

Nine Lake Bellevue

9 Lake Bellevue Drive, Bellevue, WA



FOR SALE | Office Condo Units | \$1.575M - \$2.5M

1,571 RSF - 2,337 RSF Available



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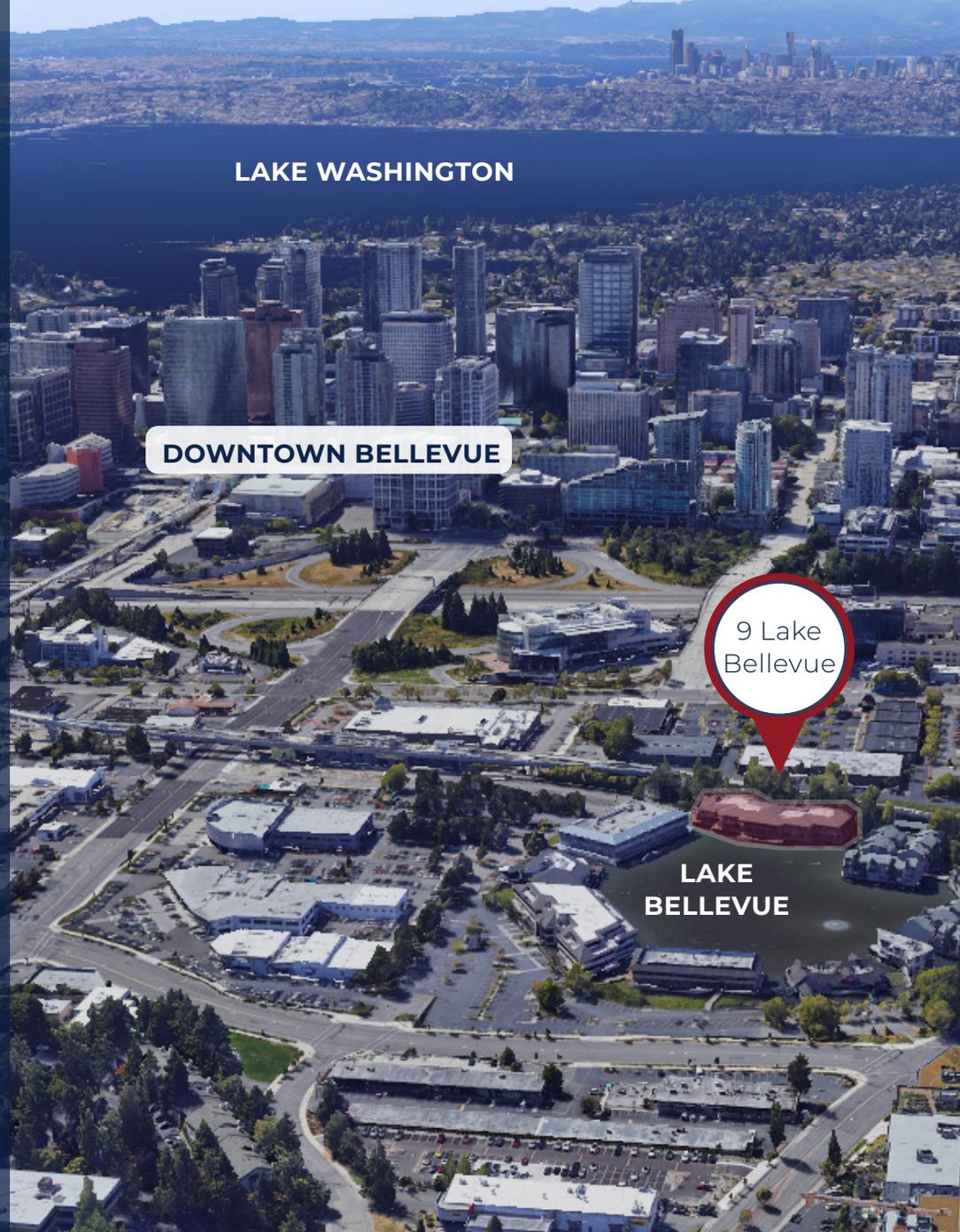
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Property Features



