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

Leibsohn & Company

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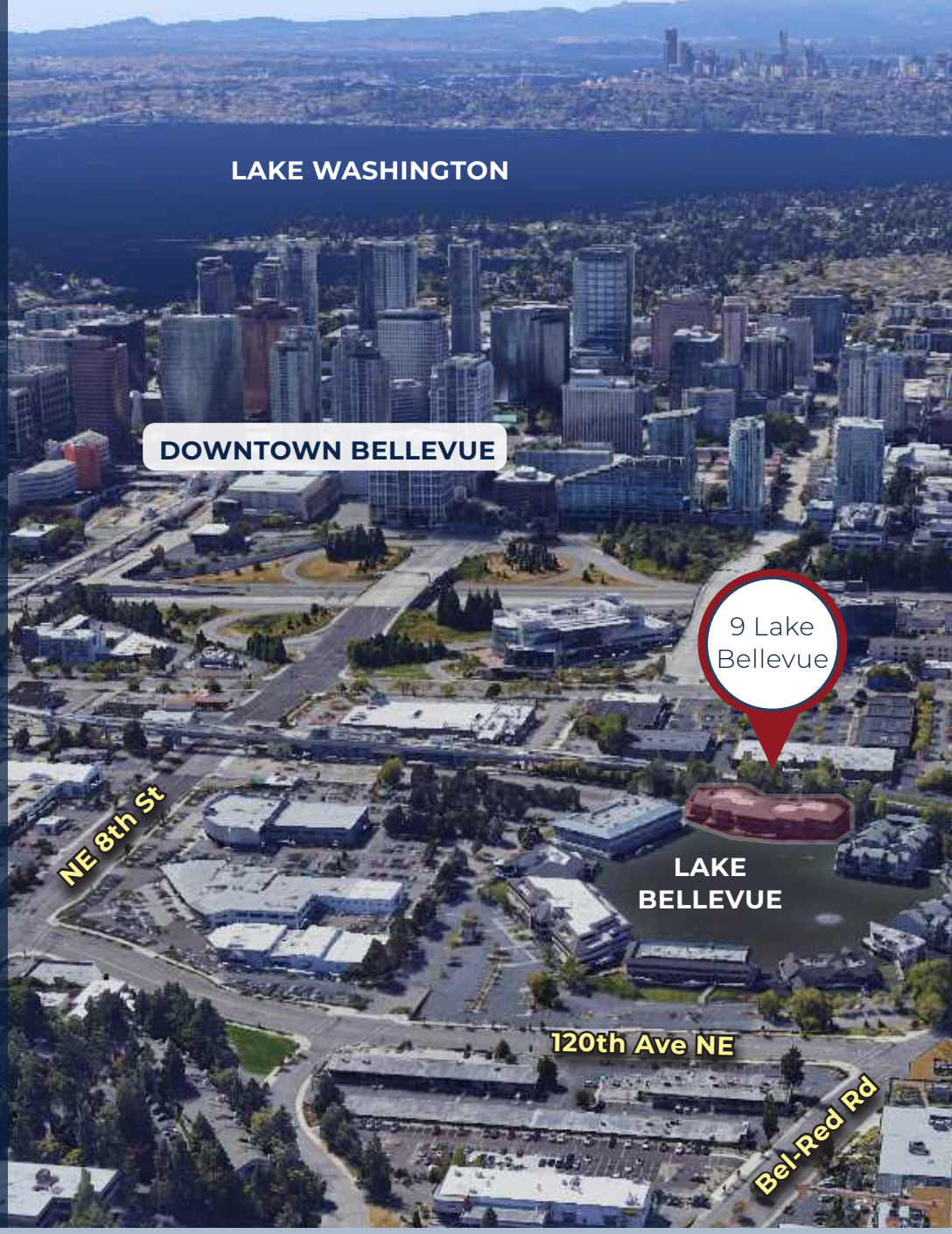
Property**Features**

- 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
- COMCAST BUSINESS Available



