

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
Leibsohn & Company
(425) 586 - 4655
dkrekel@leiboshn.com

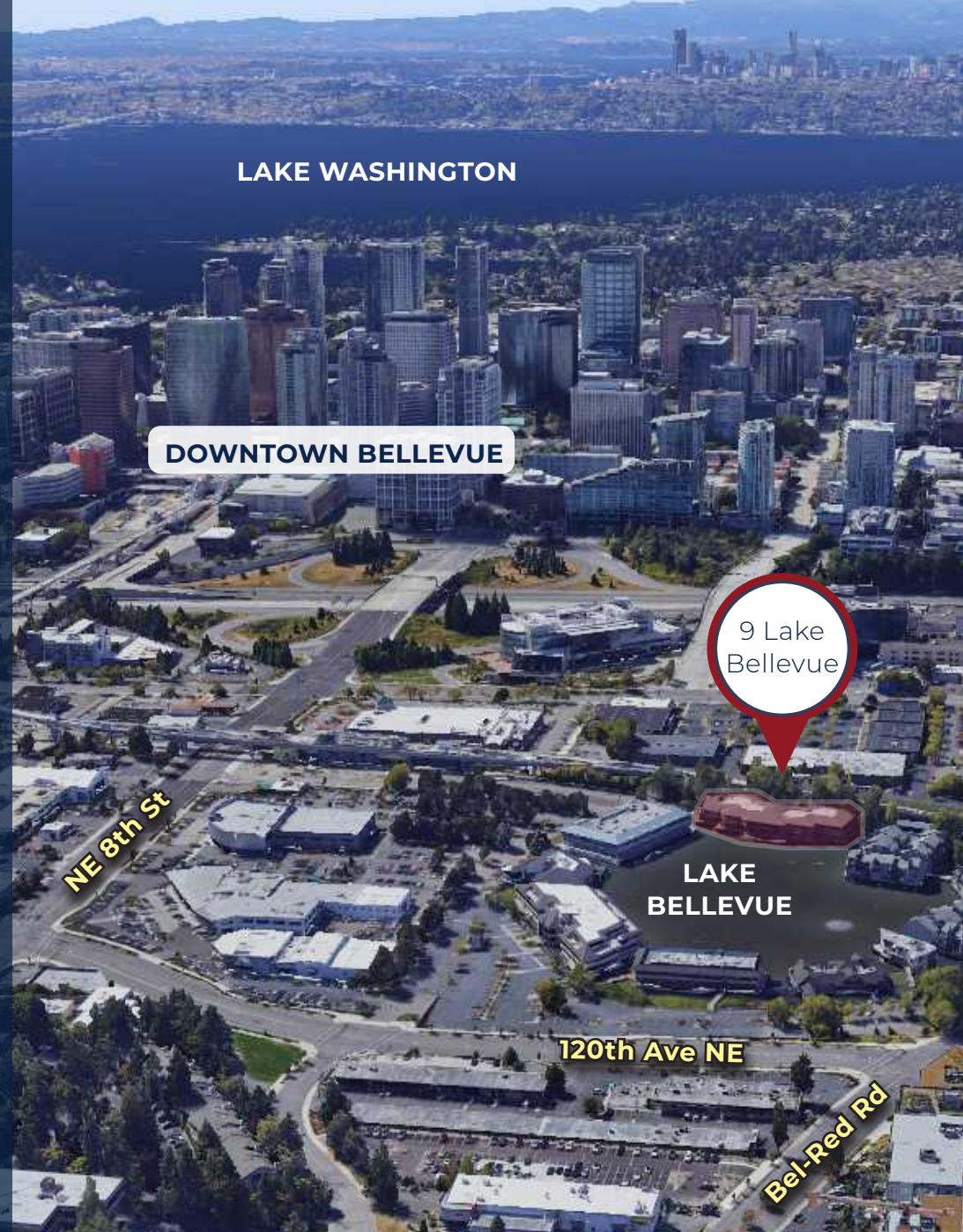
Tom Wallin, CCIM
Leibsohn Wallin Management
(425) 586 - 4648
twallin@leiboshn.com

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



Dan Krekel, CCIM
Leibsohn & Company
(425) 586 - 4655
dkrekel@leiboshn.com

Tom Wallin, CCIM
Leibsohn Wallin Management
(425) 586 - 4648
twallin@leiboshn.com

