

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA



FOR SALE | Office Condo Units | \$1.575M - \$2.5M

1,571 RSF - 2,337 RSF Available



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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

LAKE WASHINGTON

DOWNTOWN BELLEVUE

9 Lake
Bellevue

LAKE
BELLEVUE



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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

9 Lake
Bellevue
Drive

Wilburton

Downtown
Bellevue

East Main

OVERLAKE
MEDICAL CENTER & CLINICS

Spring
District

Meta

EAS|RAIL

Link

Nine Lake Bellevue

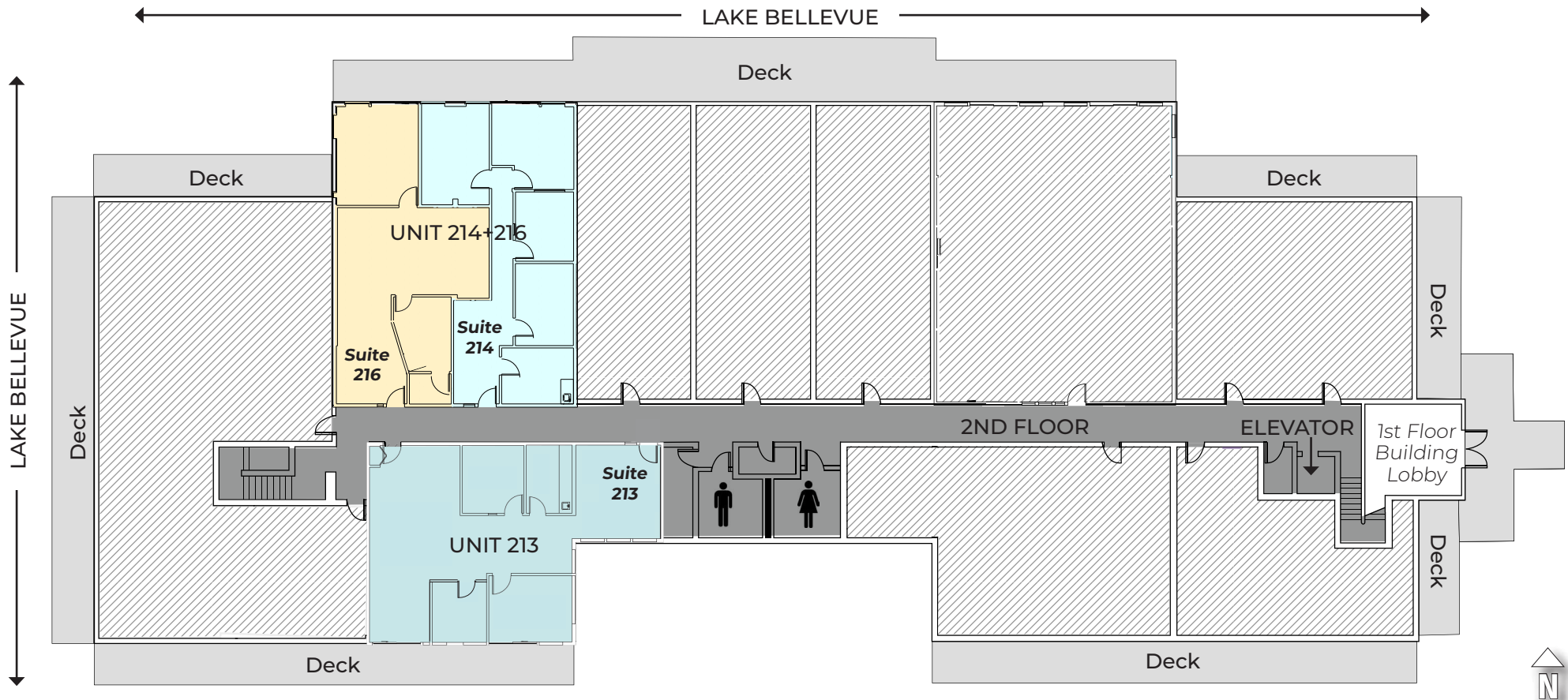
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2nd Floor Units Available for Sale

Unit	Size	Price
213	1,571 RSF	\$1,575,000
214+216	2,337 RSF	\$2,500,000

2nd Floor Space Available for Occupancy

Unit	Suite	Size	Available
214+216	214+216	2,337 RSF	2/1/2029
214+216	214	1,190 RSF	Immediately
213	213	1,571 RSF	Immediately