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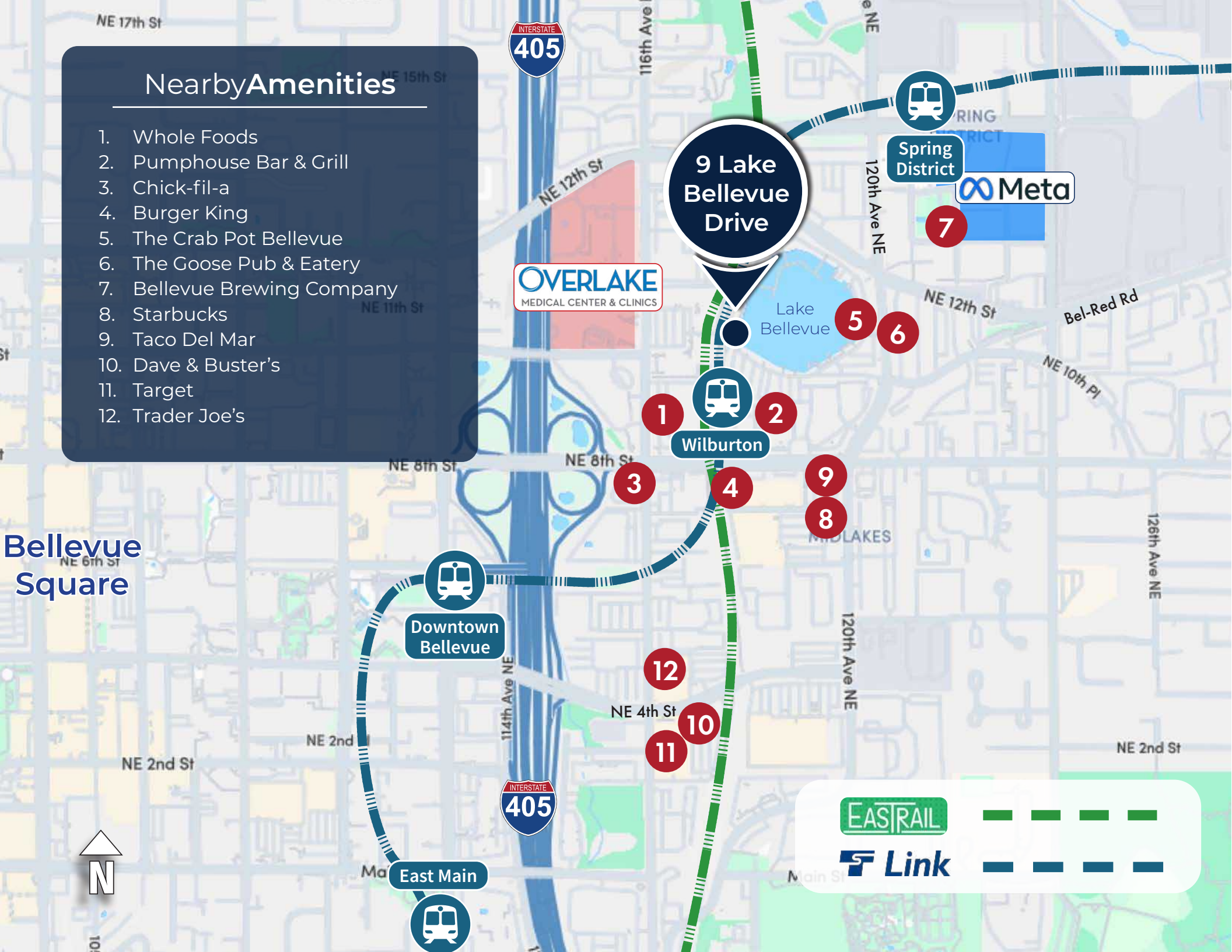
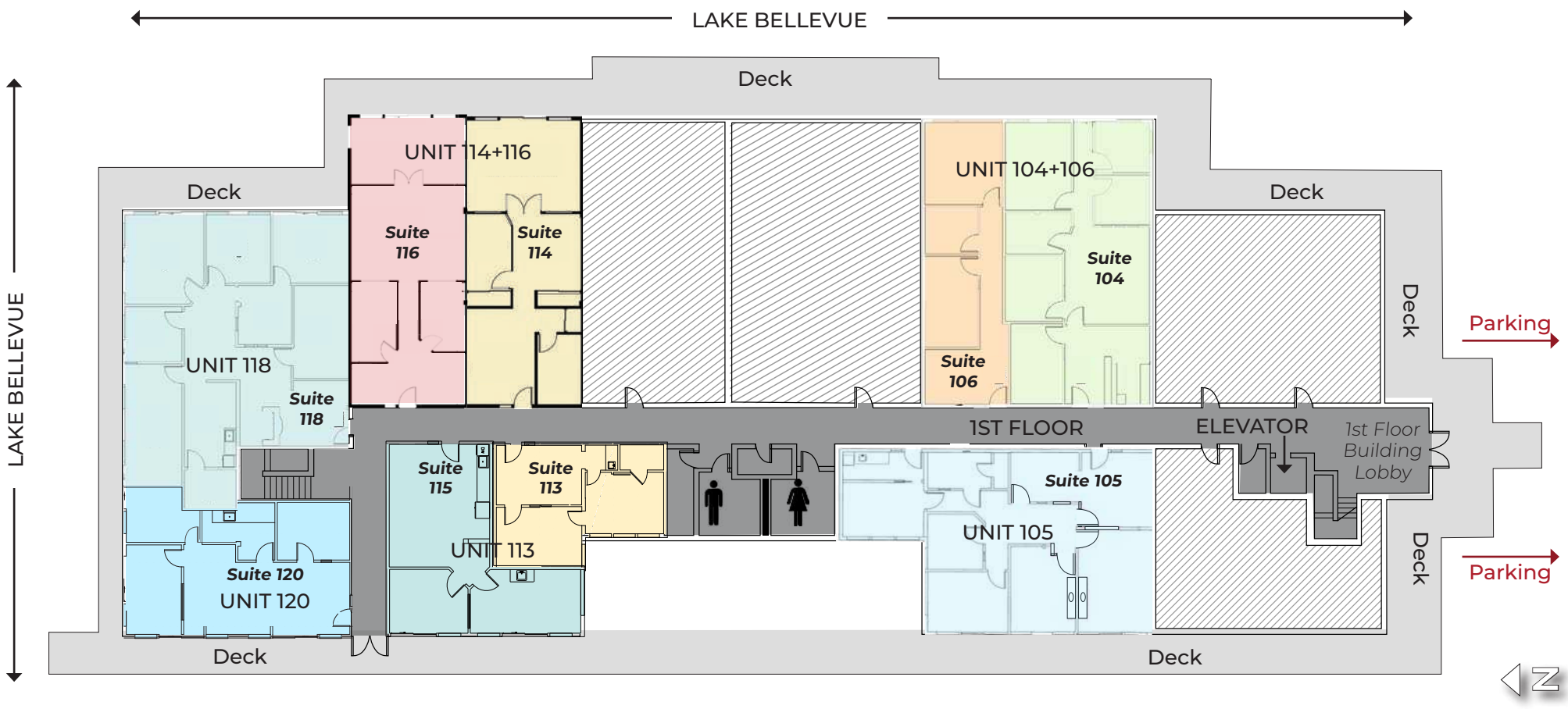

