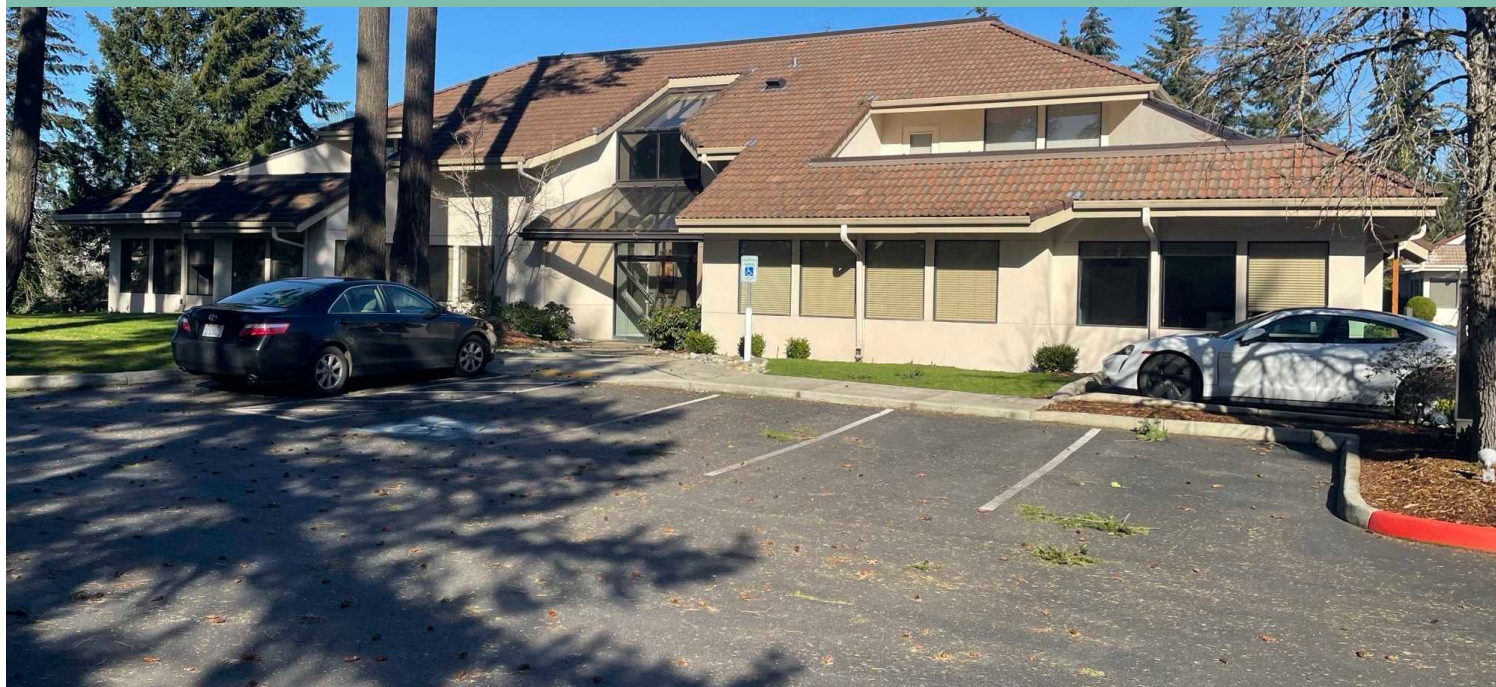


Wilburton Ridge Office Park

Building A - Condo Suites 100 + 101

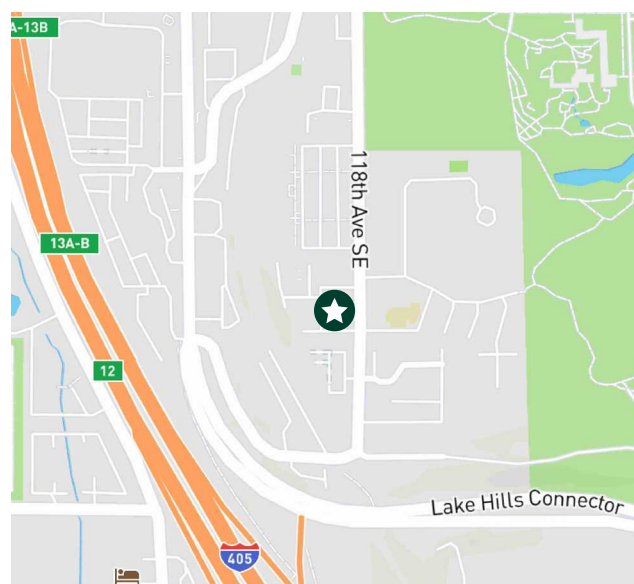
365 118th Ave SE
Bellevue, WA 98005
www.cbre.us/bellevue

