

One Lake Bellevue | **Units 102 & 104**

1 Lake Bellevue Dr | Bellevue, WA 98005

Office Condo For Sale



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This first-floor office condo is truly a diamond in the rough, featuring best-in-class, Class-A finishes that set it apart from every other unit in the building. Designed with sophistication and functionality in mind, this space is ideal for businesses seeking a prestigious, turn-key workspace in a highly desirable location.

With floor-to-ceiling windows, the unit offers breathtaking views of both Lake Bellevue and Downtown Bellevue, creating an inspiring and productive work environment. Natural light floods the space, enhancing both aesthetics and employee well-being.

Strategically positioned within Bellevue's thriving commercial core, this office condo provides seamless accessibility to key business hubs and amenities, including:

- Immediate access to I-405 & SR-520 for effortless commuting
- Walking distance to the new Light Rail station, providing a direct link to Downtown Seattle and beyond
- Minutes from Bellevue Square, The Bravern, and Lincoln Square - offering premier retail, dining, and entertainment options
- Surrounded by Fortune 500 neighbors, fostering a strong corporate presence

This office condo is not just a space—it's an opportunity to own a high-value asset in one of the fastest-growing business districts in the Pacific Northwest. With Bellevue's commercial real estate market continuing to thrive, this unit is a strategic investment for both owner-users and investors seeking long-term value appreciation.



