

Wilburton Ridge Office Park | Building A | Unit 200

365 118th Ave SE | Bellevue, WA 98005

Office Condos For Sale



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# The Offering

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

This offering features three well-appointed office condo units, including an 865 RSF unit and an adjacent 1,595 RSF unit. These units provide buyers the flexibility to acquire them individually or together, creating a combined total of 2,460 RSF. This unique versatility allows an owner-user to customize the space to their needs, whether by occupying the entire area or utilizing a portion for their business while leasing out the remainder to generate rental income. This dual-use potential offers an excellent value proposition for both investors and growing businesses seeking to maximize efficiency and long-term returns.

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.

The office park is home to a variety of established businesses, including professional service firms, counselors, law offices, and other enterprises, making it a prestigious address for owner occupiers and tenants alike. The surrounding area offers convenient access to major transportation routes, retail amenities, dining, and downtown Bellevue, providing both convenience and appeal to potential occupants.

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.



Building Lobby



Building Exterior

# Property Features



**1.165**  
Load Factor



**8,779 RSF**  
Building Size

**26,792 RSF**  
Lot Size



**131 Parking Stalls**  
Office Park Total Shared Parking  
**4.25 / 1,000 SF**  
Building Parking Ratio



**1990**  
Year Built



**2**  
Stories

**Available** Nearby Transportation



**I-405, I-90, & SR-520**  
Nearby Freeways

**East Link Light Rail & BS-271**  
Nearby Transportation



**Comcast**  
BUSINESS CLASS



**Office (O)**  
Zoning

## Wilburton Ridge Office Park



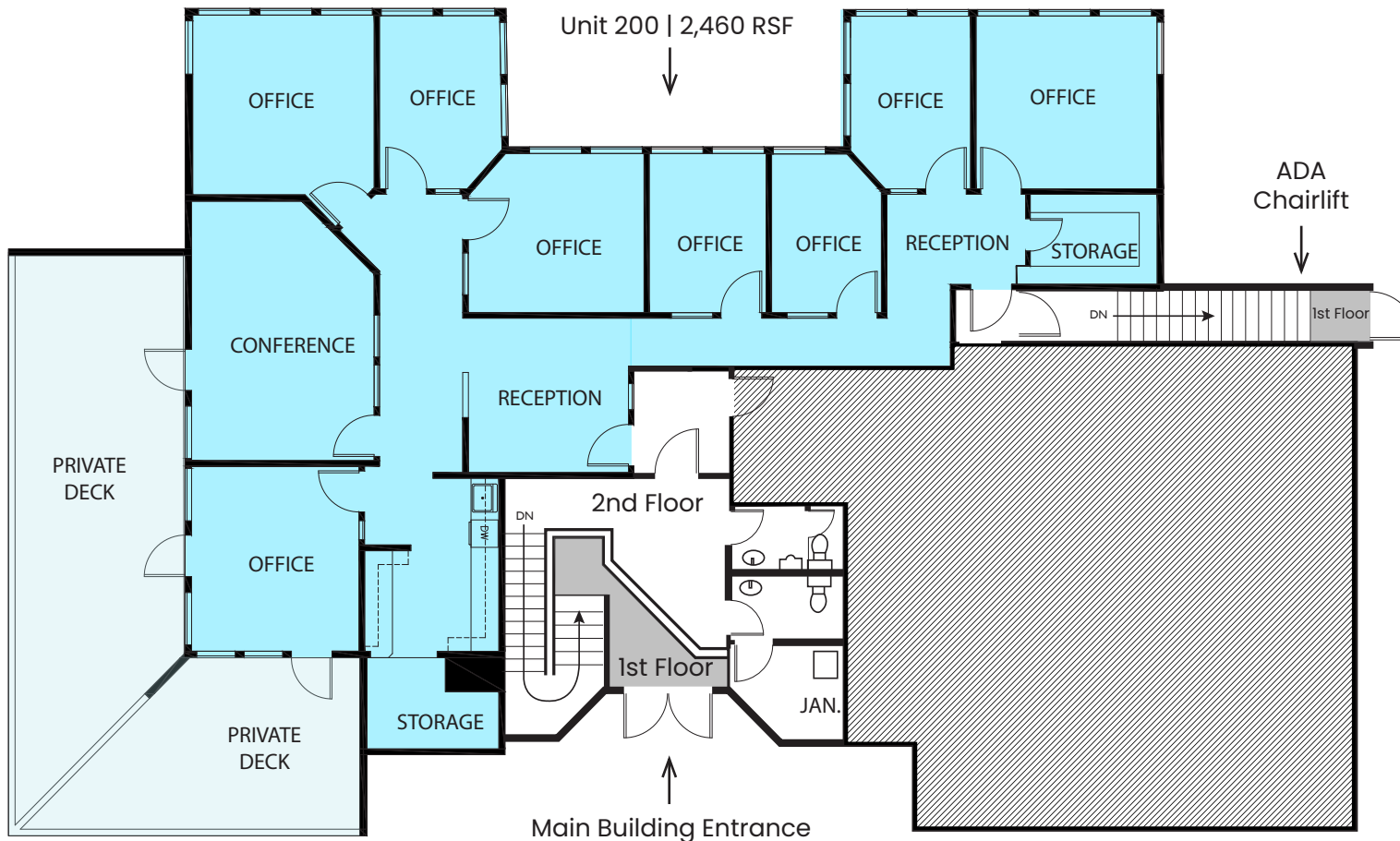


# Wilburton Ridge Office Park – Building A

365 118th Ave SE | Bellevue, WA 98005

## As-Built Floor Plan

Views of Downtown  
Bellevue



### Unit 200

Size: 2,460 RSF

Price: \$1,575,000.00

Pro-Rata Share: 27.9%

### **Operating Expenses**

COA Dues\*: \$2,335.82/month