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



Spring District



7



Wilburton

1

2

3

4

9

8

12

12

10

11



Downtown Bellevue



East Main

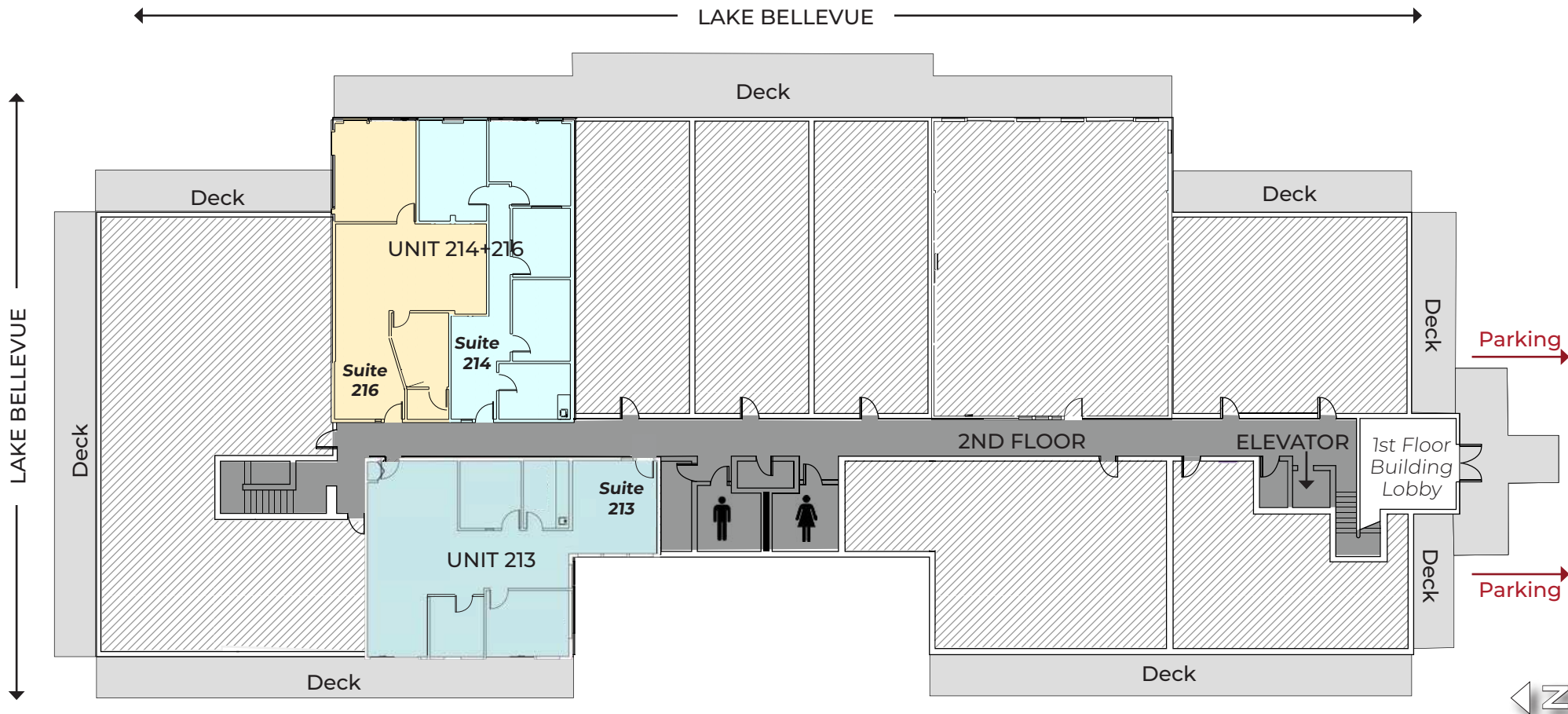


Nine Lake Bellevue

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

