

# 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



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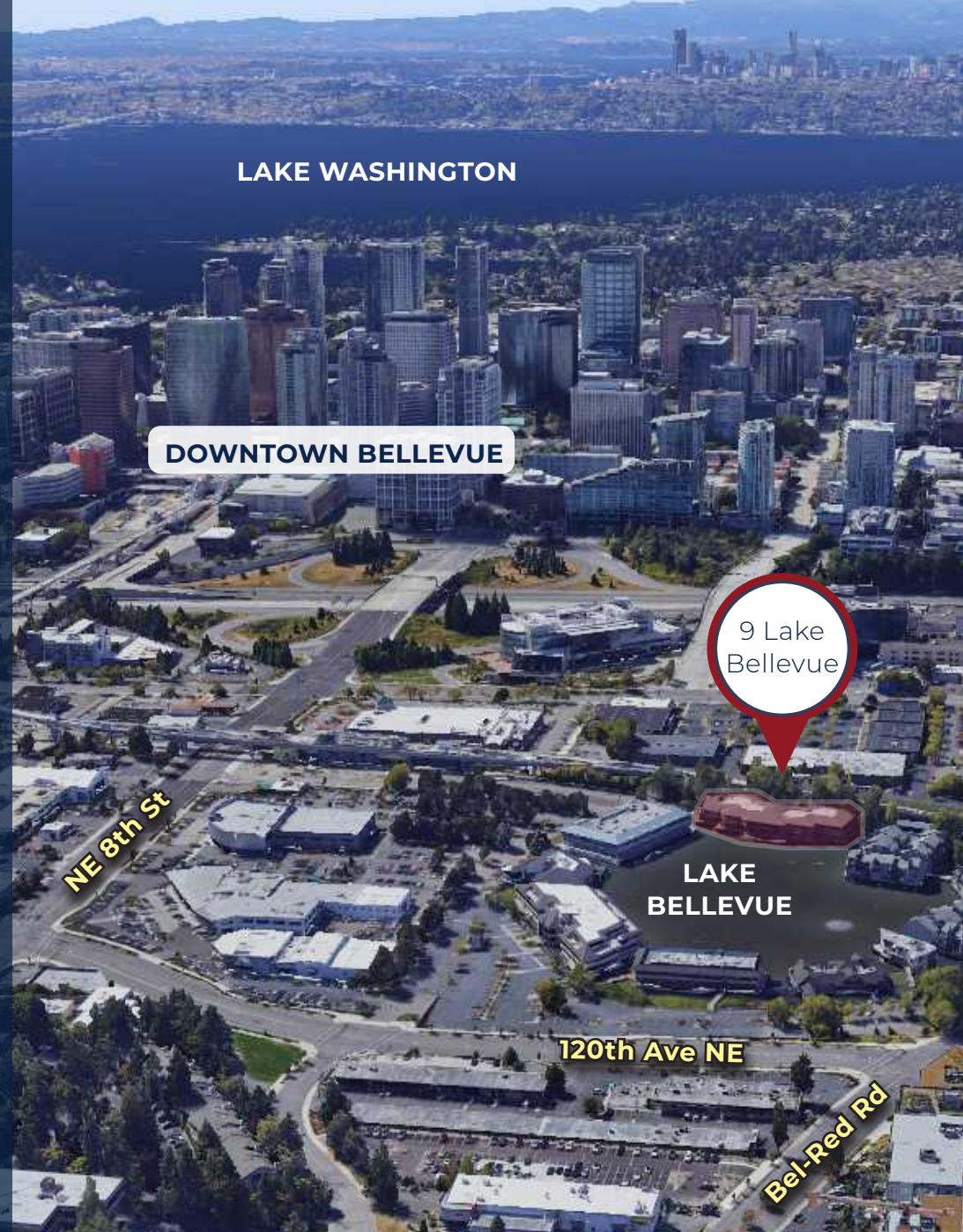
**Tom Wallin, CCIM**  
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# Property Features



