condo Units | \$1.2M - \$2.5M

1,103 RSF - 2,337 RSF Available



**Dan Krekel, CCIM**  
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**Tom Wallin, CCIM**  
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# Property Features



- » 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

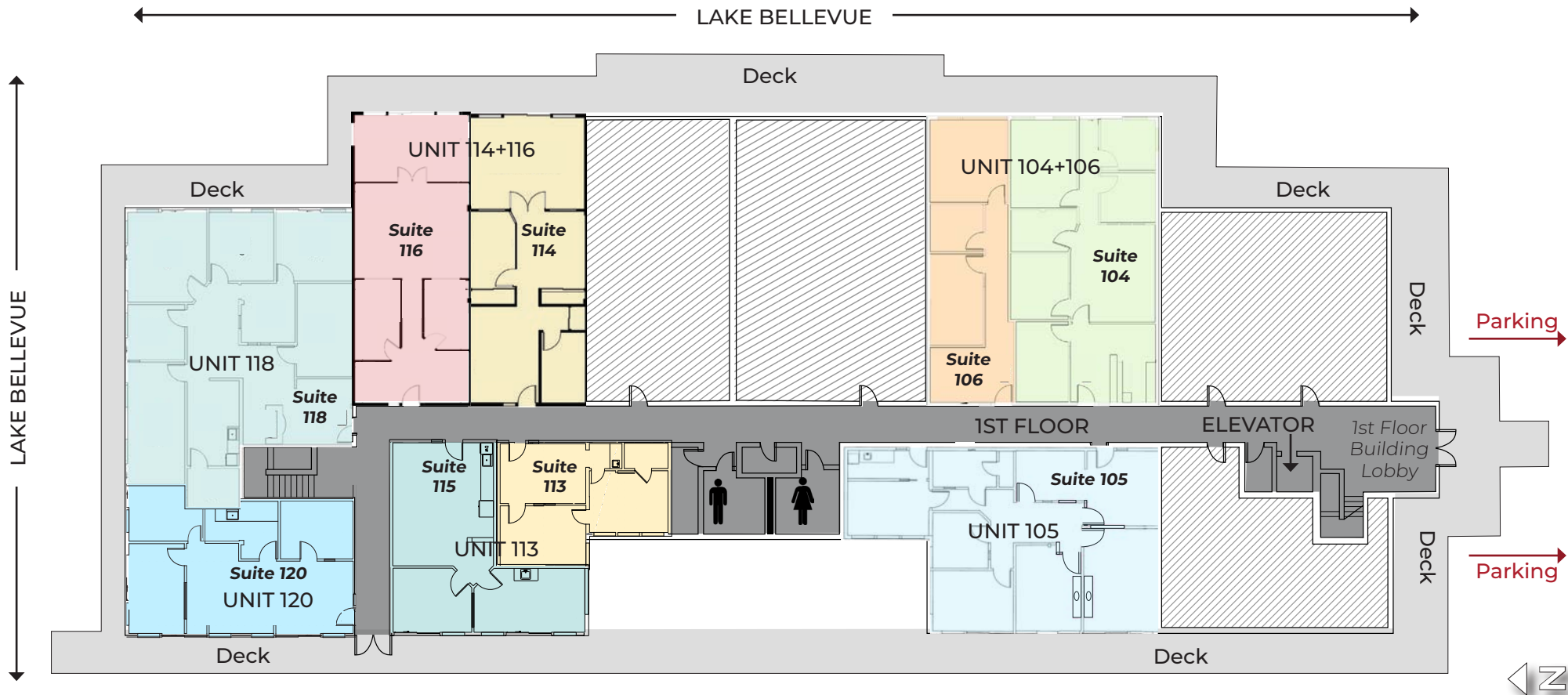


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## 1st Floor Units Available for Sale

Unit	Price	Total Size	Owner/User RSF	Available
104+106	\$2,500,000	2,305 RSF	2,305 RSF	6 Mos Notice
113	\$1,650,000	1,575 RSF	903 RSF	5/1/2026
114+116	\$2,500,000	2,327 RSF	1,164 RSF	Immediately
120	\$1,200,000	1,103 RSF	1,103 RSF	Immediately
118	\$2,500,000	2,126 RSF	2,126 RSF	11/1/2026
105	\$1,950,000	1,801 RSF	1,801 RSF	9/1/2026