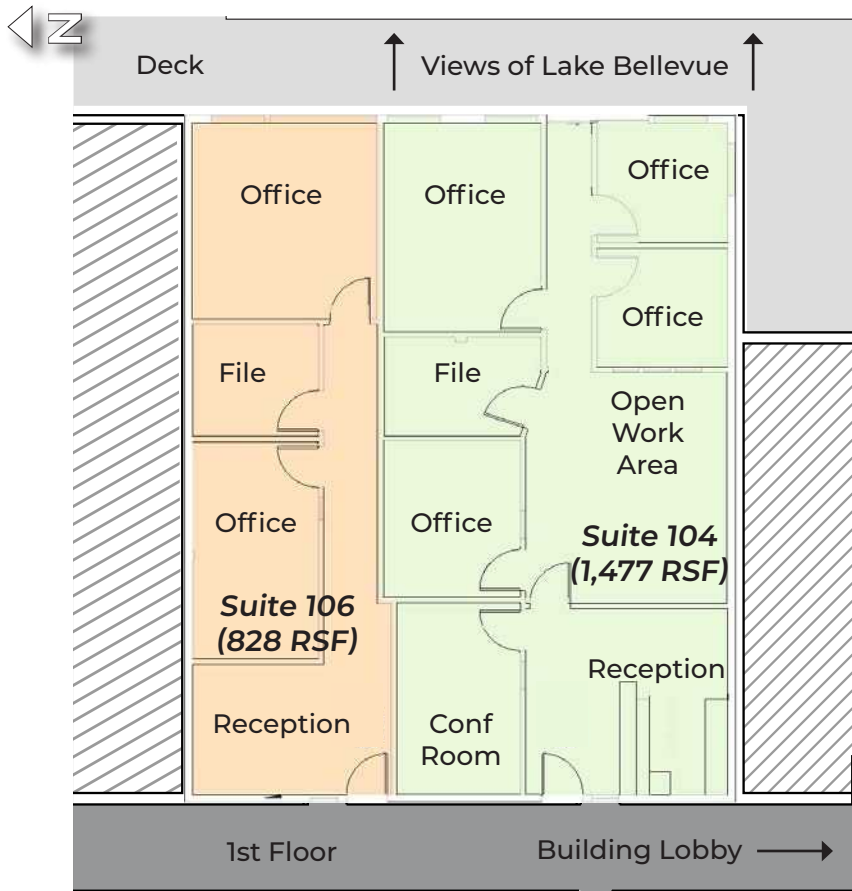
2026 HOA Dues \$1,920.86/mo

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)



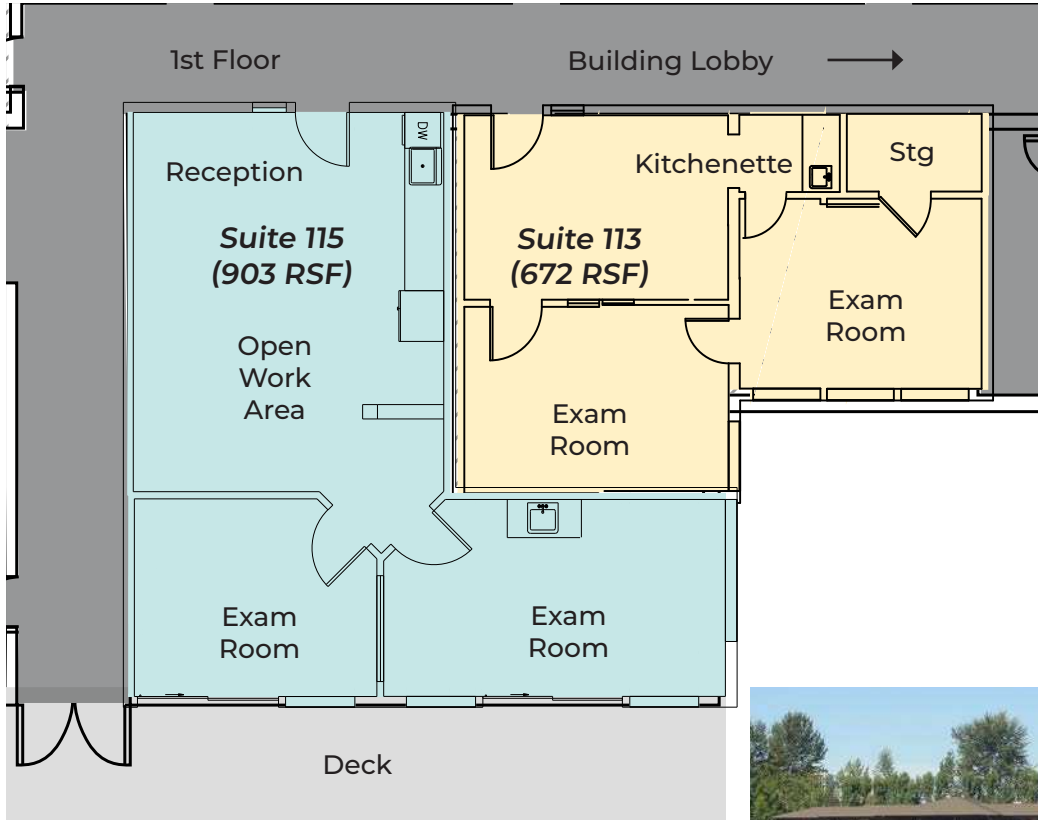
Space Available for Owner/User

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)