- » 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

9 Lake  
Bellevue  
Drive

OVERLAKE  
MEDICAL CENTER & CLINICS

Spring  
District

Meta

7

5

6

1

2

3

4

9

8

12

10

11

EASTRAIL

Link



Bellevue  
Square

Downtown  
Bellevue

East Main

Wilburton

INTERSTATE  
405

INTERSTATE  
405



120th Ave NE

NE 12th St

NE 10th Pl

Bel-Red Rd

126th Ave NE

120th Ave NE

NE 2nd St

NE 12th St

NE 8th St

NE 8th St

NE 4th St

NE 2nd St

NE 2nd St

NE 17th St

NE 15th St

NE 11th St

NE 6th St

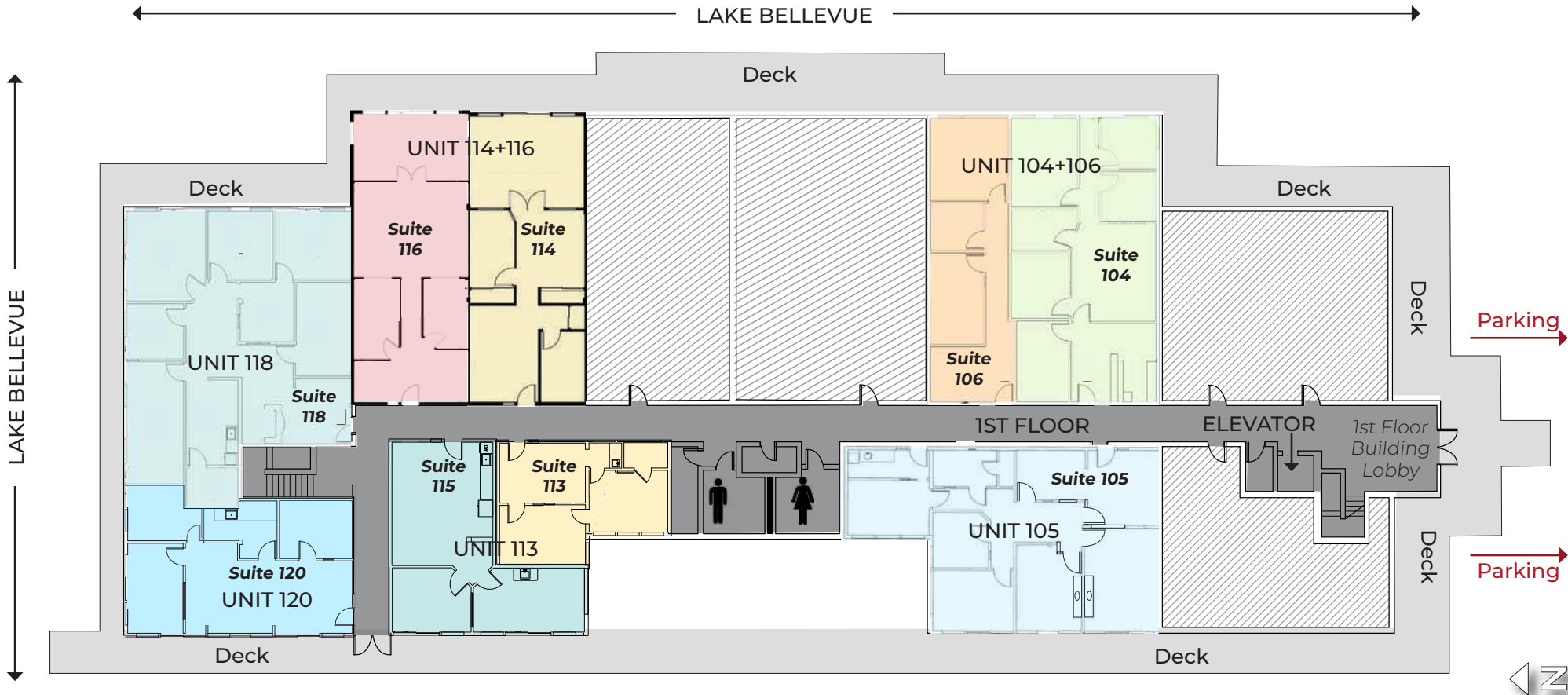
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# Nine Lake Bellevue

