

One Lake Bellevue

Office Condo Available for Sale

1 Lake Bellevue Dr | Bellevue, WA 98005



Unit	Size	Price
110	1,218 RSF	\$1,200,000.00

One Lake Bellevue

1 Lake Bellevue Dr | Bellevue, WA 98005



Building Features

4.0/1,000 RSF – FREE

Walking Distance to Light Rail Station

Easy Access to I-405, I-90, & SR-520

Restaurant and Retail Amenities within Walking Distance

Near Downtown Bellevue &
Overlake Hospital/Kaiser Permanente Medical Campus

One Lake Bellevue

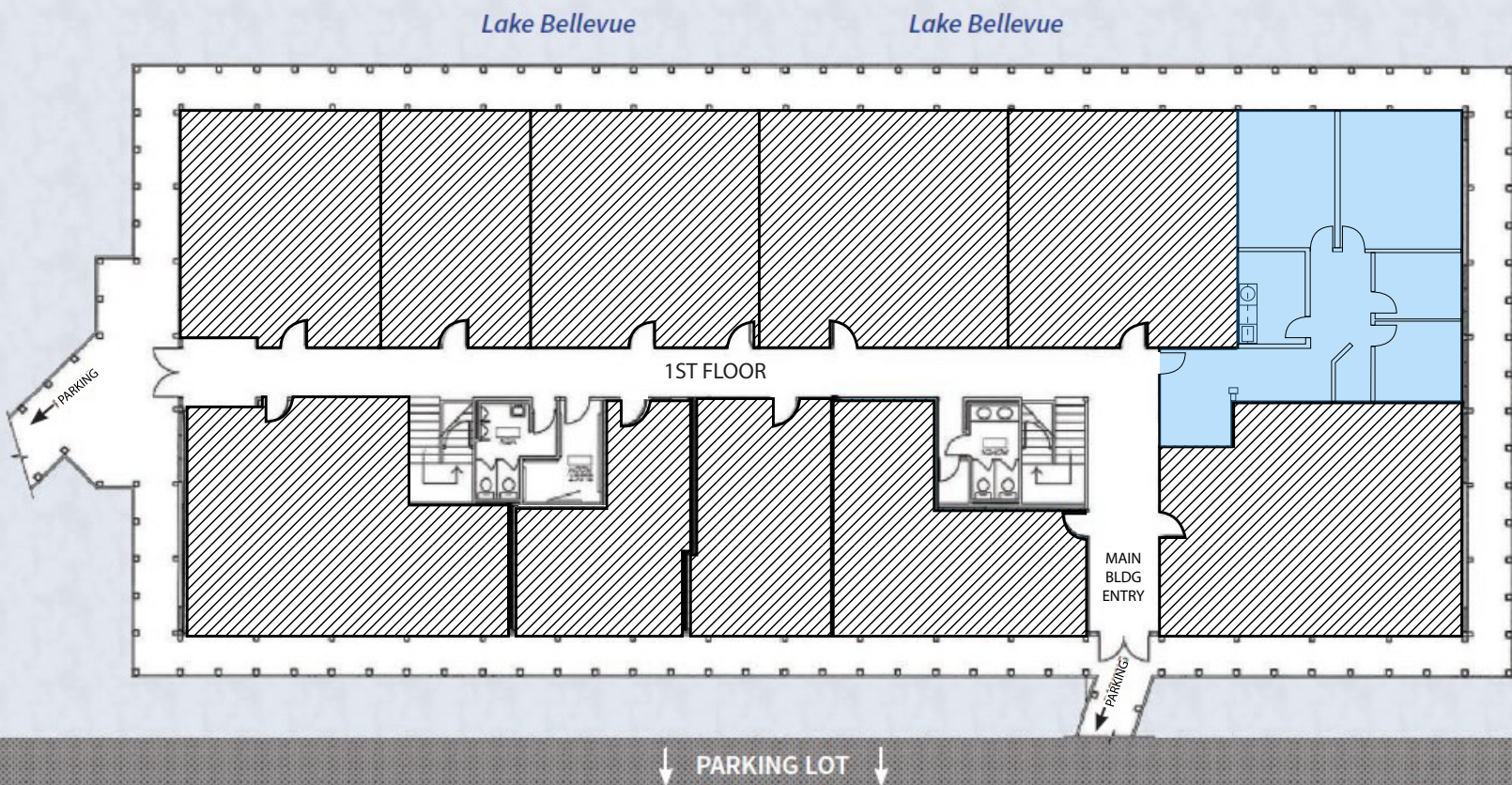
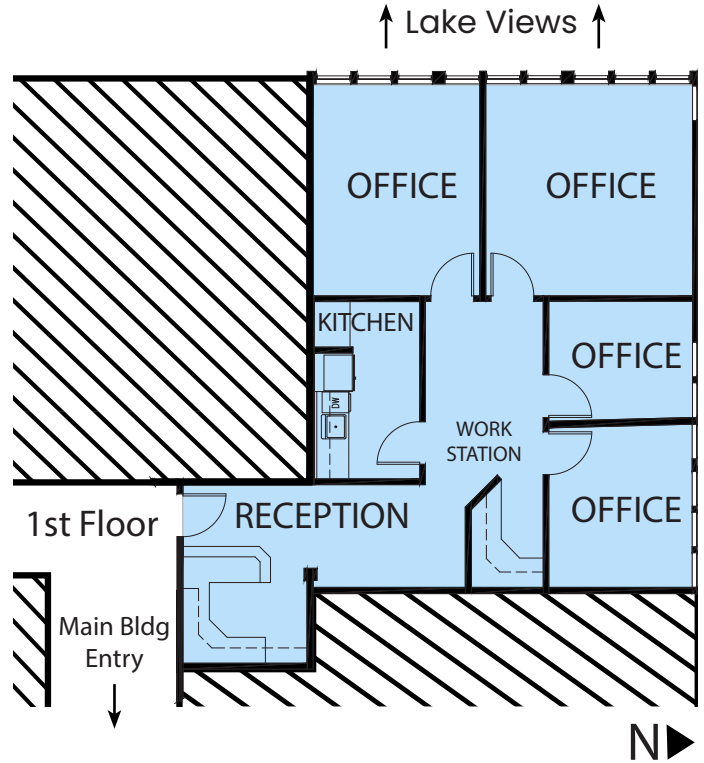
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Unit 110