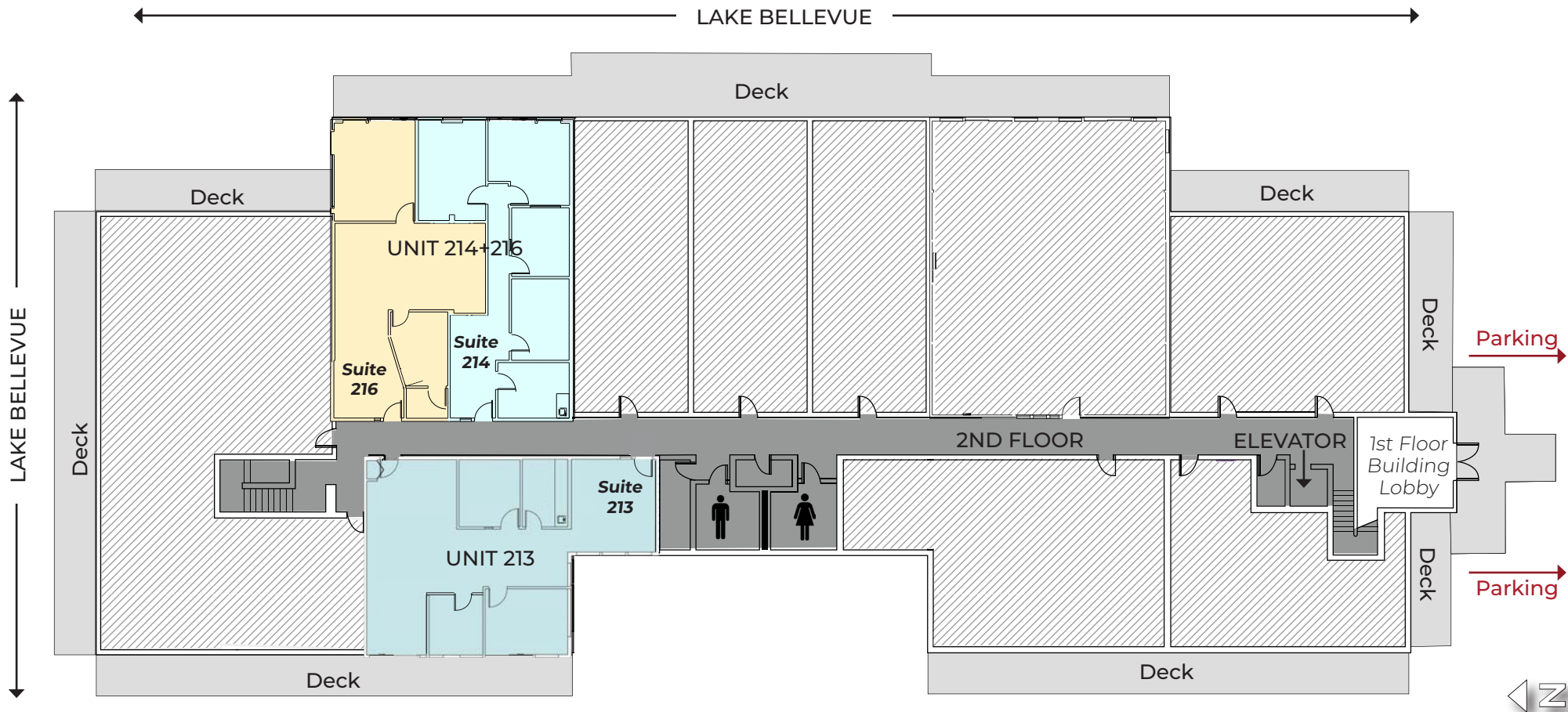


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## 2nd Floor Units Available for Sale