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     |

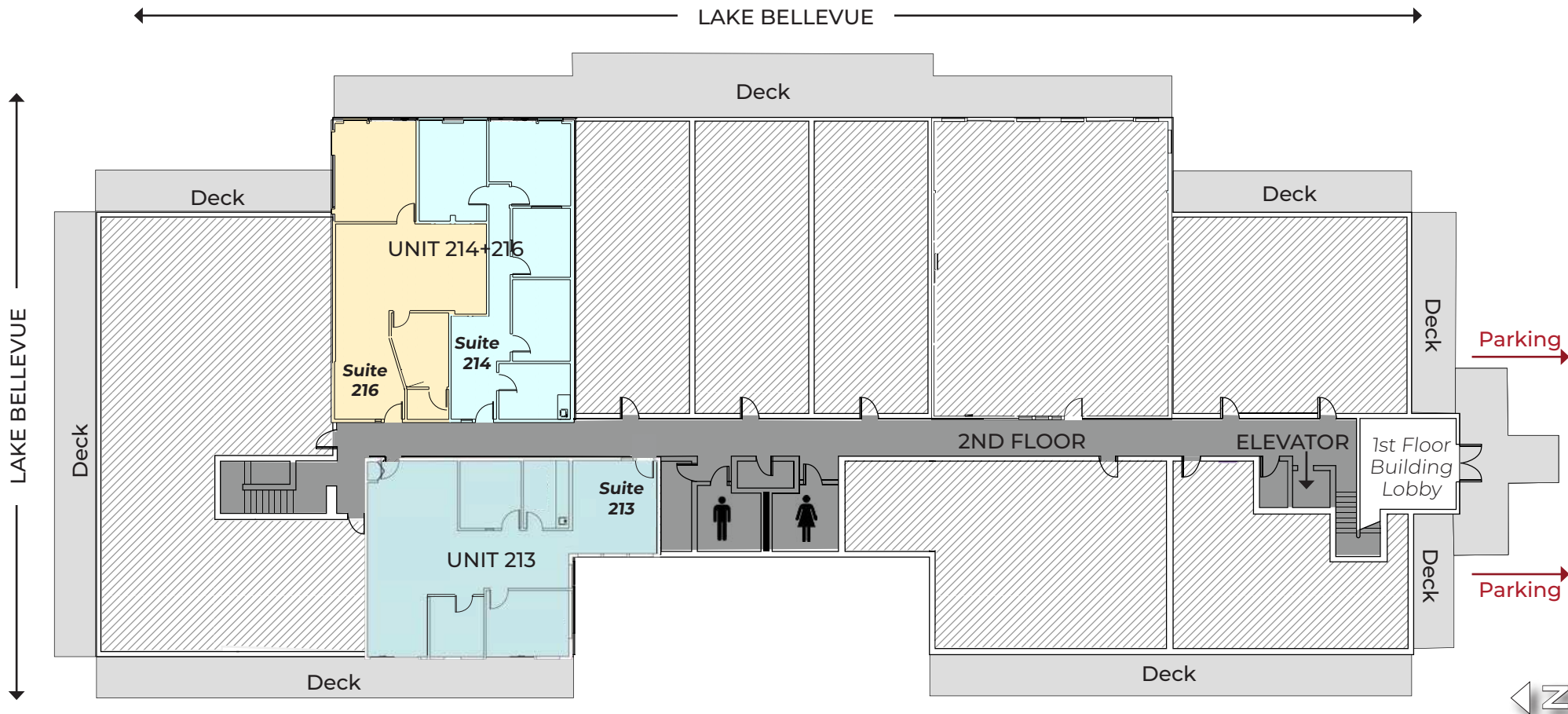


# Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA

## 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 |



# Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA

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