LAKE VIEWS FROM CONDO



DOWNTOWN BELLEVUE VIEWS FROM CONDO



Walking Distance to Light Rail Station



4.0/1,000 RSF – FREE
Building Parking Ratio



**Resturant and Retail Amenities
within Walking Distance**



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



Comcast Business Available



Views of Lake Bellevue



Shared Decks Around the Building



KITCHEN



WAITING AREA

Unit 102 & 104

Size: 1,419 RSF

Price: \$1,450,000

Pro-Rata Share: 7.715%

Load Factor: 1.1265

Operating Expenses

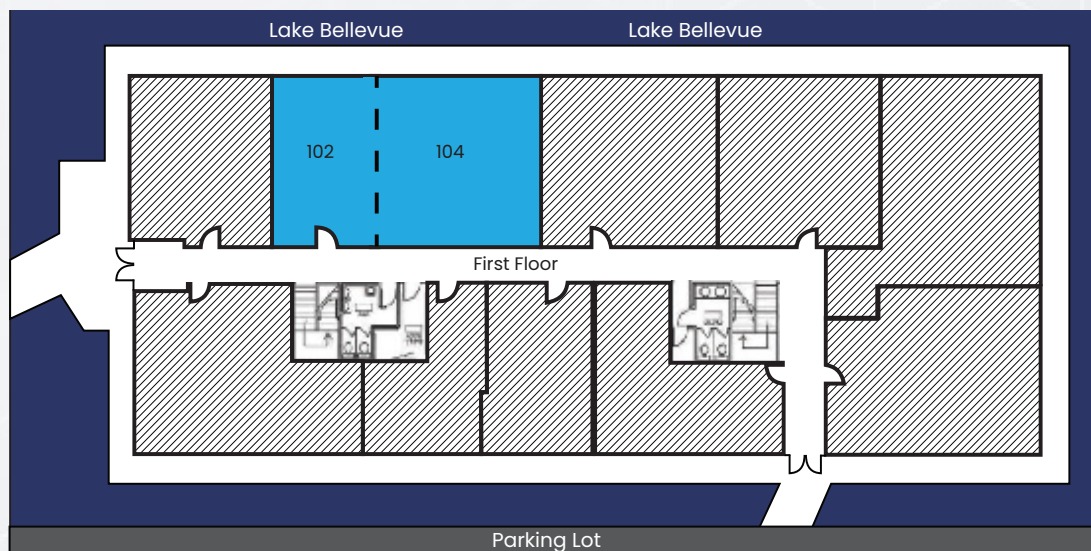
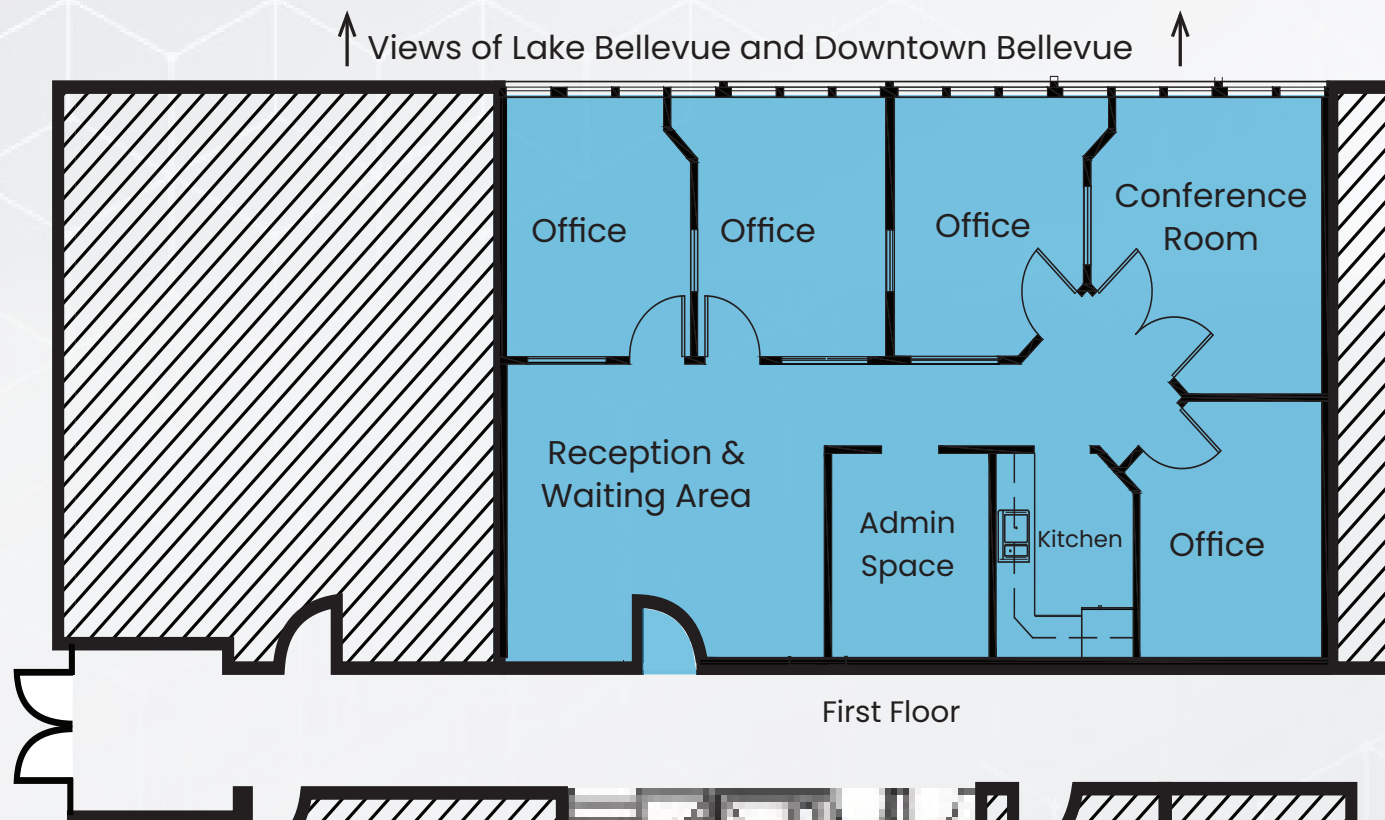
COA Dues: \$1,681.42/month