- » 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



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

OVERLAKE
MEDICAL CENTER & CLINICS

Spring District

Meta

Downtown Bellevue

Wilburton

East Main

EAS|RAIL

Link



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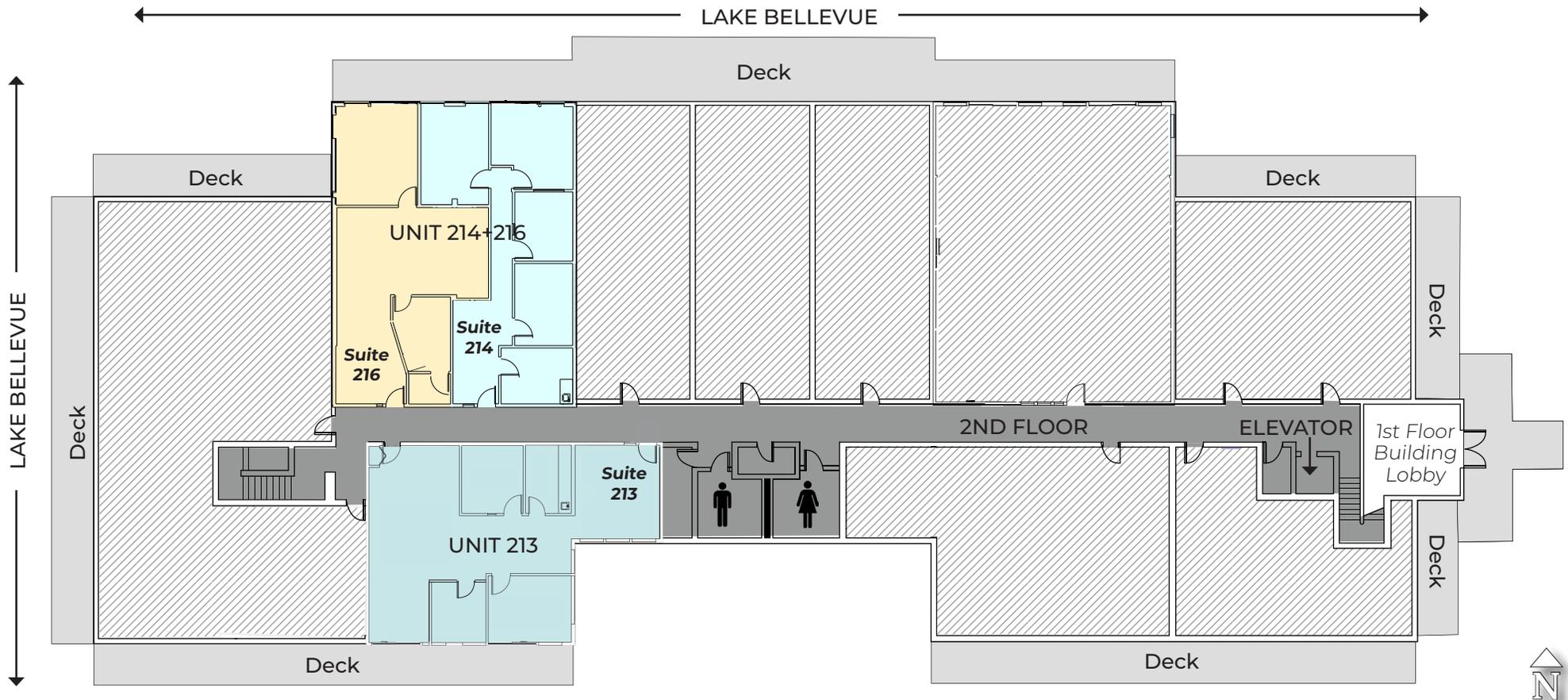
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2nd Floor Units Available for Sale