**\$2,500,000**

## Rental Income

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

## Operating Expenses

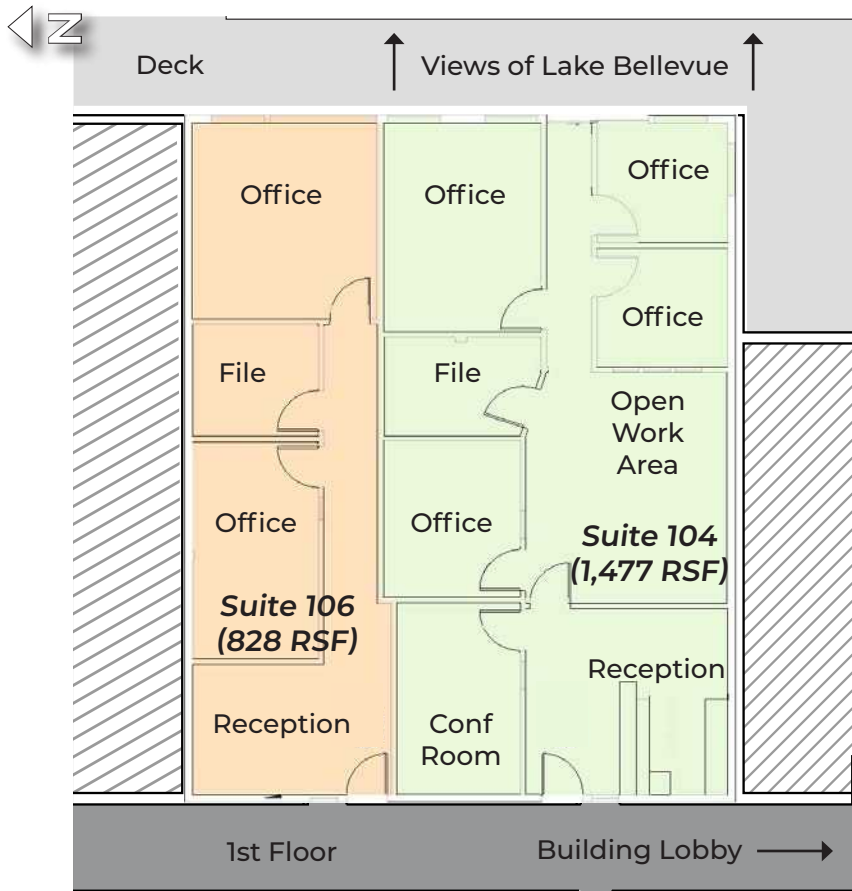
**2026 HOA Dues** \$1,920.86/mo

**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)



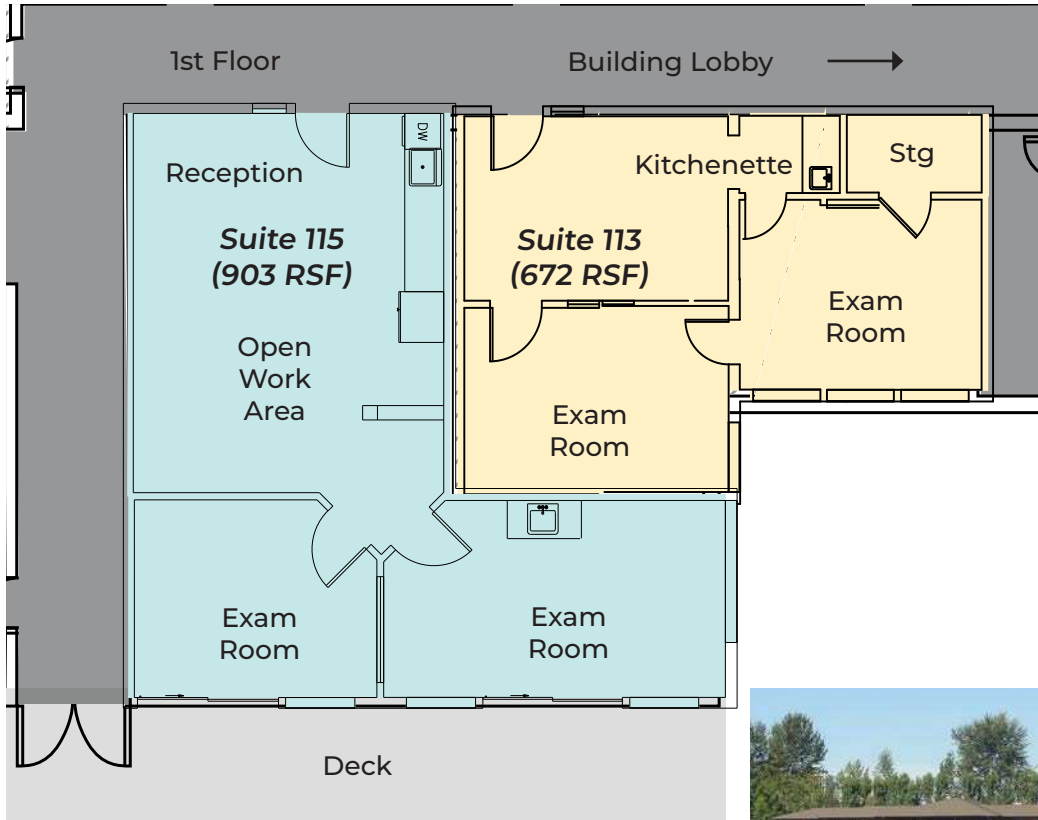
### Space Available for Owner/User

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



# Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA



### 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

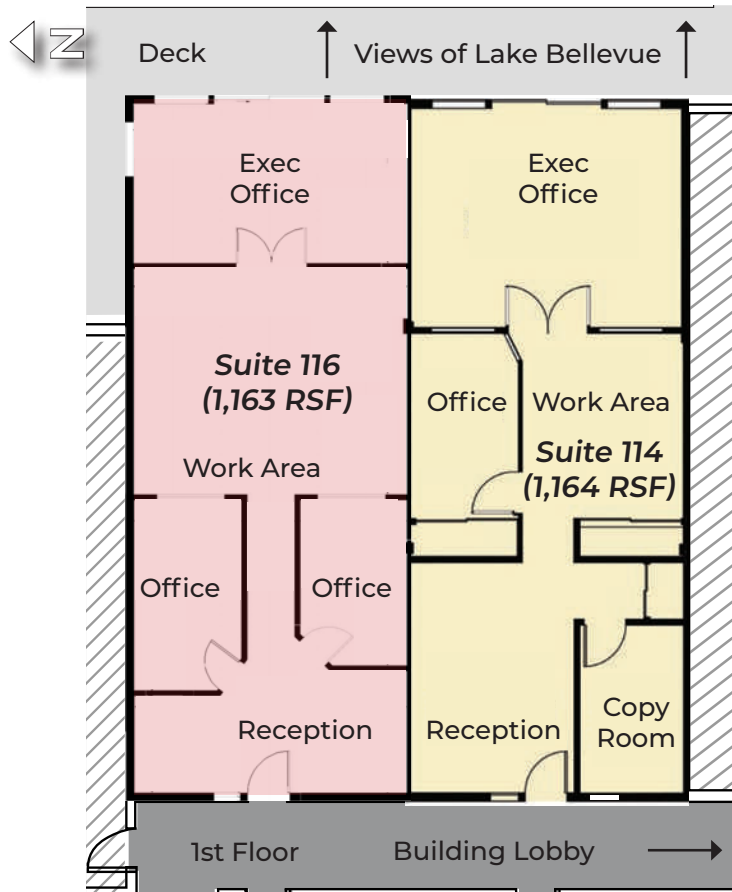
**2026 HOA Dues** \$1,920.86/mo

**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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**Unit 120 | 1,103 RSF**