NearbyAmenities
1. Whole Foods
2. Pumphouse Bar & Grill
3. Chick-fil-a
4. Burger King
5. The Crab Pot Bellevue
6. The Goose Pub & Eatery
7. Bellevue Brewing Company
8. Starbucks
9. Taco Del Mar
10. Dave & Buster's
11. Target
12. Trader Joe's
9 Lake Bellevue Drive
Spring District
Meta
OVERLAKE MEDICAL CENTER & CLINICS
Lake Bellevue
Wilburton
Bellevue Square
Downtown Bellevue
East Main
MIDLAKES
NE 17th St
NE 15th St
NE 12th St
NE 11th St
NE 10th Pl
NE 8th St
NE 6th St
NE 4th St
NE 2nd St
Bel-Red Rd
116th Ave NE
120th Ave NE
114th Ave NE
126th Ave NE
INTERSTATE 405
EASTRAIL
Link
N

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA

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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Nine Lake Bellevue

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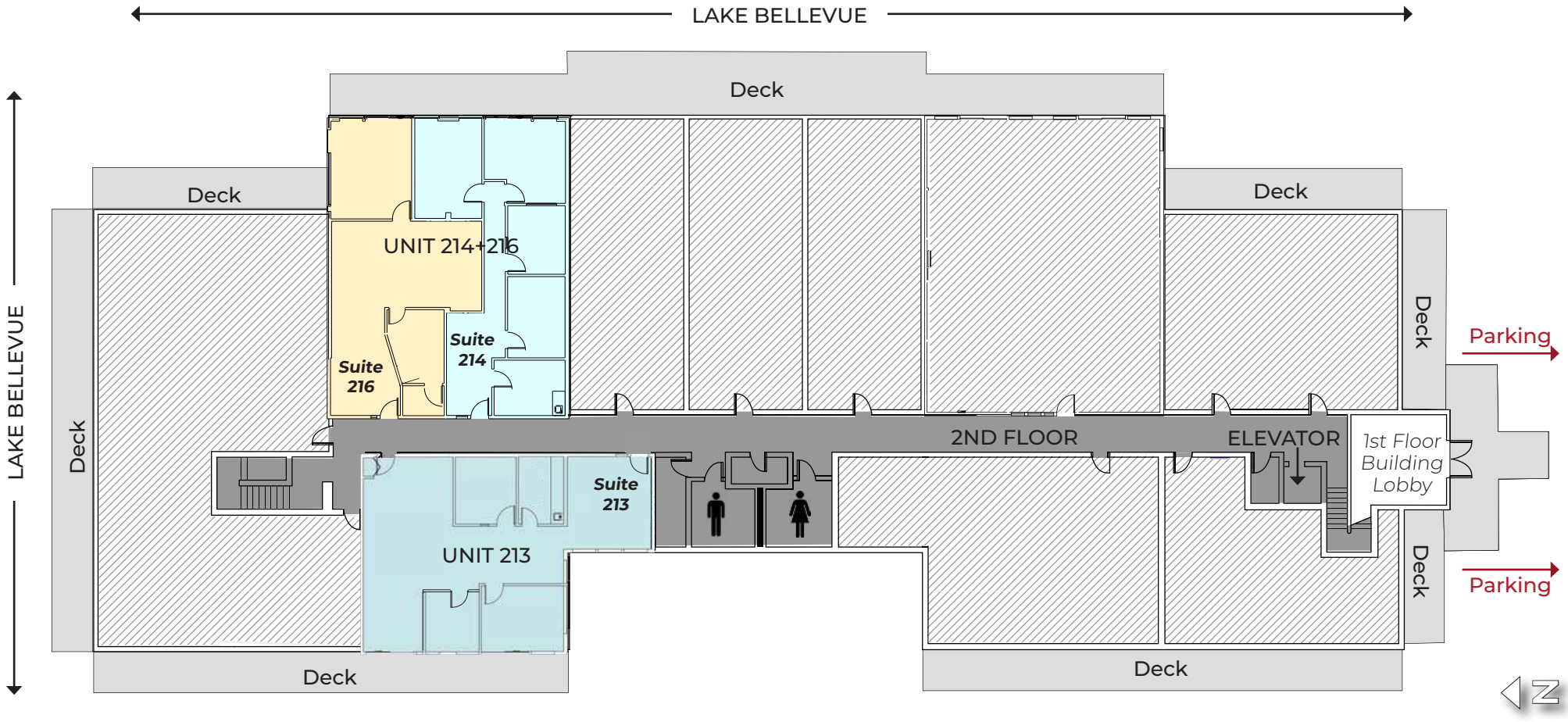
2nd Floor Units Available for Sale

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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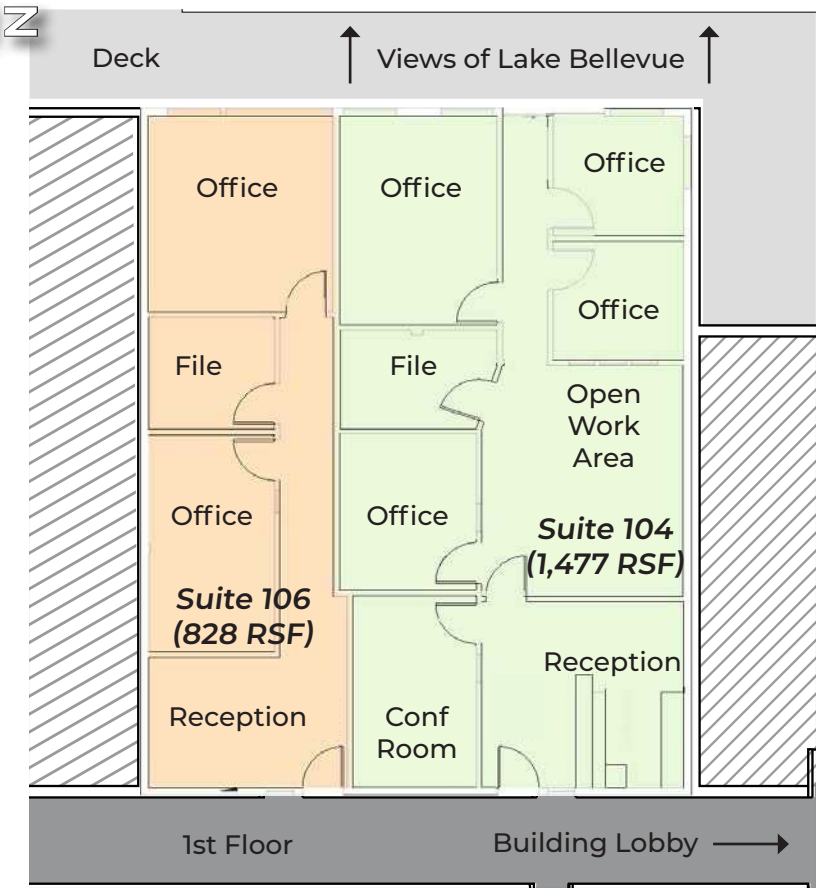
Unit 104+106 | 2,305 RSF

$2,500,000



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

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)