Dan Krekel, CCIM
Leibsohn & Company
(425) 586 - 4655
dkrekel@leiboshn.com

Tom Wallin, CCIM
Leibsohn Wallin Management
(425) 586 - 4648
twallin@leiboshn.com

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA

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

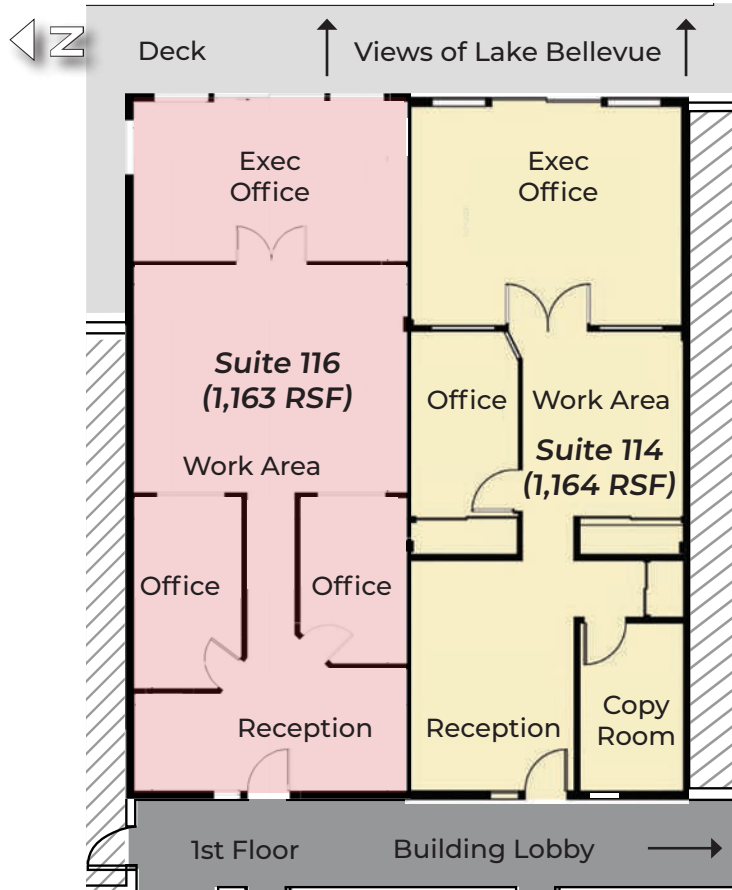
2026 HOA Dues \$1,920.86/mo

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



Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA

Unit 120 | 1,103 RSF

\$1,200,000

Operating Expenses

2026 HOA Dues \$912.10/mo

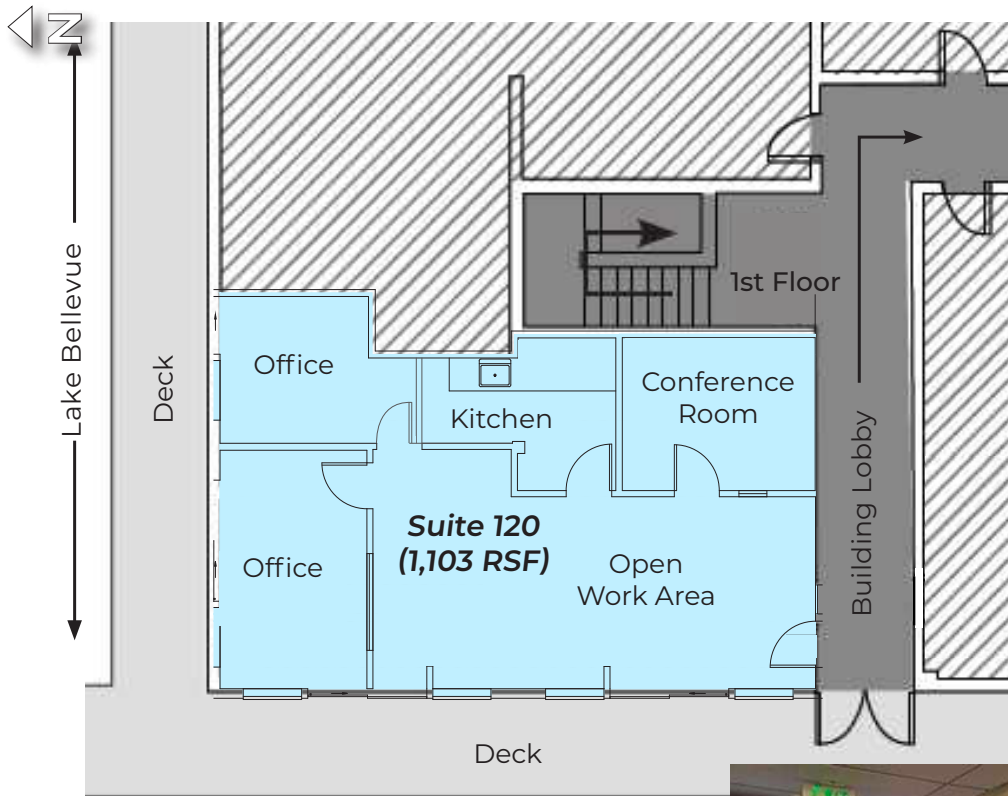