**\$1,200,000**

## Operating Expenses

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

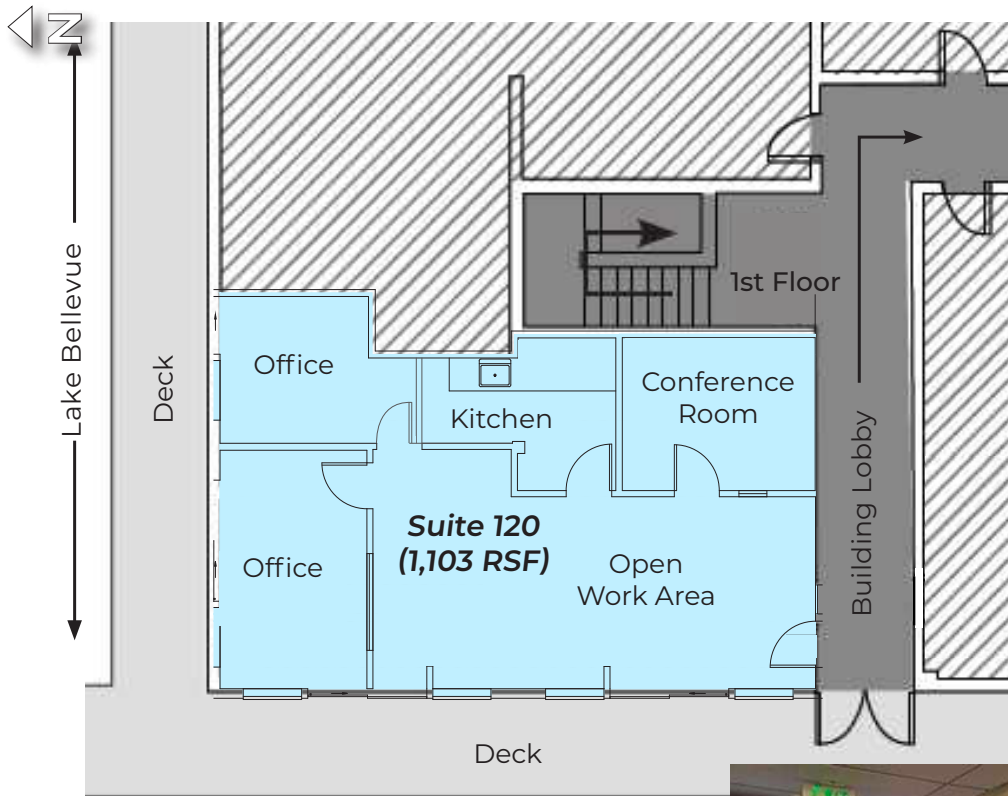
**2026 Property Taxes** +\$669.33 /mo

**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 |

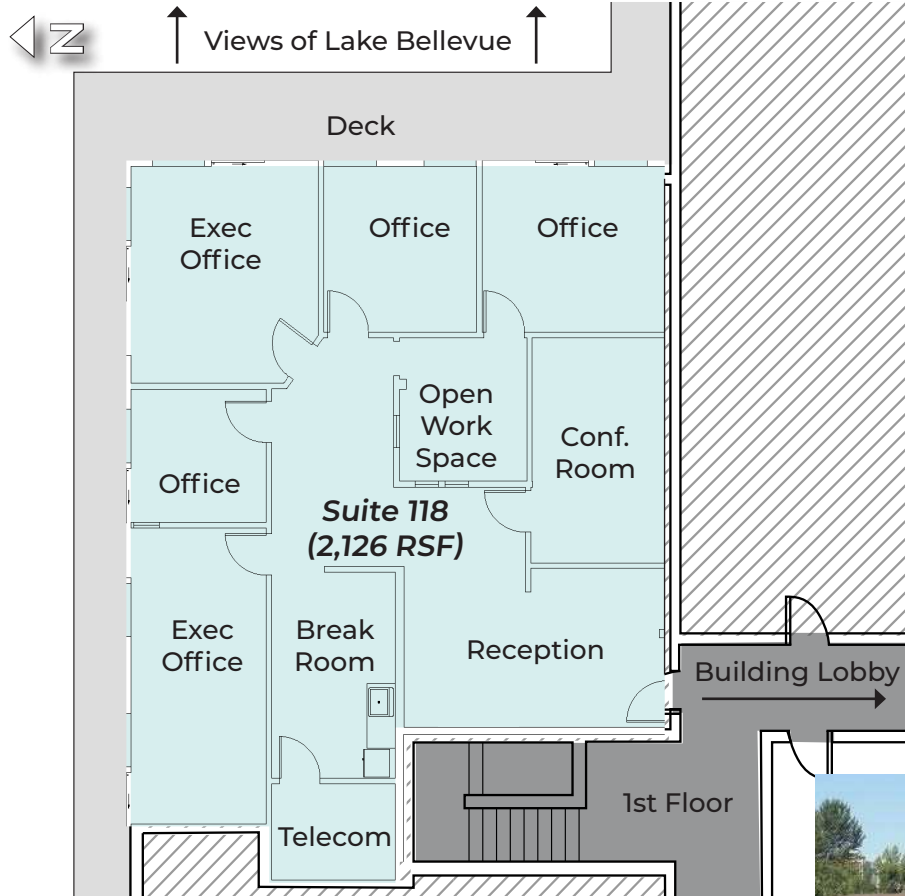


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## Space Available for Owner/User