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Nine Lake Bellevue

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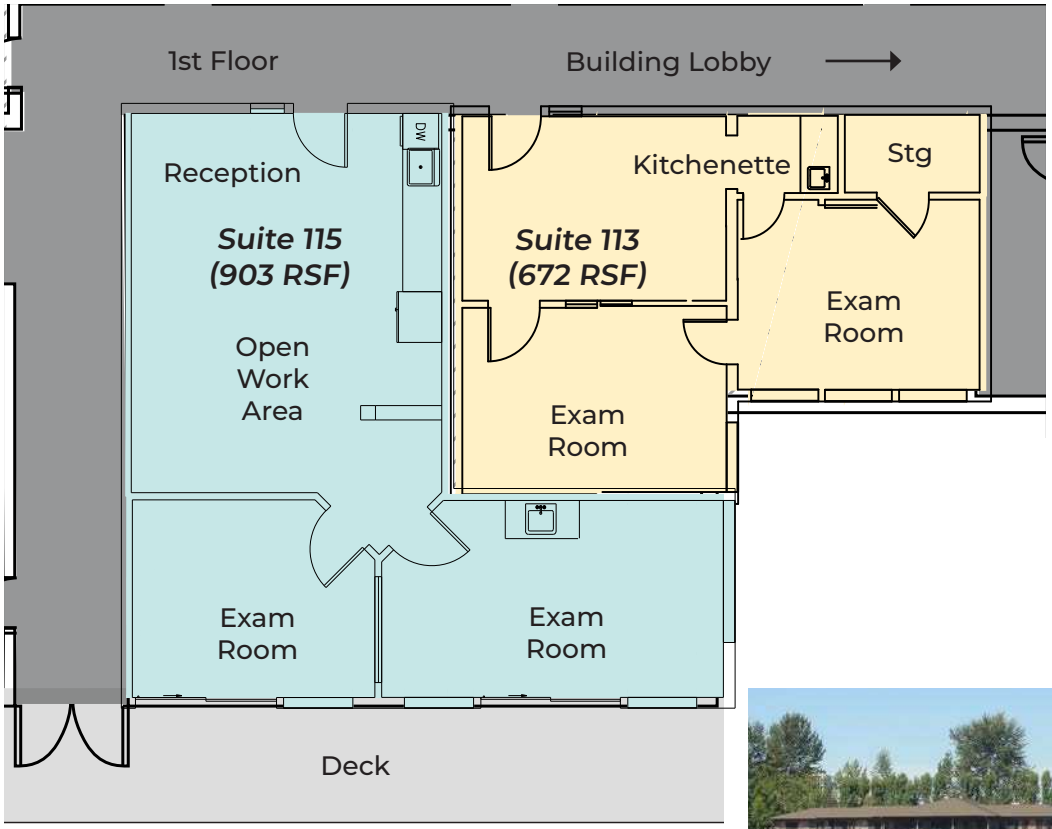
Unit 113+115 | 1,575 RSF

$1,650,000



Space Available for Owner/User

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

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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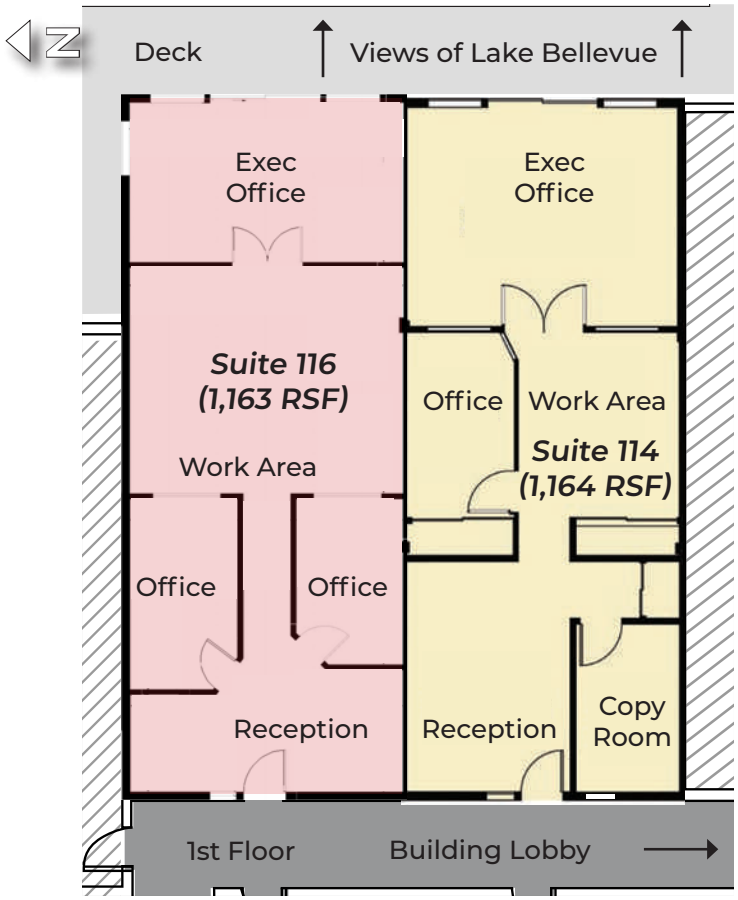