2026 Property Taxes +\$669.33 /mo

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



Dan Krekel, CCIM
 Leibsohn & Company
 (425) 586 - 4655
 dkrekel@leiboshn.com

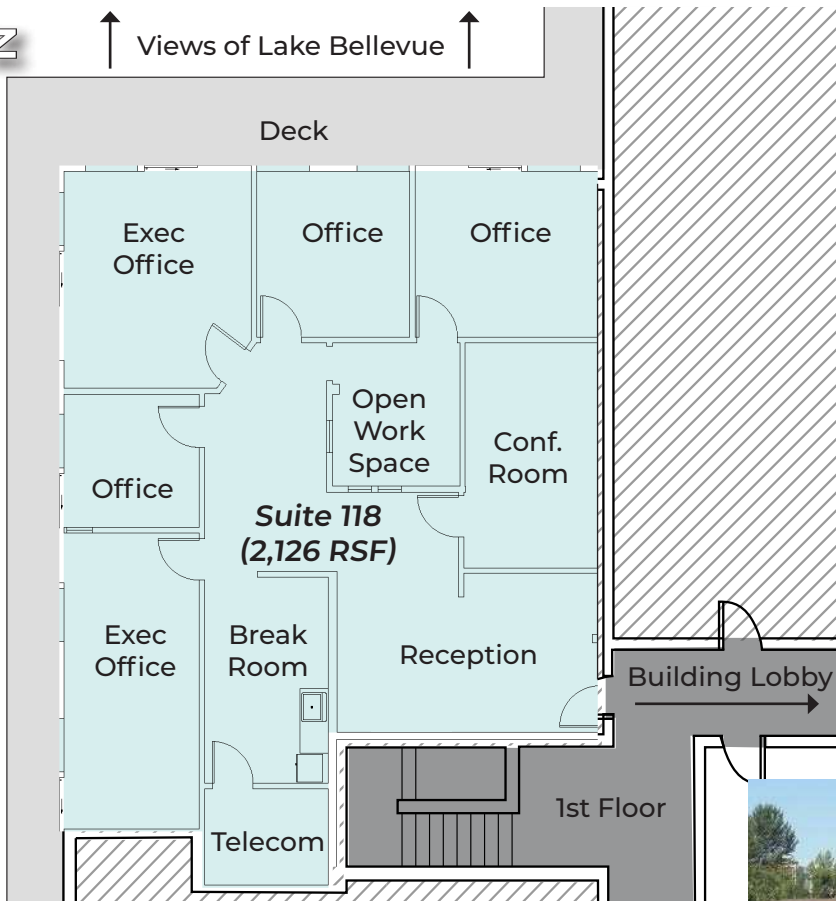
Tom Wallin, CCIM
 Leibsohn Wallin Management
 (425) 586 - 4648
 twallin@leiboshn.com

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA



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)



Dan Krekel, CCIM
 Leibsohn & Company
 (425) 586 - 4655
 dkrekel@leiboshn.com

Tom Wallin, CCIM
 Leibsohn Wallin Management
 (425) 586 - 4648
 twallin@leiboshn.com