Unit	Price	Total Size	Owner/User RSF	Available
213	\$1,575,000	1,571 RSF	1,571 RSF	Immediately
214+216	\$2,500,000	2,337 RSF	1,190 RSF	Immediately



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# Nine Lake Bellevue

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**Unit 104+106 | 2,305 RSF**

**\$2,500,000**

## Rental Income

**Suite 106 Rent** \$2,912.00/mo, Full Service  
(828 RSF)

## Operating Expenses

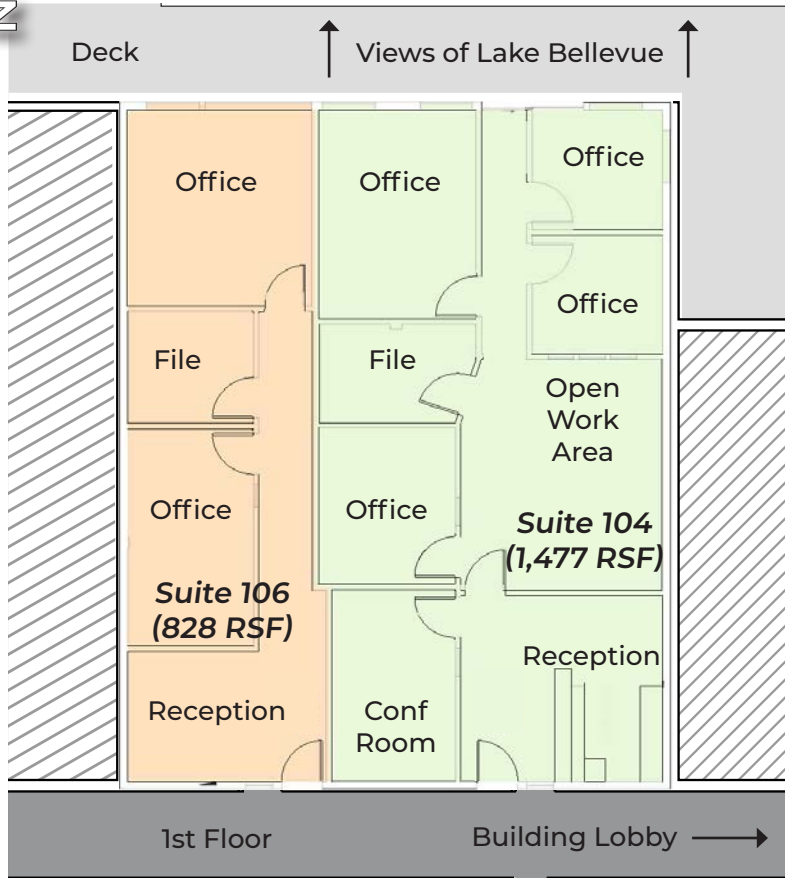
**2026 HOA Dues** \$1,920.86/mo

**2026 Property Taxes** +\$1,372.82/mo

**Total Est 2026 OpEx\*** \$3,293.68/mo  
*\*plus Unit's Janitorial/Electricity*

## Unit Features

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



### 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

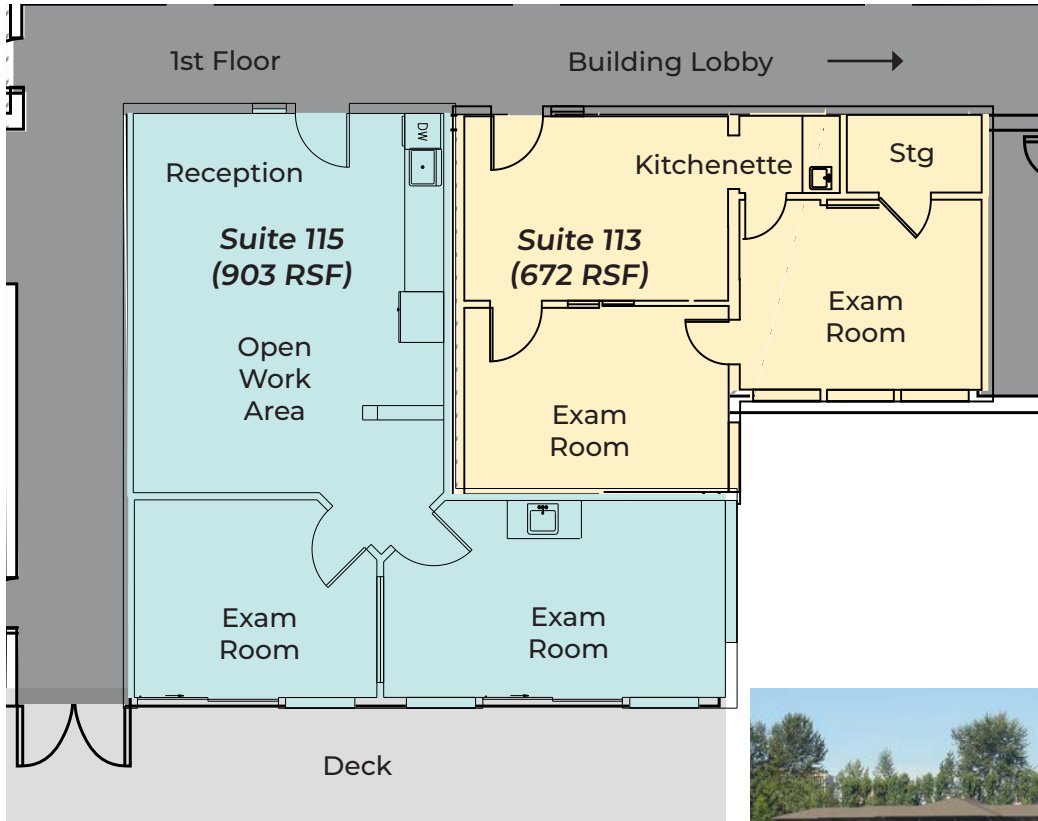


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# Nine Lake Bellevue

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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+115 | 1,575 RSF**

