

375 118th Ave SE | Bellevue, WA 98005

WILBURTON RIDGE OFFICE PARK BUILDING D | Unit 202



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THE OFFERING

FOR SALE \$695,000

WILBURTON RIDGE OFFICE PARK BUILDING D | UNIT 202

ProRata Share | 9.1%

Condo SF | 709 CSF

Rentable SF* | 829 RSF

*CSF x 1.17 Market Load Factor

Leibsohn & Company, as exclusive listing firm, is pleased to present an exceptional opportunity to acquire premium office condo units in Building D at **Wilburton Ridge Office Park**, a highly sought-after commercial property in the heart of Bellevue.

This offering features a 829 RSF office condo, including a large I-shaped private deck and sweeping views of downtown Bellevue. The kitchenette was remodeled in 2020 and new LED lighting and paint was completed in 2026.

With its prime location, versatile space options, and attractive professional setting, Wilburton Ridge Office Park offers a unique opportunity for buyers seeking a strategic investment or a distinctive home for their business.

Don't miss this chance to secure a valuable asset in one of Bellevue's most serene and prestigious office environments.

UNIT 202 FEATURES

LARGE L-SHAPED PRIVATE DECK

VIEWS OF DOWNTOWN BELLEVUE

REMODELED KITCHENETTE (2020)

NEW LED LIGHTING (2026)

NEWLY PAINTED INTERIOR (2026)

**COMCAST
BUSINESS**

AVAILABLE

Constructed in 1990, Wilburton Ridge Office Park is nestled in a tranquil, tree-lined setting in Bellevue, creating a professional and serene working environment. The property boasts stunning views of Downtown Bellevue, providing an inspiring backdrop for businesses while fostering a peaceful atmosphere surrounded by lush evergreen trees. This combination of natural beauty and accessibility sets Wilburton Ridge apart as a highly desirable location for professionals.

NEARBY AMENITIES



Surrounding Restaurant Amenities

**Starbucks, Taco del Mar, Woods Coffee,
Chipotle, Burger King, Chick-fil-A**



Nearby Attractions

Bellevue Botanical Gardens



Prominent Location

**Convenient access to I-405, I-90 & SR-520 and
nearby to East Link Light Rail & BS-271**

PROPERTY FEATURES

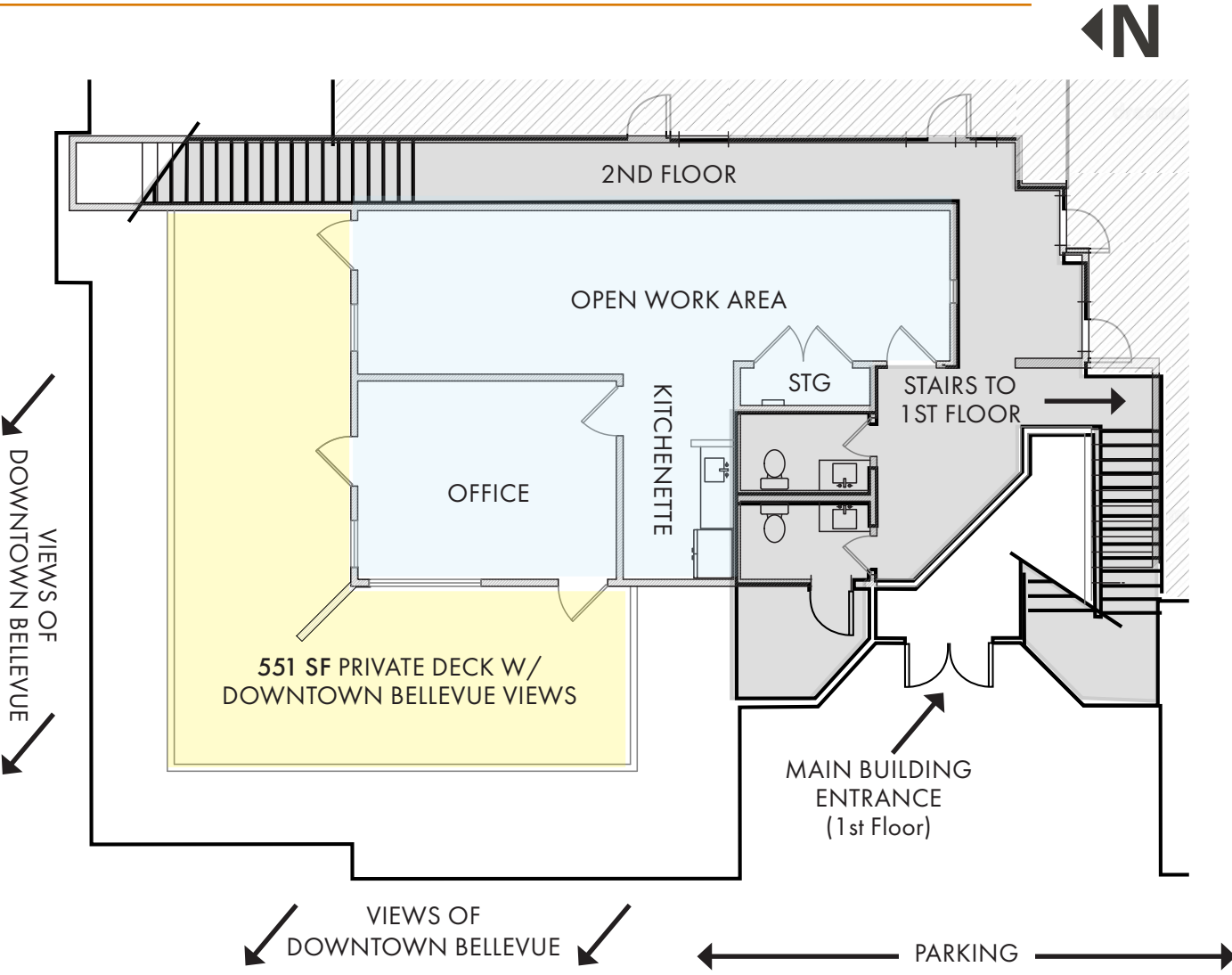
Building Size	7,717 Net SF 9,348 Gross SF
Views	Downtown Bellevue
Parking	131 Parking Stalls (Total Shared Parking)
Year Built	1990
Internet	Comcast Business
Building Type	Office