| 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

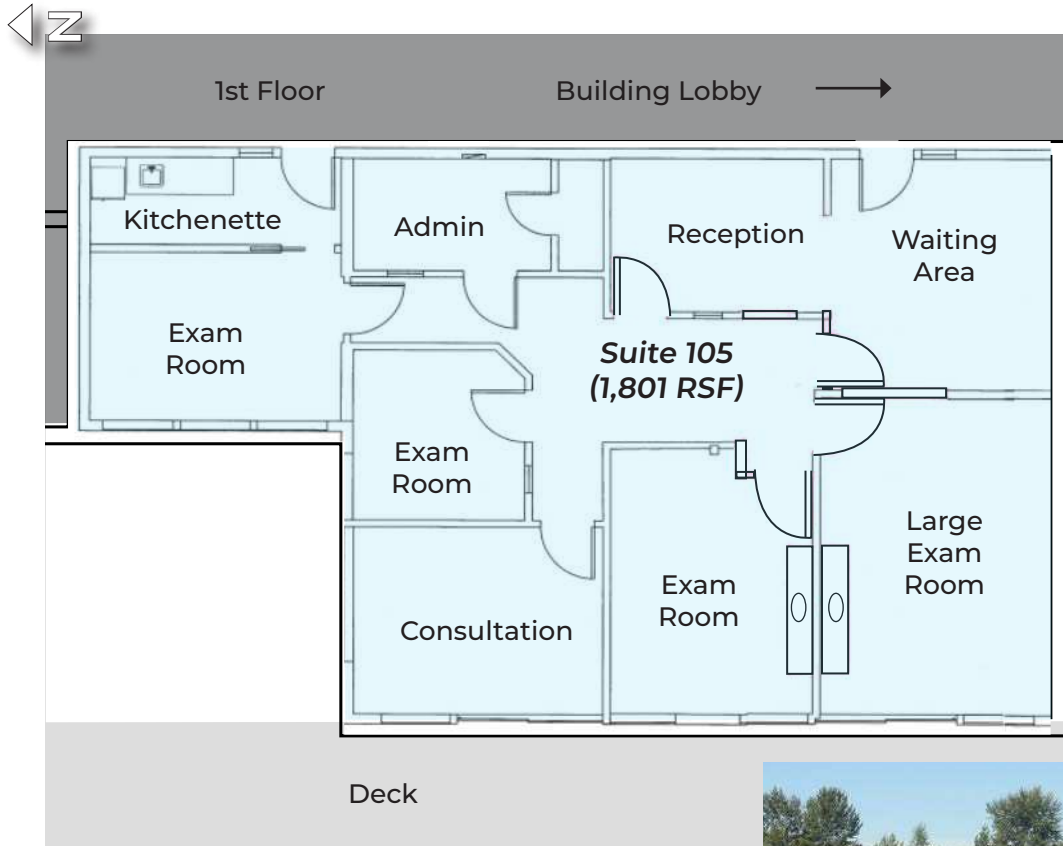
**2026 Property Taxes** +\$1,072.16/mo

**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  |

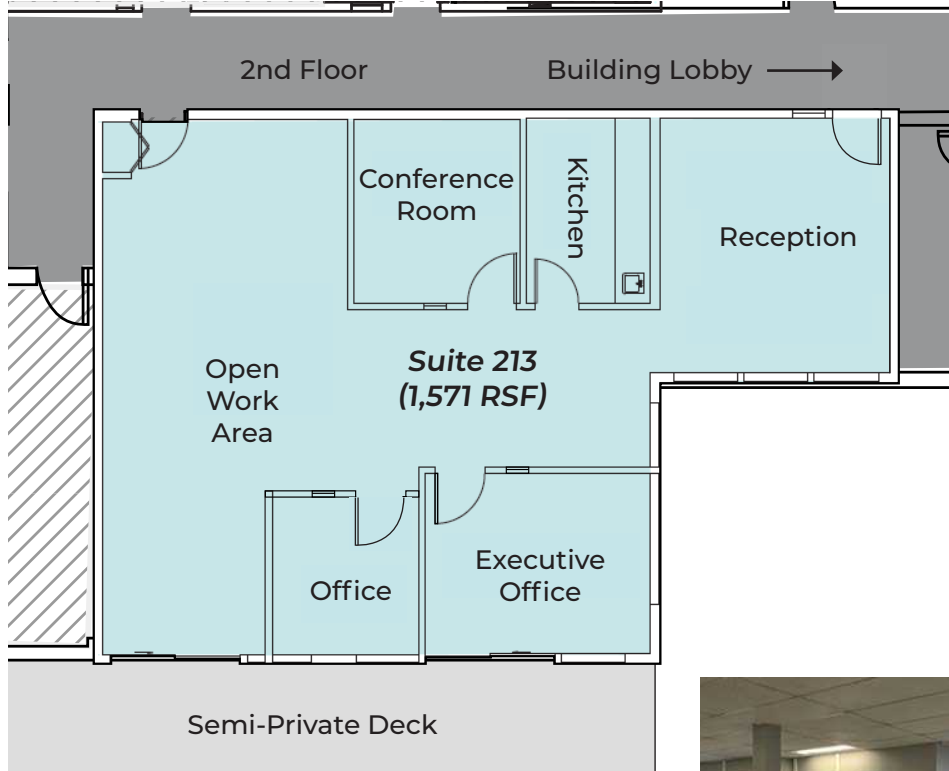


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## Space Available for Owner/User

| 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)