**\$1,650,000**

## Rental Income

**Suite 113 Rent** \$2,210.00/mo, Full Service  
(672 RSF)

## Operating Expenses

**2026 HOA Dues** \$1,307.40/mo

**2026 Property Taxes** +\$922.70/mo

**Total Est 2026 OpEx\*** \$2,230.10/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 114+116 | 2,327 RSF**

**\$2,500,000**

## Rental Income

**Suite 116 Rent** \$3,613.00/mo, Full Service  
(1,163 RSF)

## Operating Expenses

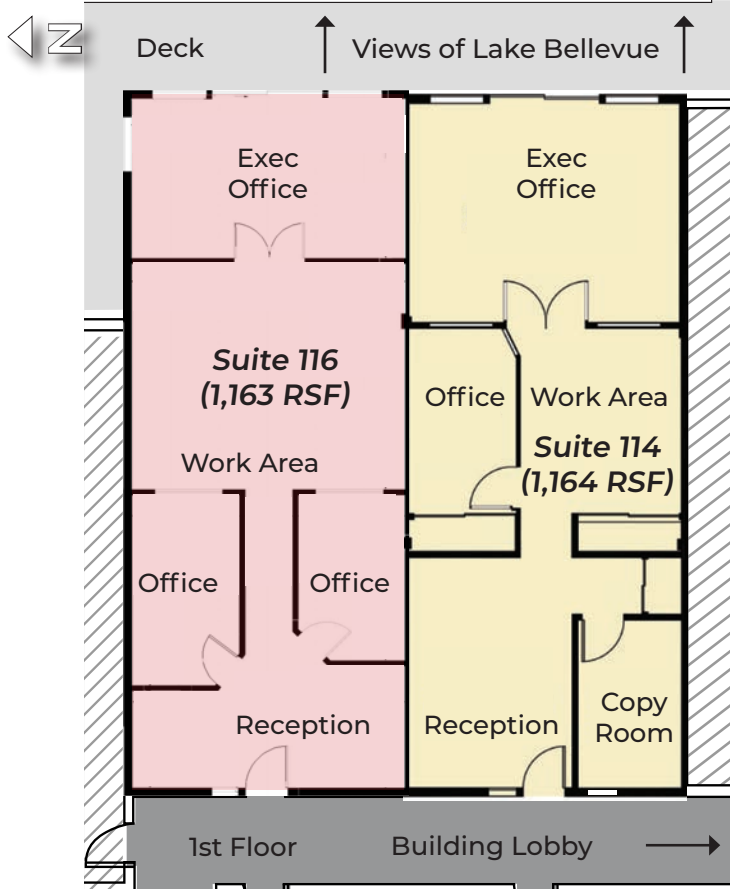
**2026 HOA Dues** \$1,920.86/mo

**2026 Property Taxes** +\$1,375.67/mo

**Total Est 2026 OpEx\*** \$3,296.53/mo  
*\*plus Unit's Janitorial/Electricity*

## Unit Features

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



### Space Available for Owner/User

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