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA

Unit 105 | 1,801 RSF

\$1,950,000

Operating Expenses

2026 HOA Dues \$1,506.84/mo

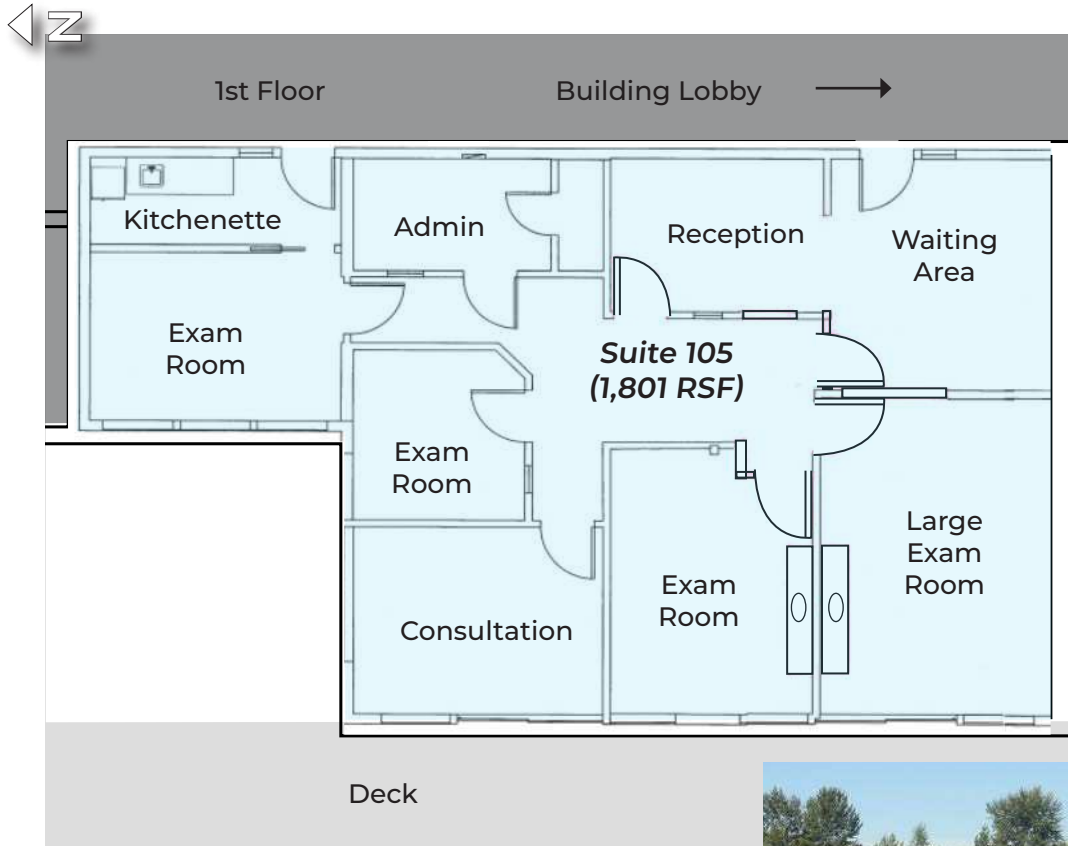
2026 Property Taxes +\$1,072.16/mo

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

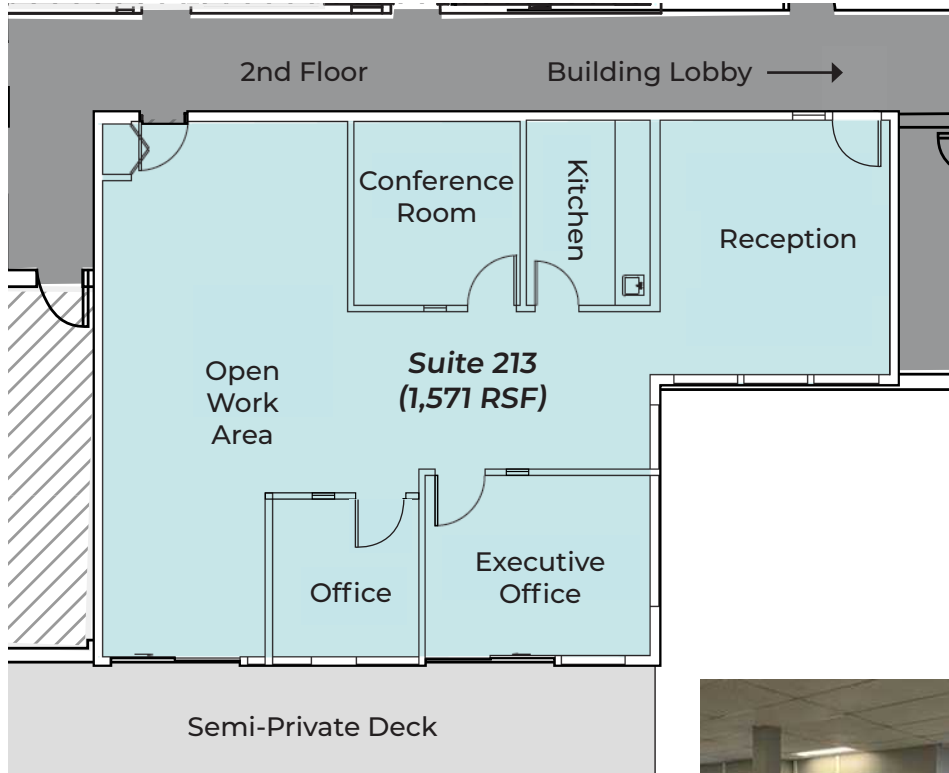


Dan Krekel, CCIM
 Leibsohn & Company
 (425) 586 - 4655
 dkrekel@leiboshn.com

Tom Wallin, CCIM
 Leibsohn Wallin Management
 (425) 586 - 4648
 twallin@leiboshn.com

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA



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)

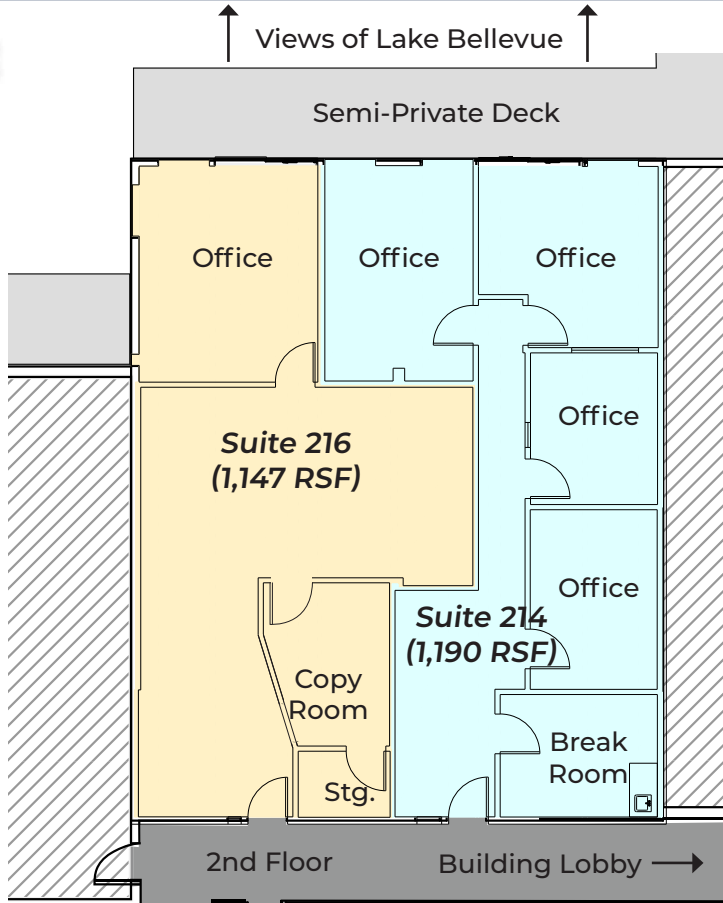


Dan Krekel, CCIM
 Leibsohn & Company
 (425) 586 - 4655
 dkrekel@leiboshn.com

Tom Wallin, CCIM
 Leibsohn Wallin Management
 (425) 586 - 4648
 twallin@leiboshn.com

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA



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

Nine Lake Bellevue

Visitor, ADA, & Reserved/Assigned Parking Area



Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA

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. © *Leibsohn & Company* 2026



Dan Krekel, CCIM
Leibsohn & Company
(425) 586 - 4655
dkrekel@leiboshn.com

Tom Wallin, CCIM
Leibsohn Wallin Management
(425) 586 - 4648
twallin@leiboshn.com