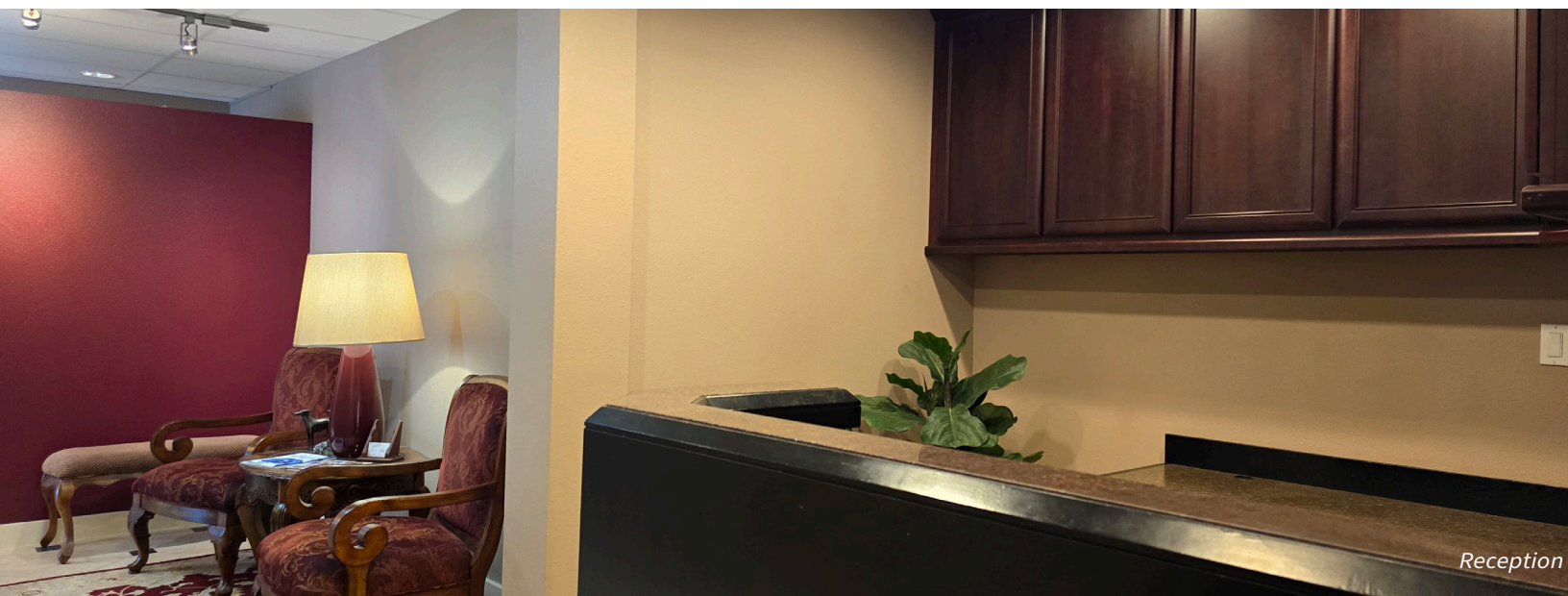
Size	1,218 RSF
Price	\$1,200,000.00
Price/RSF	\$985.22/SF
Load Factor	1.1265