Space Available for Owner/User

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 *(1,163 RSF)* $3,613.00/mo, Full Service

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)

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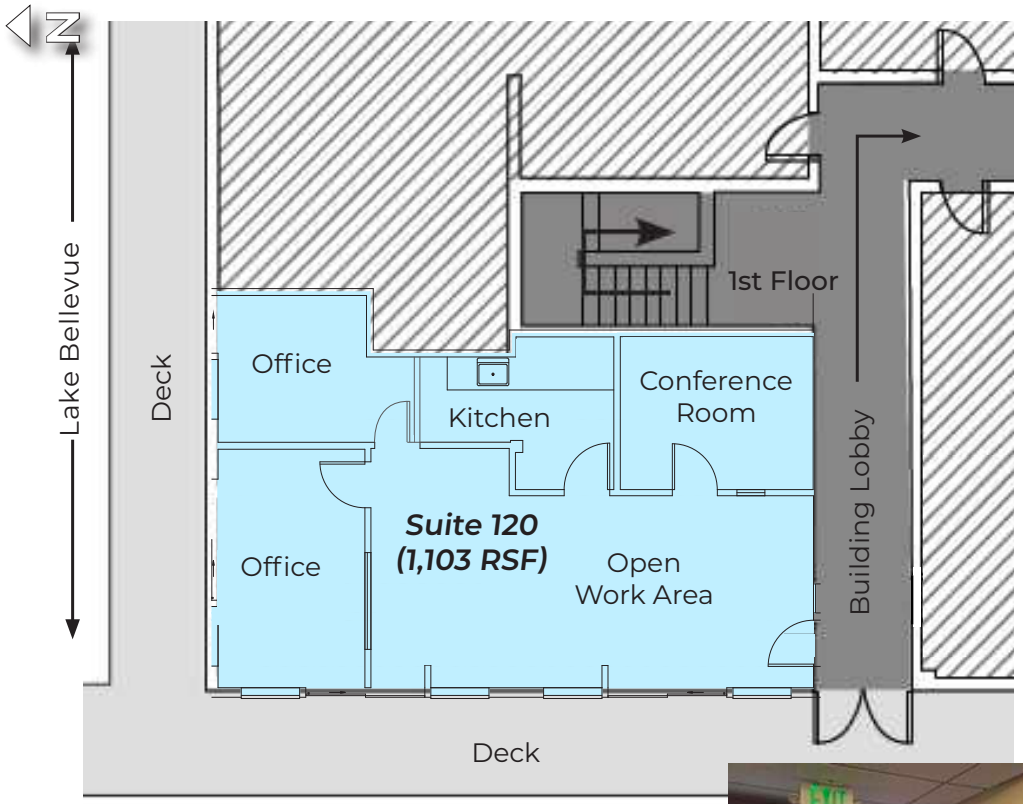
Unit 120 | 1,103 RSF

$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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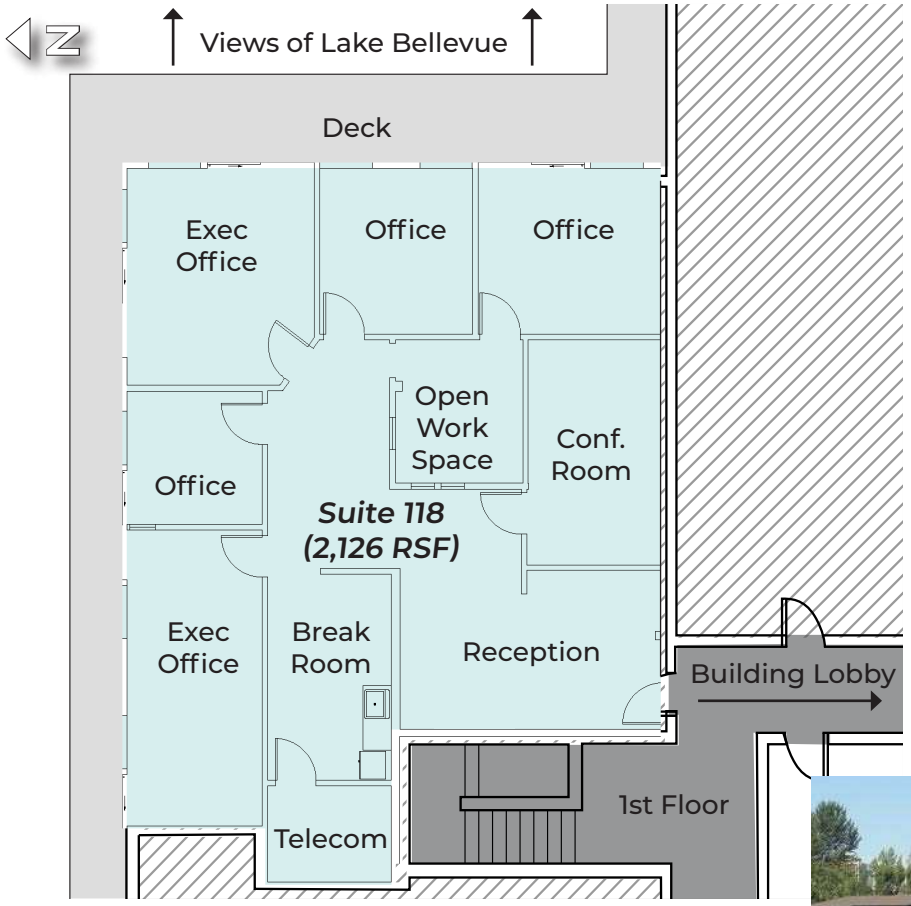
Unit 118 | 2,126 RSF