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# Nine Lake Bellevue

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**Unit 120 | 1,103 RSF**

**\$1,200,000**

## Operating Expenses

**2026 HOA Dues** \$912.10/mo

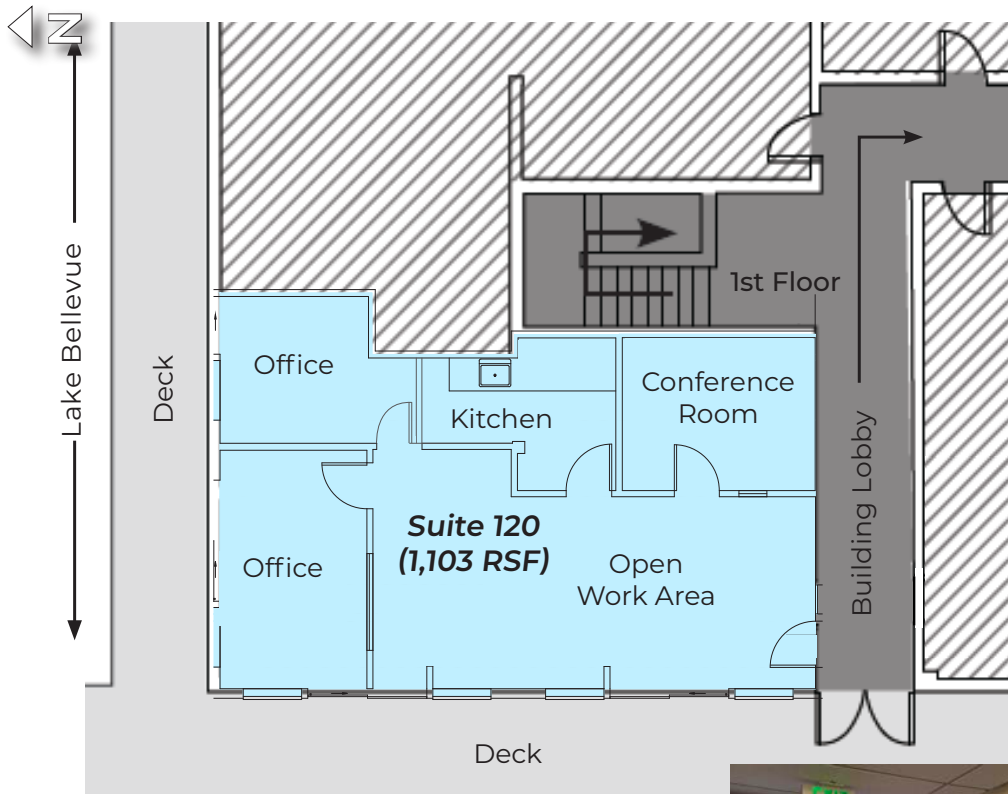
**2026 Property Taxes** +\$669.33 /mo

**Total Est 2026 OpEx\*** \$1,581.43/mo

*\*plus Unit's Janitorial/Electricity*

## Unit Features

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



### Space Available for Owner/User

Suite	Size	Available
120	1,103 RSF	Immediately



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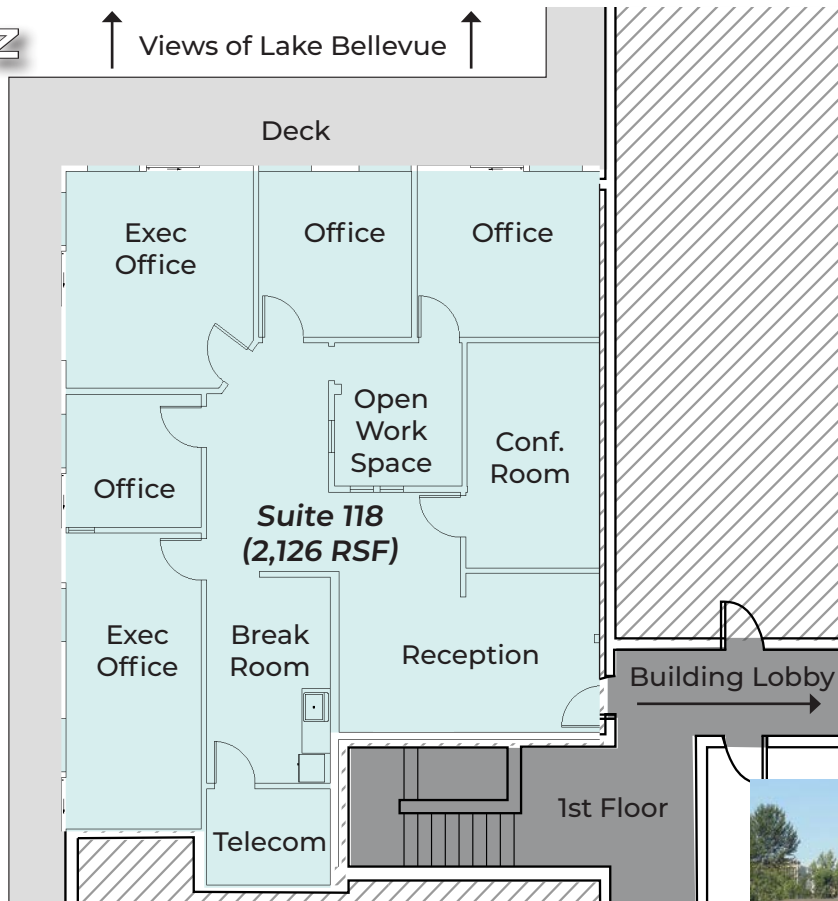
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Views of Lake Bellevue