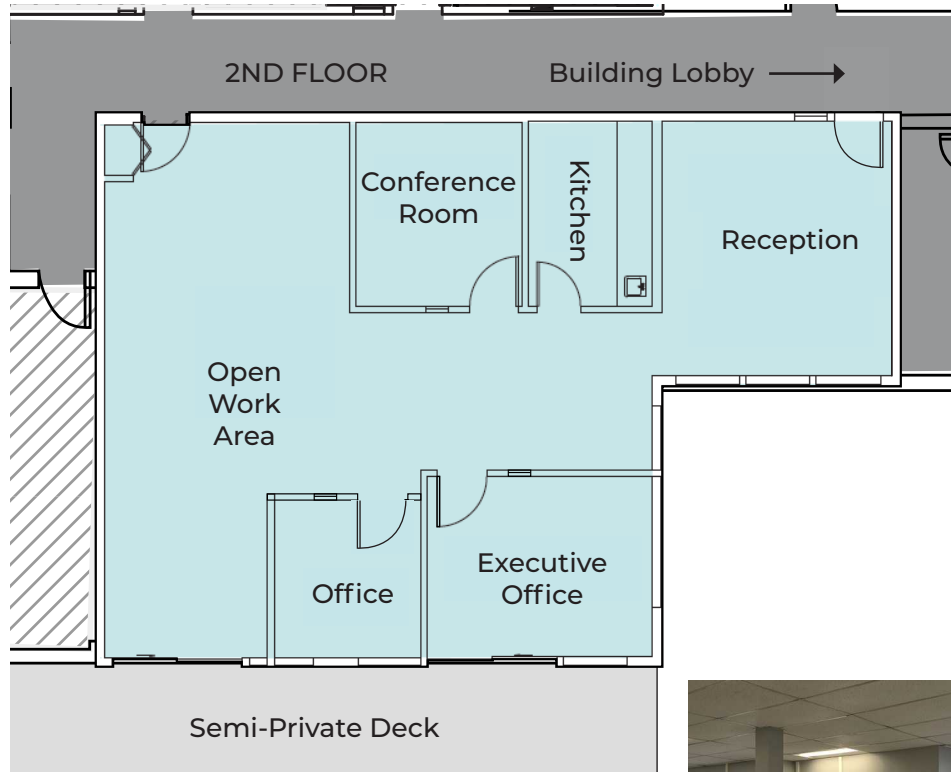


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Unit 213

Price \$1,575,000

Size 1,571 RSF

ProRata Share of Condo 4.2516%

Operating Expenses

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*

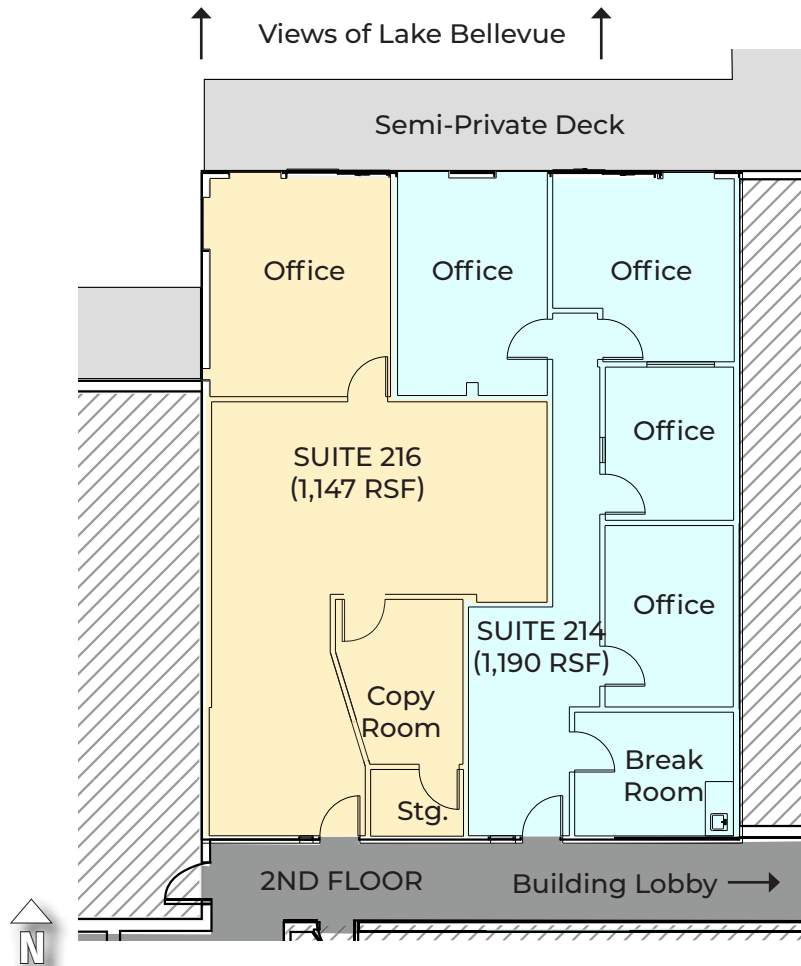
Unit Features

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



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Unit 214+216

Price \$2,500,000

Size 2,337 RSF

ProRata Share of Condo 6.5924%

Rental Income & Operating Expenses

HOA Dues \$1,922.78/mo

2026 Property Taxes \$1,375.67/mo

Total Est 2026 OpEx* \$3,298.45/mo

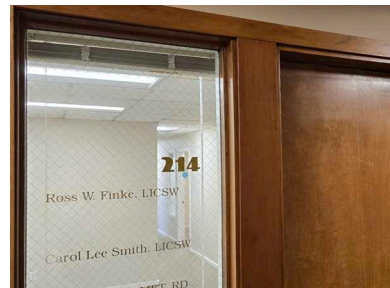
**plus Unit's Janitorial/Electricity*

Suite 216 Current Rental Income** \$3,584.00/mo, Full Service

***3.5% Annual Base Rent Increases | Lease thru 1/31/2029*

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

120TH AVE NE &
BEL-RED RD

Nine Lake Bellevue Parking Lot

First Come/First Served
Parking Area

Suite 213
1 Reserved
Parking Stall

Suite 214+216
2 Reserved
Parking Stalls

Visitor, ADA, &
Reserved/Assigned
Parking Area

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THE INFORMATION CONTAINED HEREIN HAS BEEN
RECEIVED FROM SOURCES WE DEEM RELIABLE. WHILE WE
HAVE NO REASON TO DOUBT ITS ACCURACY, WE DO NOT
GUARANTEE IT. YOU ARE ADVISED TO INDEPENDENTLY
VERIFY ALL INFORMATION.

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