Property Taxes: \$829.40/month

Total Est. OpEx: \$3,165.22/month

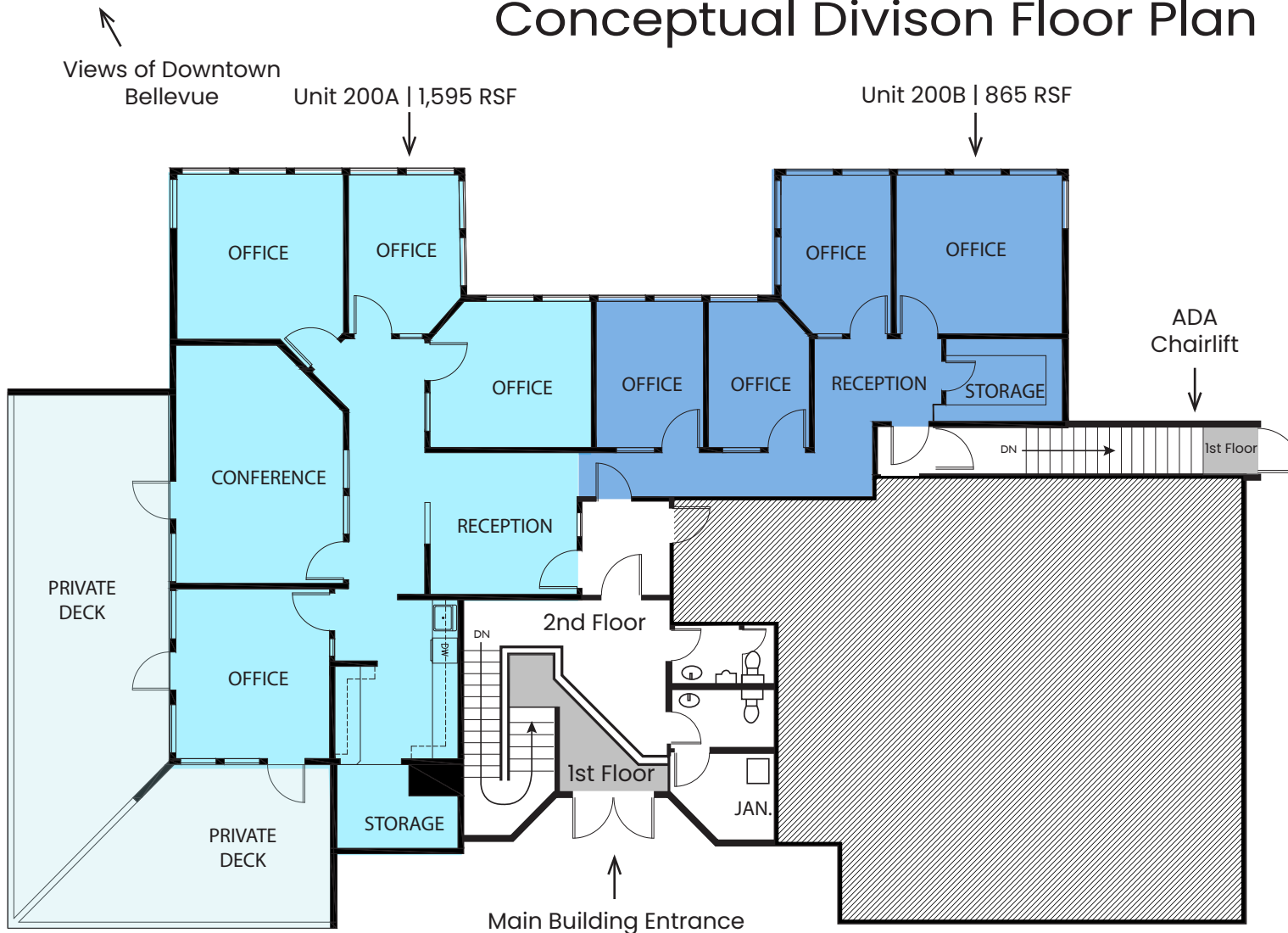
\* Excl. "In-Suite" Janitorial



# Wilburton Ridge Office Park – Building A

365 118th Ave SE | Bellevue, WA 98005

## Conceptual Division Floor Plan



### Unit 200A

Size: 1,595 RSF

Price: \$1,275,000.00

Pro-Rata Share: 18.1%

#### **Operating Expenses**

COA Dues\*: \$1,514.48/month

Property Taxes: \$537.76/month

Total Est. OpEx: \$2,052.24/month

\* Excl. "In-Suite" Janitorial

### Unit 200B

Size: 865 RSF

Price: \$725,000.00

Pro-Rata Share: 9.8%

#### **Operating Expenses**

COA Dues\*: \$821.34/month

Property Taxes: \$291.64/month

Total Est. OpEx: \$1,112.98/month

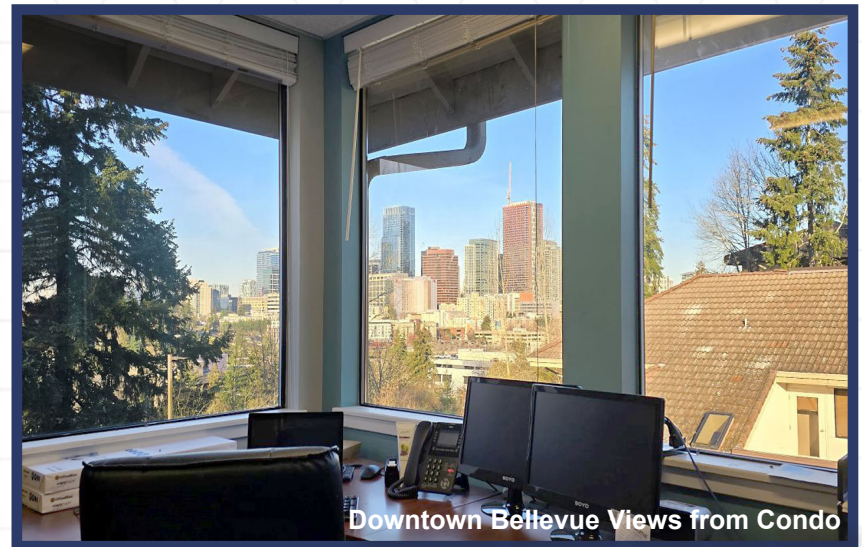
\* Excl. "In-Suite" Janitorial



## Recent Upgrades to the Building & Office Park:

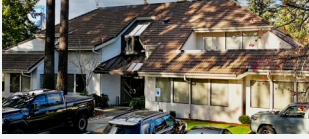





- Extensive Roof Repairs/Cleaning Completed (2024 & 2025)
- Private Decks Renovated & Resurfaced (2024)
- HVAC Ducts & System Rebalanced & Improved (2022 & 2023)
- Common Area Restrooms Renovated (2022)
- Parking Lot, Curbs, & Sidewalks Rebuilt (2022)