Property Taxes: \$853.31/month

Total Est. OpEx: \$2,534.73/month

Unit Features

- Five Private Offices
- Conference Room
- Kitchenette
- Admin Space
- Waiting Area
- Water Views of Lake Bellevue
- Views of Downtown Bellevue

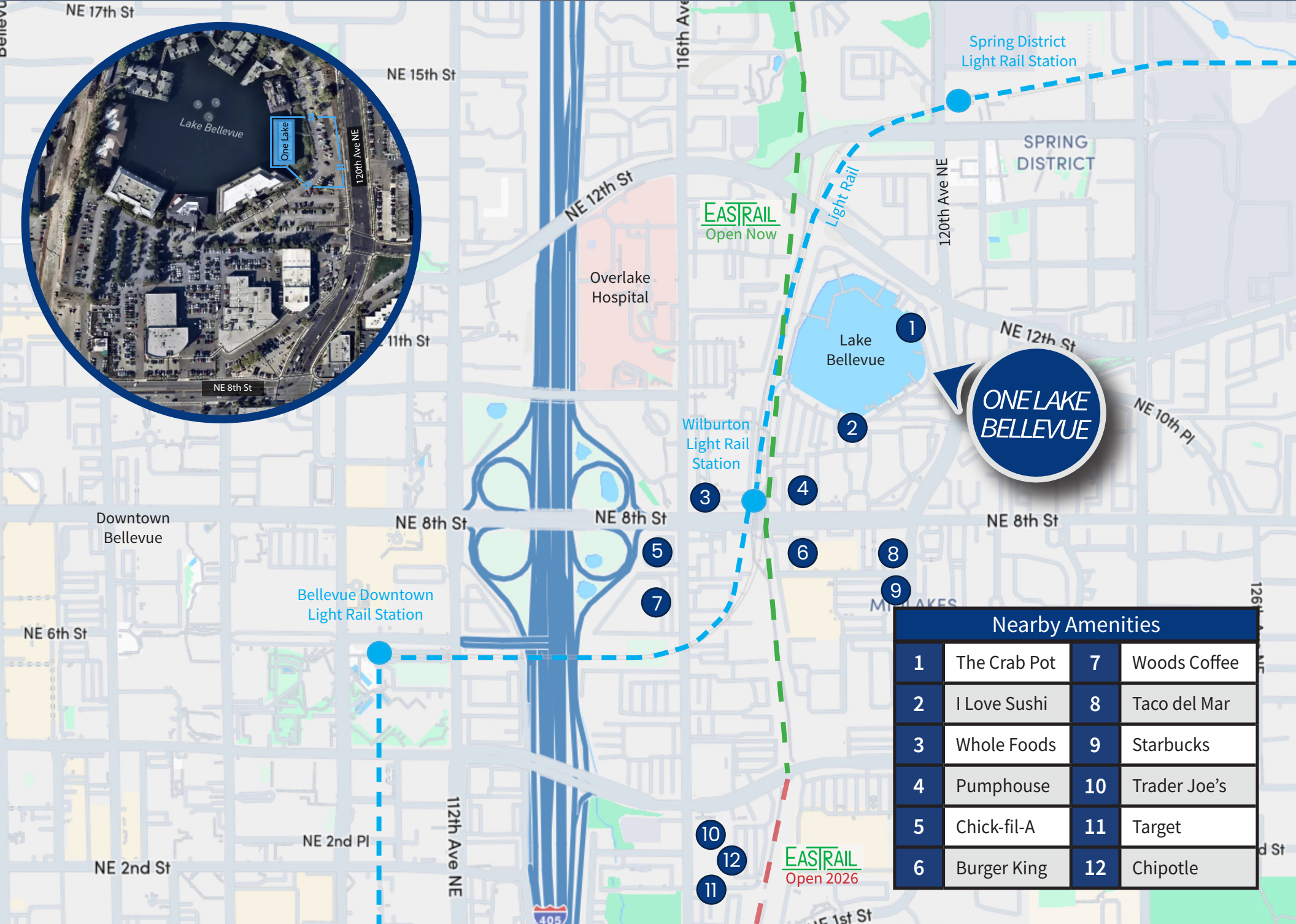
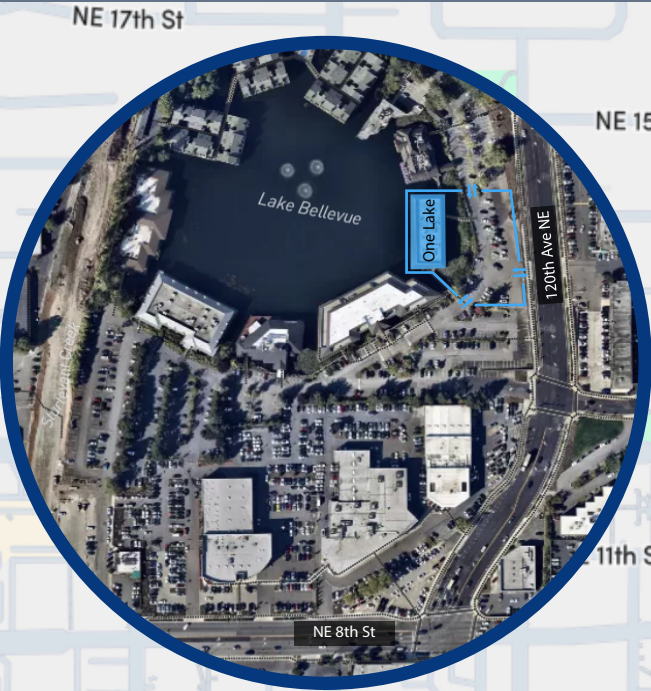