Operating Expenses

2024 Condo Dues:	\$1,160.88/Month
2024 Real Estate Taxes:	\$666.10/Month
Total Est. 2024 OpEx:	\$1,826.98/Month
Condo Pro-Rata Share:	6.552%



Unit 110



Reception



Waiting Area



Lobby



Office with Water Views

Sales Comparables

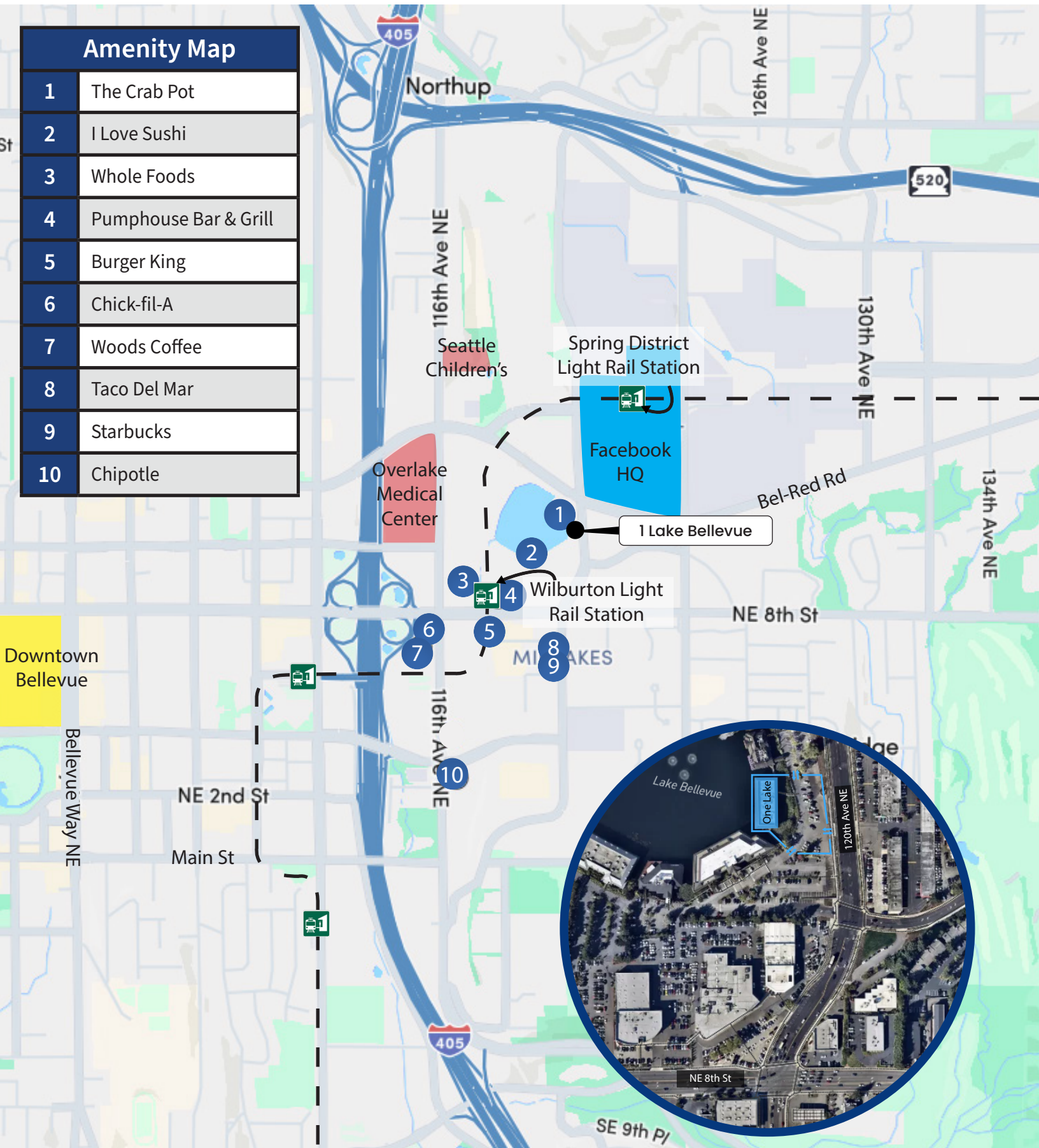
	Name	Size	Year Built	Sale Price	Price / RSF	Type	Sale Date
Subject Property	One Lake Bellevue, Unit 110 1 Lake Bellevue Dr Bellevue, WA 98005	1,218 RSF	1974	\$1,200,000	\$985.22 /RSF	Office Condo	For Sale
(1)	Wilburton Ridge, Bldg D, Unit 204 375 118th Ave SE Bellevue, WA 98005	599 RSF	1987	\$580,000	\$968.28 /RSF	Office Condo	1/4/2022
(2)	Avondale Gateway, Unit 100 17530 NE Union Hill Rd Redmond, WA 98052	916 RSF	1986	\$740,000	\$807.86 /RSF	Office Condo	11/1/2022
(3)	One Lake Bellevue, Unit 108 1 Lake Bellevue Dr Bellevue, WA 98005	891 RSF	1974	\$895,000	\$1,004.88 /RSF	Office Condo	12/16/2022
(4)	Nine Lake Bellevue, Unit 208 9 Lake Bellevue Dr Bellevue, WA 98005	1,176 RSF	1982	\$1,200,000	\$1,020.41 /RSF	Office Condo	1/23/2023
(5)	One Lake Bellevue, Unit 105 & 109 1 Lake Bellevue Dr Bellevue, WA 98005	1,113 RSF	1974	\$875,350	\$786.48 /RSF	Office Condo	7/26/2024



One Lake Bellevue

Amenity Map

1	The Crab Pot
2	I Love Sushi
3	Whole Foods
4	Pumphouse Bar & Grill
5	Burger King
6	Chick-fil-A
7	Woods Coffee
8	Taco Del Mar
9	Starbucks
10	Chipotle



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