### Space Available for Owner/User

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

**Unit 118 | 2,126 RSF**

**\$2,500,000**

### Operating Expenses

**2026 HOA Dues** \$1,755.16/mo

**2026 Property Taxes** +\$1,286.35/mo

**Total Est 2026 OpEx\*** \$3,041.51/mo

*\*plus Unit's Janitorial/Electricity*

### Unit Features

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



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**Unit 105 | 1,801 RSF**

**\$1,950,000**

## Operating Expenses

**2026 HOA Dues** \$1,506.84/mo

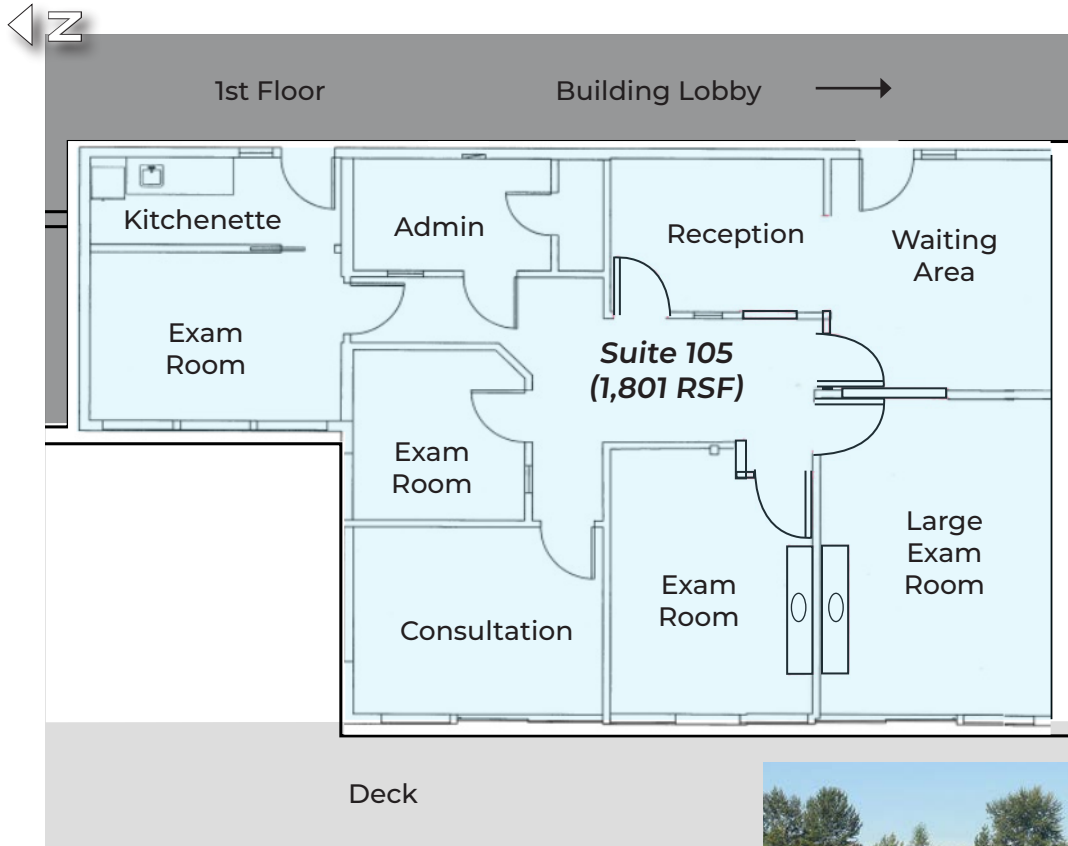
**2026 Property Taxes** +\$1,072.16/mo

**Total Est 2026 OpEx\*** \$2,579.00/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	9/1/2026

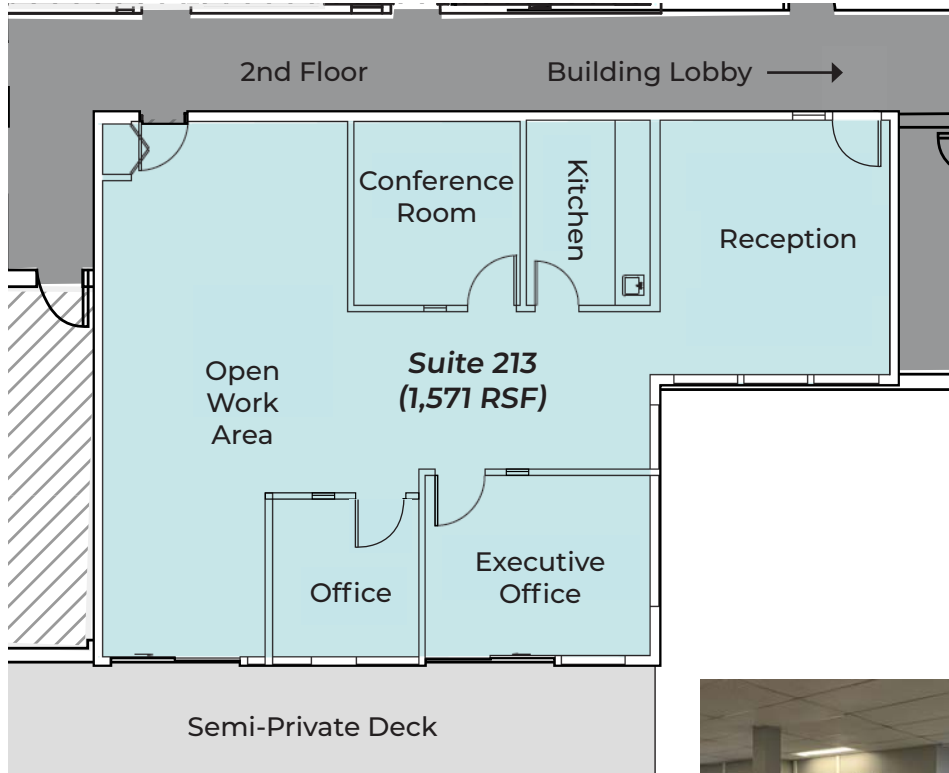


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## Space Available for Owner/User