One Lake Bellevue | Location Map





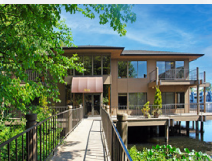
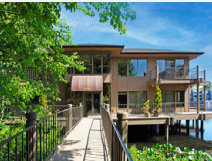

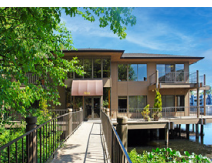


One Lake Bellevue | Amenity Map



**ONE LAKE
BELLEVUE**

Nearby Amenities			
1	The Crab Pot	7	Woods Coffee
2	I Love Sushi	8	Taco del Mar
3	Whole Foods	9	Starbucks
4	Pumphouse	10	Trader Joe's
5	Chick-fil-A	11	Target
6	Burger King	12	Chipotle

		Name	Date Sold	Size	Year Built	Sale Price	Price /RSF	Type
Subject Property		One Lake Bellevue, Units 102 & 104						
		1 Lake Bellevue Dr Bellevue, WA 98005		1,419 RSF	1979	\$1,450,000	\$1,021.85/SF	Office Condo
(1)		One Lake Bellevue, Unit 110						
		1 Lake Bellevue Dr Bellevue, WA 98005	12/22/2024	1,218 RSF	1979	\$1,190,000	\$977.01/RSF	Office Condo
(2)		Nine Lake Bellevue, Units 210 & 212						
		9 Lake Bellevue Dr Bellevue, WA 98005	9/24/2024	2,337 RSF	1982	\$2,475,000	\$1,059.05/RSF	Office Condo
(3)		Nine Lake Bellevue, Unit 208						
		9 Lake Bellevue Dr Bellevue, WA 98005	1/23/2023	1,176 RSF	1988	\$1,200,000	\$1,020.41/RSF	Office Condo
(4)		One Lake Bellevue, Unit 108						
		1 Lake Bellevue Dr Bellevue, WA 98005	12/16/2022	891 RSF	1979	\$895,000	\$1,004.49/RSF	Office Condo
(5)		Nine Lake Bellevue, Units 204 & 206						
		9 Lake Bellevue Dr Bellevue, WA 98005	8/31/2022	2,323 RSF	1982	\$2,250,000	\$968.58/RSF	Office Condo

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