$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)

Space Available for Owner/User

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

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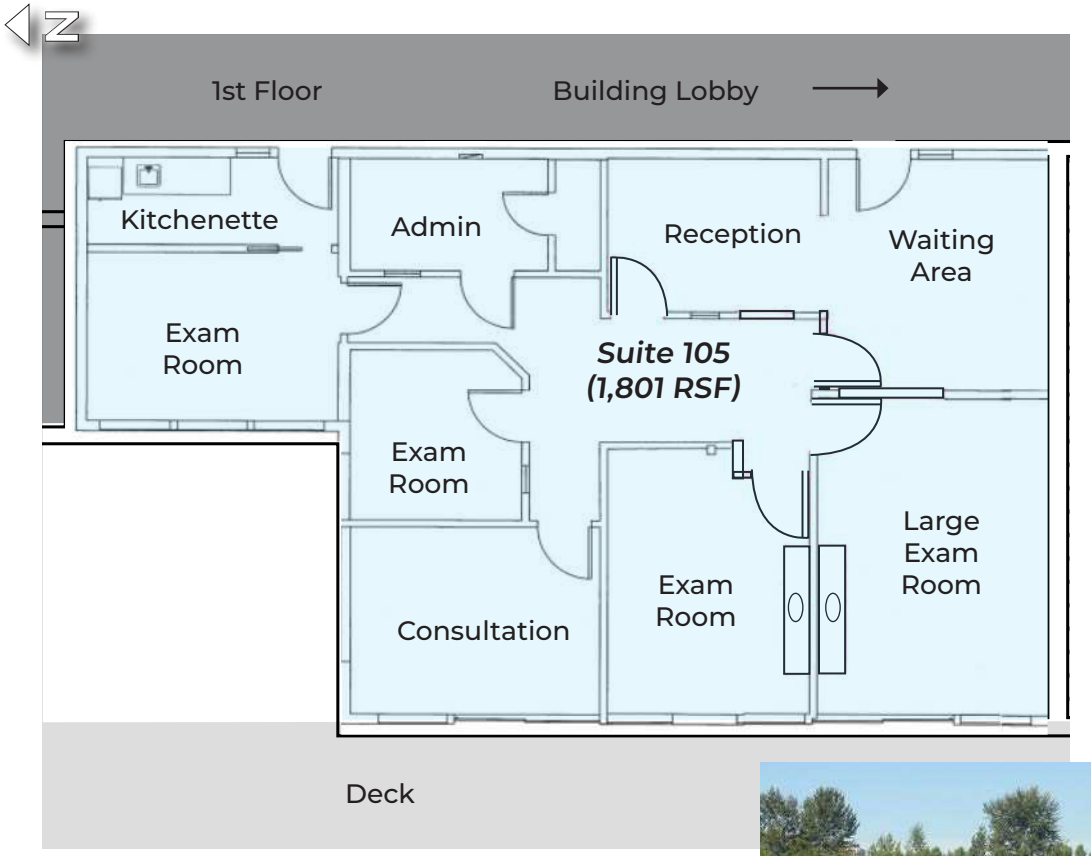
Unit 105 | 1,801 RSF

$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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Unit 213 | 1,571 RSF