RECENT UNIT UPGRADES

New Kitchenette	2020
New LED Lighting	2026
New Paint	2026



BUILDING D | UNIT 202 | \$695,000



Unit 202 - 829 RSF

- 2026 COA Dues: \$1,002.42/mo
- 2026 Property Tax: \$275.97/mo
- Total 2026 OpEx: \$1,278.39/mo

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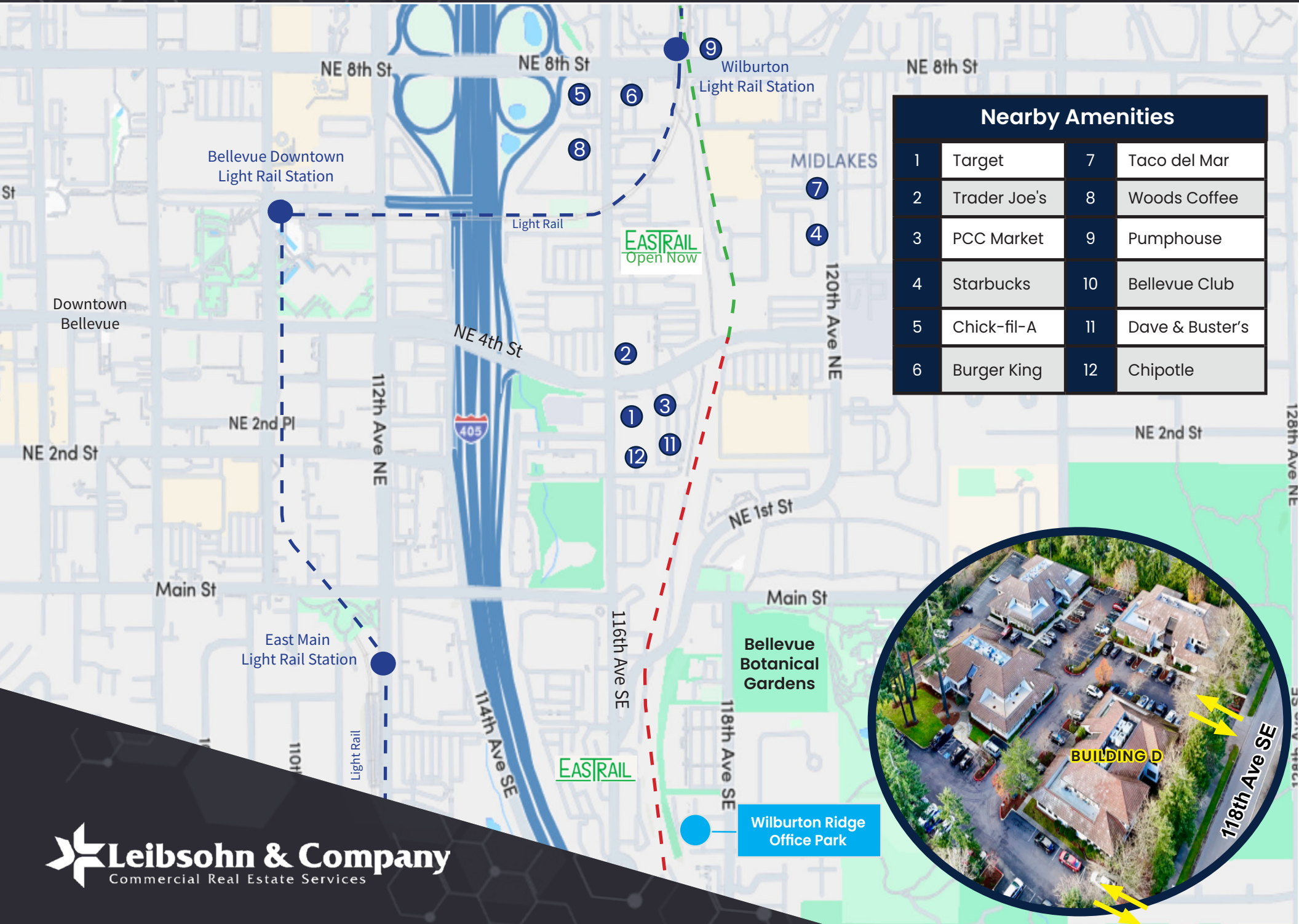
116TH AVE SE

118TH AVE

INTERSTATE
405

WILBURTON RIDGE OFFICE PARK

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Nearby Amenities

1	Target	7	Taco del Mar
2	Trader Joe's	8	Woods Coffee
3	PCC Market	9	Pumphouse
4	Starbucks	10	Bellevue Club
5	Chick-fil-A	11	Dave & Buster's
6	Burger King	12	Chipotle



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