3,053 RSF Available

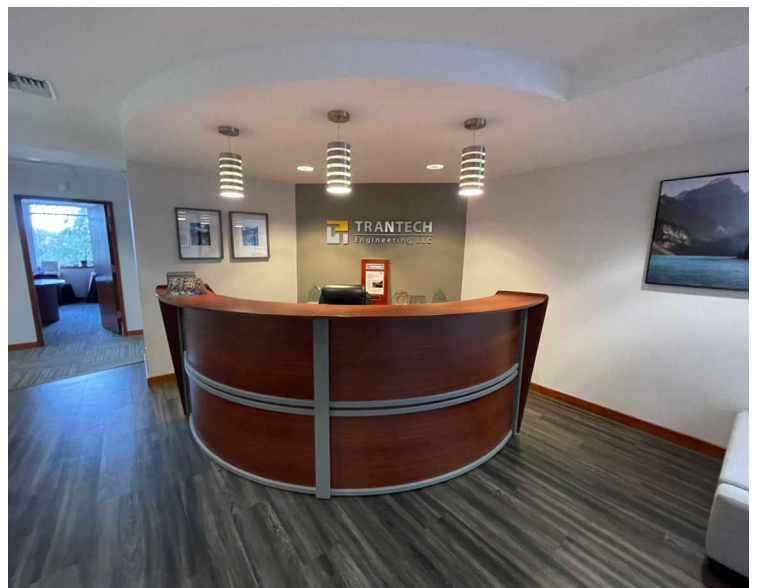


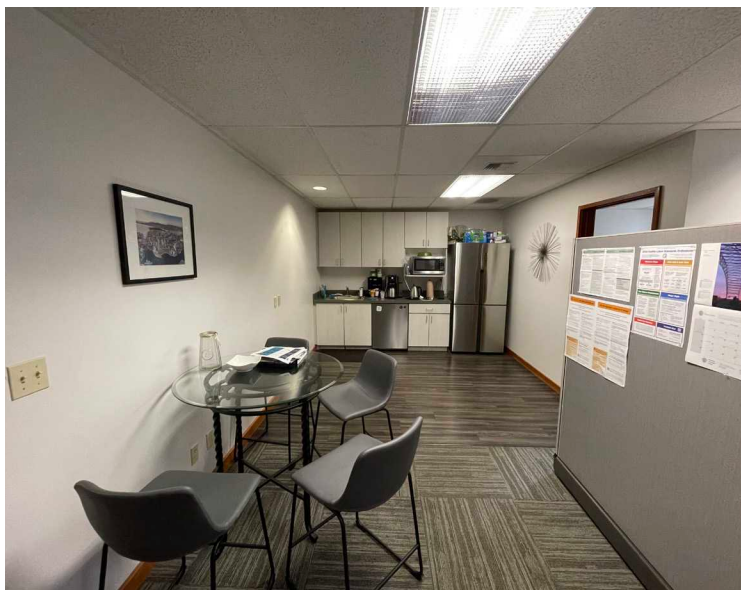
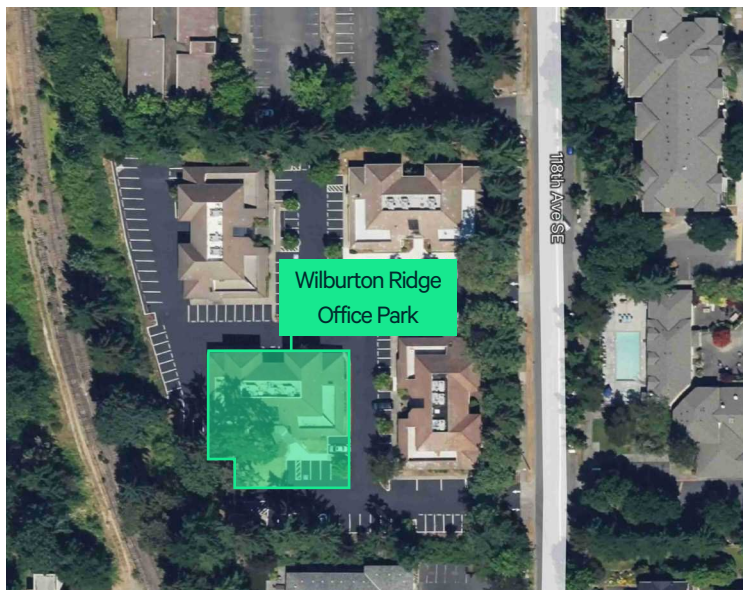
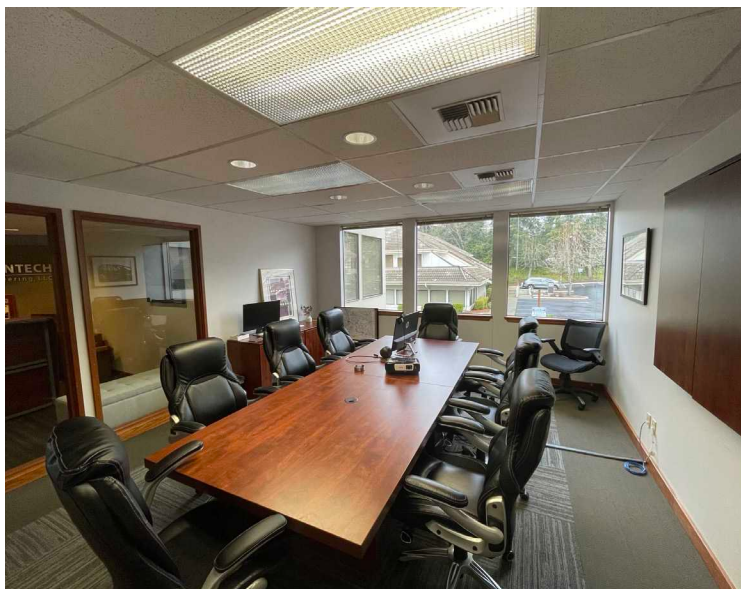
Features

- + Approximate 3,053 RSF available on ground floor
(Two condo units per King County records)
- + 6 Private offices, 1-two desk office
- + Conference room, Open area, Kitchenette, Storage/Server room
- + 4.25/1,000 parking ratio
- + Abundance of natural light with views of downtown Bellevue
- + Easy access to I-405
- + Furniture Available
- + Sale Price: \$1,875,000
- + Lease Rate: \$35.00/SF - Full service



365 118th Ave SE | Bellevue, WA 98005

[illegible]



Contact Us

Brian Kenny
+1 425 462 6910
brian.kenny@cbre.com

CBRE, Inc.
929 108th Ave NE, Suite 700
Bellevue, WA 98004

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. DW_4.14.26

Sales Comparable

		Name	Date Sold	Size	Year Built	Sale Price	Price / SF	Type
1.		Wilburton Ridge Office Park, Unit 200 365 118th Ave SE Bellevue, WA 98005	3/30/2026	2,460 SF	1990	\$1,500,000	\$609.75/SF	Office Condo
2.		Nine Lake Bellevue, Unit 210 & 212 9 Lake Bellevue Dr. Bellevue, WA 98005	9/24/2024	2,337 SF	1982	\$2,475,000	\$1,059.05/ SF	Office Condo
3.		Linbrook Office Park, Unit 12 10519 NE 38th Pl Kirkland, WA 98033	4/18/2024	3,888 SF	1982	\$2,800,000	\$720.16/SF	Office Condo
4.		Linbrook Office Park, Unit 10 10501 NE 38th Pl Kirkland, WA 98033	3/8/2024	3,888 SF	1986	\$2,900,000	\$745.88/SF	Office Condo
5.		Northwest Medical Building, Unit 101 1900 116th Ave NE Bellevue, WA 98004	12/10/2024	4,526 SF	1979/2014	\$3,688,000	\$814.85/SF	Office/ Medical Condo

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. DW_4.14.26