$1,575,000

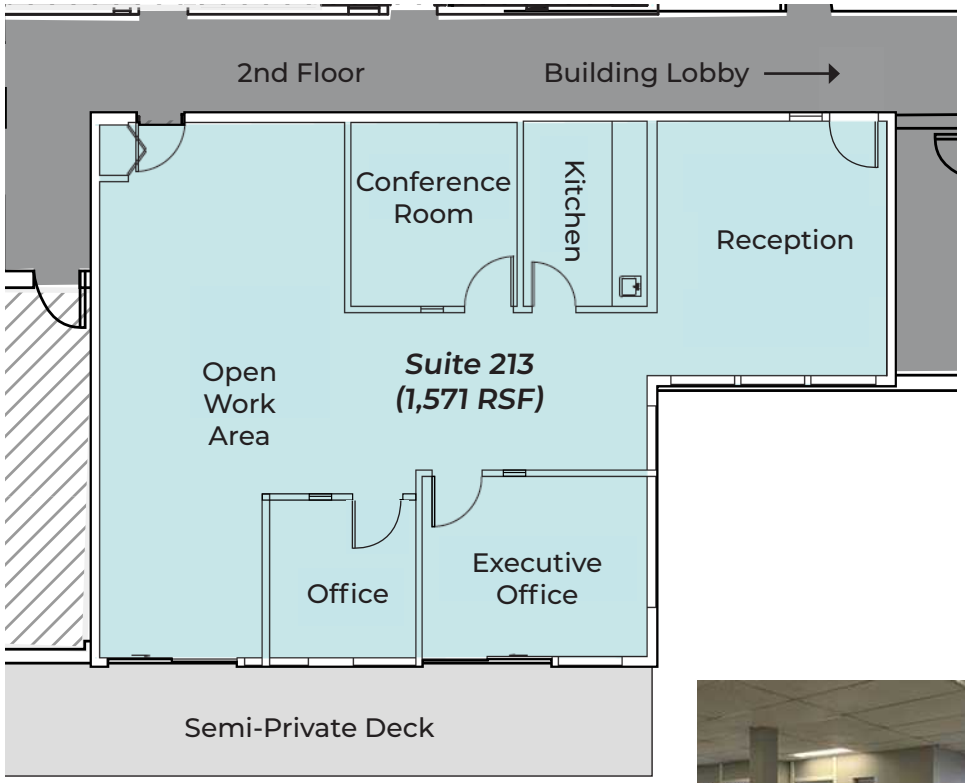
Operating Expenses

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)



Space Available for Owner/User

Suite	Size	Available
213	1,571 RSF	Immediately

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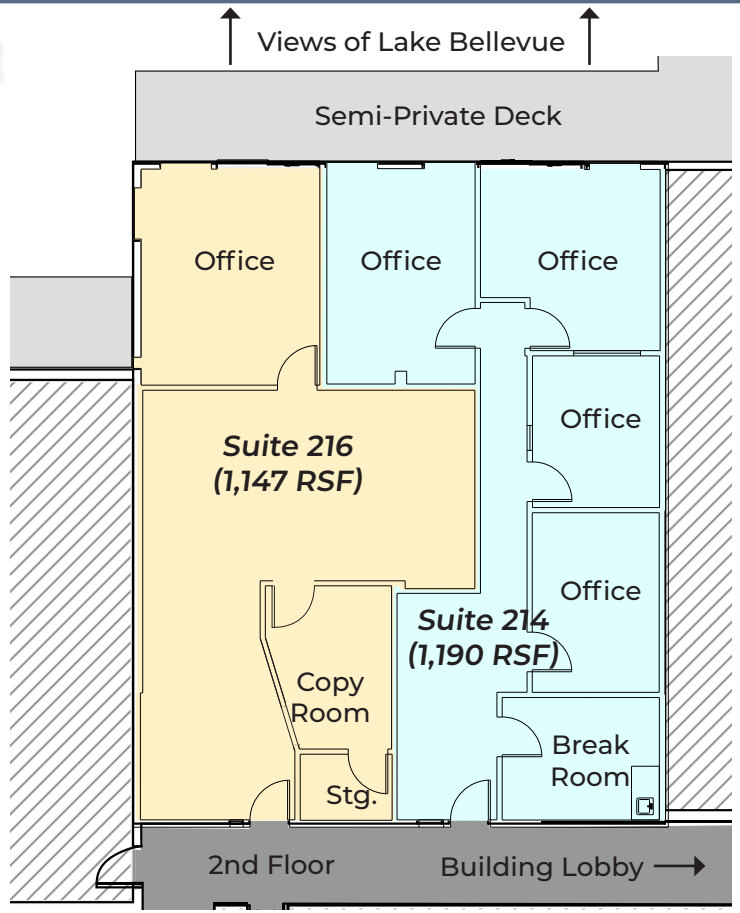

Space Available for Owner/User

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

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