Suite	Size	Available
213	1,571 RSF	Immediately

**Unit 213 | 1,571 RSF**

**\$1,575,000**

## Operating Expenses

**2026 HOA Dues** \$1,318.80/mo

**2026 Property Taxes** +\$922.70/mo

**Total Est 2026 OpEx\*** \$2,241.50/mo

*\*plus Unit's Janitorial/Electricity*

## Unit Features

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

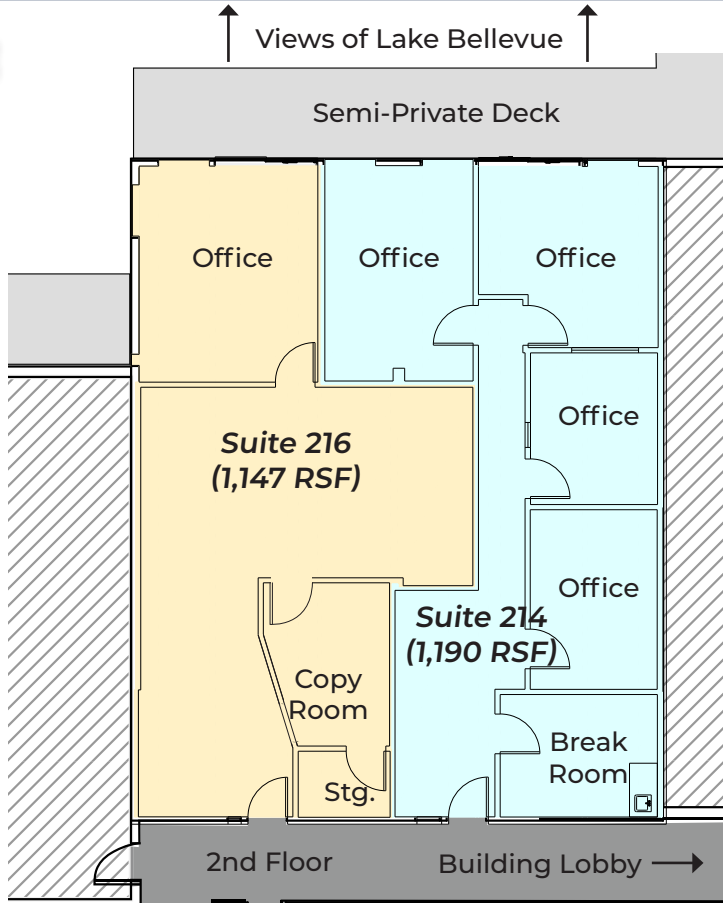


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## Space Available for Owner/User

Suite	Total Size	Available
214+216	2,337 RSF	2/1/2029
214	1,190 RSF	Immediately

**Unit 214+216 | 2,337 RSF**

**\$2,500,000**

## Rental Income

**Suite 216 Rent** \$3,596.00/mo, Full Service  
(1,147 RSF)

## Operating Expenses

**2026 HOA Dues** \$1,922.78/mo

**2026 Property Taxes** +\$1,375.67/mo

**Total Est 2026 OpEx\*** \$3,298.45/mo  
*\*plus Unit's Janitorial/Electricity*

## Unit Features

- 2 Reserved Parking Stalls
- Dedicated Rooftop HVAC Unit (2009)
- Ceiling HVAC Unit (2016) in Suite 216



# Nine Lake Bellevue

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Wilburton Station

NE 8th St

120TH AVE NE & BEL-RED RD

Nine Lake Bellevue Parking Lot

First Come/First Served Parking Area

Visitor, ADA, & Reserved/Assigned Parking Area

Building Entrance

Nine Lake Bellevue

Visitor, ADA, & Reserved/Assigned Parking Area



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