Unit	Size	Price
213	1,571 RSF	\$1,575,000
214+216	2,337 RSF	\$2,500,000

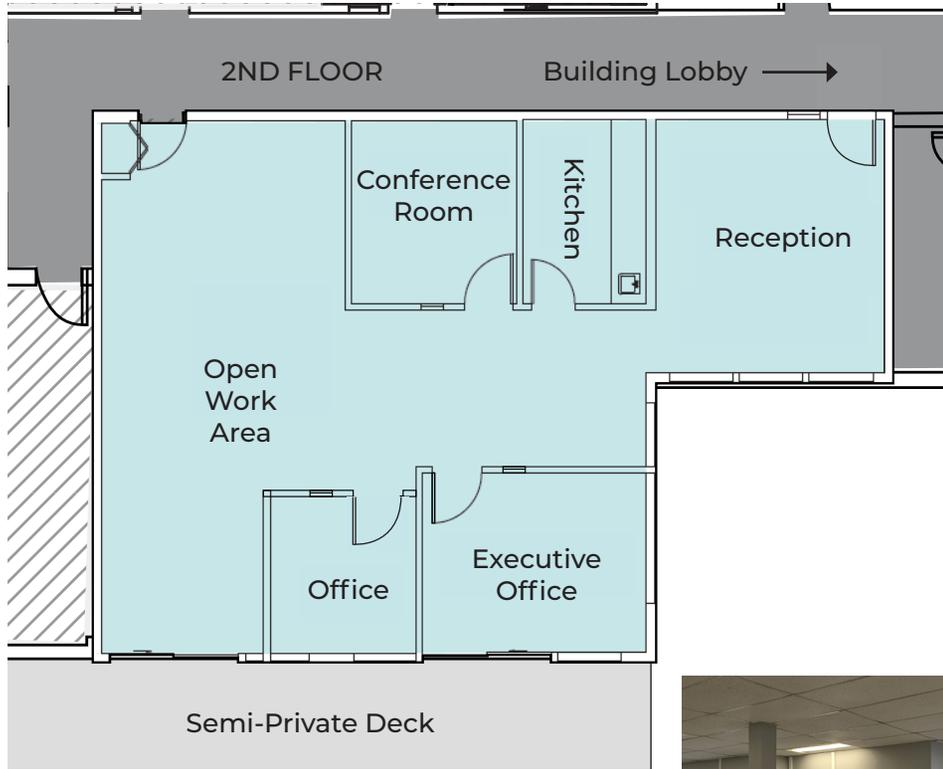
2nd Floor Space Available for Occupancy

Unit	Suite	Size	Available
214+216	214+216	2,337 RSF	2/1/2029
214+216	214	1,190 RSF	Immediately
213	213	1,571 RSF	Immediately



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Unit 213

Price \$1,575,000

Size 1,571 RSF

ProRata Share of Condo 4.2516%

Operating Expenses

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 HVAC Unit (2017)



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Unit 214+216

Price \$2,500,000

Size 2,337 RSF

ProRata Share of Condo 6.5924%

Rental Income & Operating Expenses

HOA Dues \$1,922.78/mo

2026 Property Taxes \$1,375.67/mo

Total Est 2026 OpEx* \$3,298.45/mo

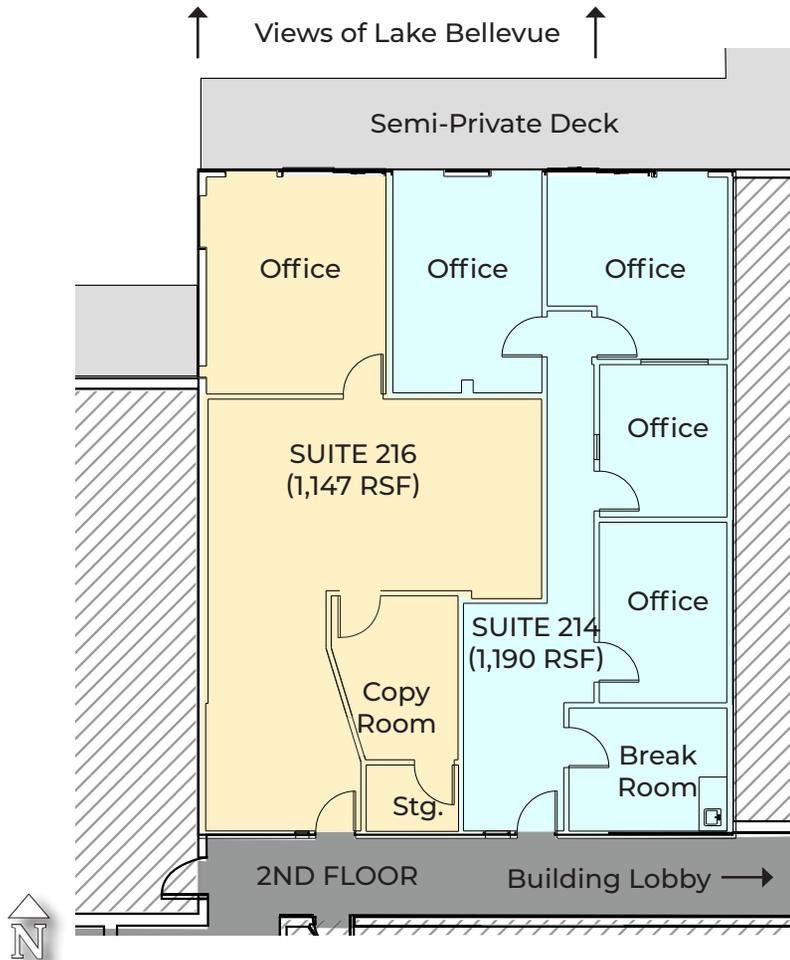
**plus Unit's Janitorial/Electricity*

Suite 216 Current Rental Income** \$3,584.00/mo, Full Service

***3.5% Annual Base Rent Increases | Lease thru 1/31/2029*

Unit Features

- 2 Reserved Parking Stalls
- Dedicated Rooftop HVAC Unit (2009)
- Ceiling HVAC Unit (2016) in Suite 216



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Wilburton
Station

120TH AVE NE &
BEL-RED RD

NE 8th St

Nine Lake Bellevue Parking Lot

Suite 213
1 Reserved
Parking Stall

First Come/First Served
Parking Area

Suite 214+216
2 Reserved
Parking Stalls

Visitor, ADA, &
Reserved/Assigned
Parking Area

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