- Office Park Entrance Monument Sign Replaced (2022)
- Office Park Monument Directory Sign Replaced (2022)
- All Building HVAC Units Replaced (2018)

Wilburton Ridge Office Park











# Sales Comparable – Unit 200A

		Name	Date Sold	Size	Year Built	Sale Price	Price / SF	Type
Subject Property		<b>Wilburton Ridge Office Park, Unit 200A</b> 365 118th Ave SE Bellevue, WA 98005		1,595 SF	1990	\$1,275,000	\$799.37 /SF	Office Condo
(1)		<b>One Lake Bellevue, Unit 110</b> 1 Lake Bellevue Dr Bellevue, WA 98005	12/20/2024	1,218 SF	1974	\$1,190,000	\$977.01 /SF	Office Condo
(2)		<b>Avondale Gateway, Unit 100</b> 17530 NE Union Hill Rd Redmond, WA 98052	10/28/2024	916 SF	1982	\$800,000	\$873.36 /SF	Office Condo
(3)		<b>One Lake Bellevue, Unit 105 &amp; 109</b> 1 Lake Bellevue Dr Bellevue, WA 98005	7/26/2024	1,113 SF	1986	\$875,350	\$786.48 /SF	Office Condo
(4)		<b>Nine Lake Bellevue, Unit 208</b> 9 Lake Bellevue Dr Bellevue, WA 98005	1/23/2023	1,176 SF	1988	\$1,200,000	\$1,020.41 /SF	Office Condo
(5)		<b>Creekside Office Park, Unit 100</b> 1550 140th Ave NE Bellevue, WA 98005	1/4/2023	1,854 SF	1988	\$1,270,000	\$685.01 /SF	Office Condo