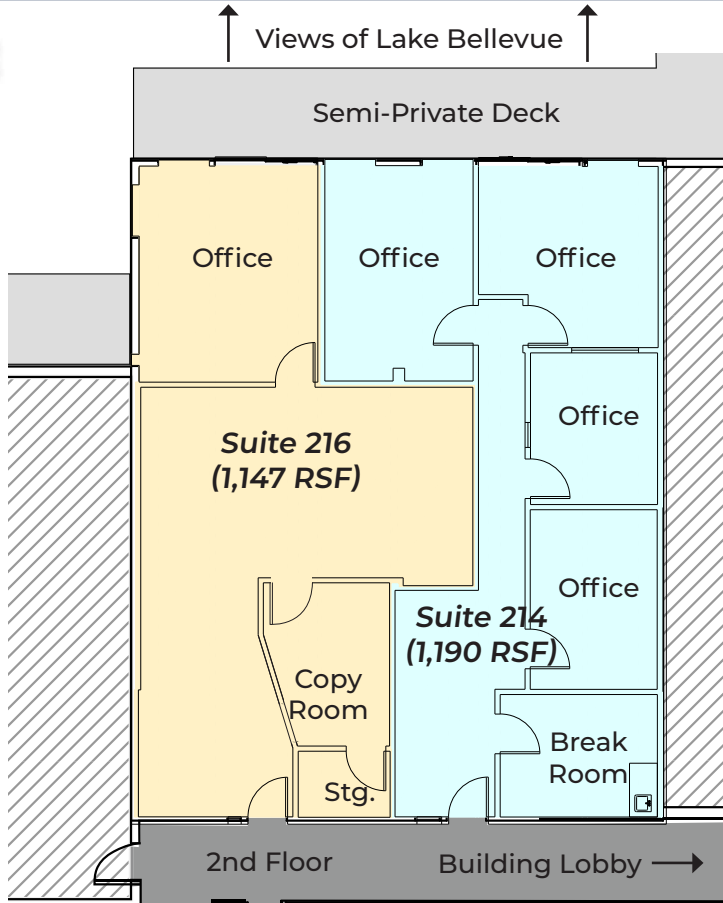


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## Space Available for Owner/User

| 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

9 Lake Bellevue Drive, Bellevue, WA



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

Visitor, ADA, & Reserved/Assigned Parking Area



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