# Sales Comparable – Unit 200B

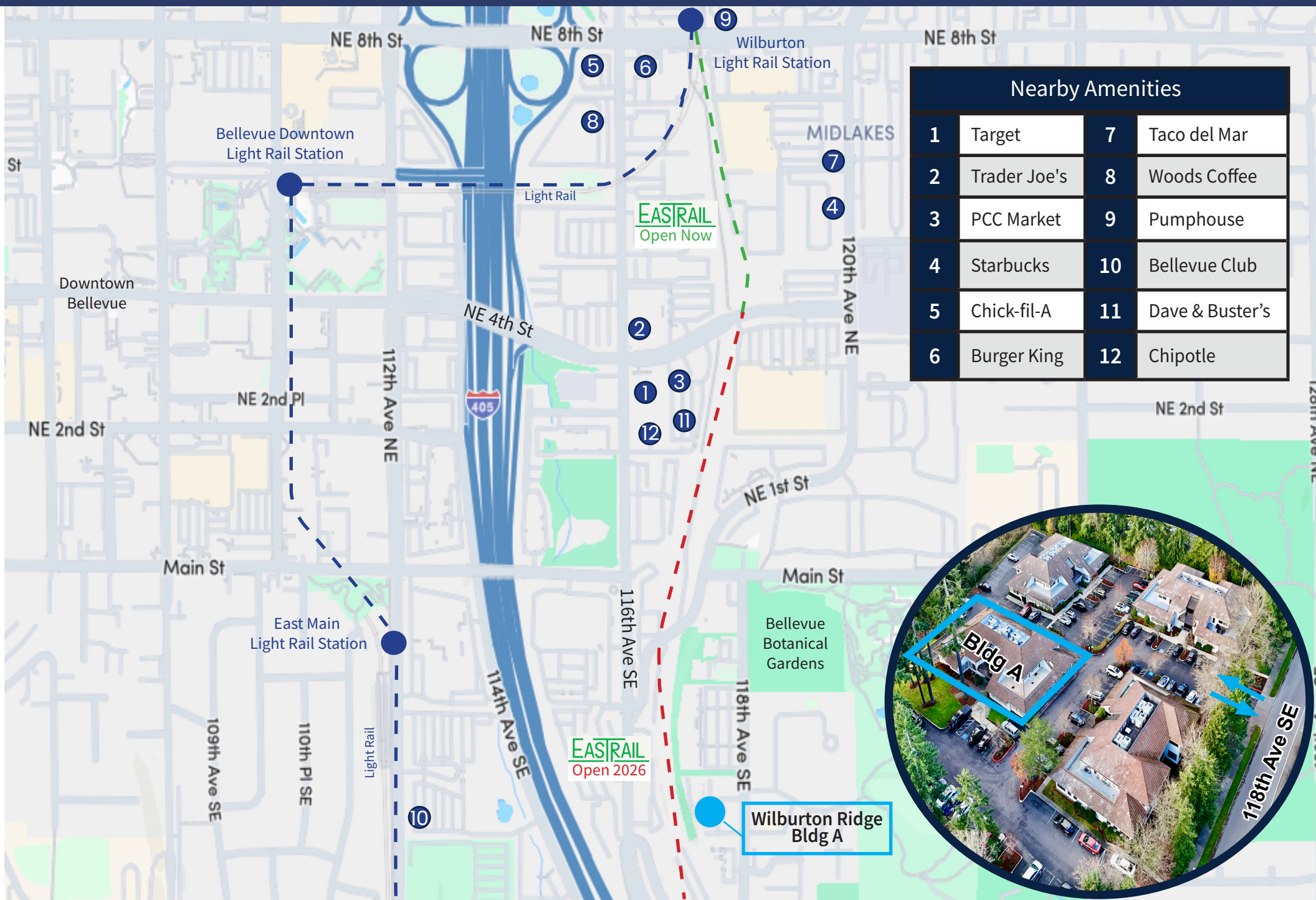
		Name	Date Sold	Size	Year Built	Sale Price	Price / SF	Type
Subject Property		<b>Wilburton Ridge Office Park, Unit 200B</b> 365 118th Ave SE Bellevue, WA 98005		865 SF	1990	\$725,000	\$838.15 /SF	Office Condo
(1)		<b>One Lake Bellevue, Unit 110</b> 1 Lake Bellevue Dr Bellevue, WA 98005	12/20/2024	1,218 SF	1974	\$1,190,000	\$977.01 /SF	Office Condo
(2)		<b>Avondale Gateway, Unit 100</b> 17530 NE Union Hill Rd Redmond, WA 98052	10/28/2024	916 SF	1982	\$800,000	\$873.36 /SF	Office Condo
(3)		<b>One Lake Bellevue, Unit 105 &amp; 109</b> 1 Lake Bellevue Dr Bellevue, WA 98005	7/26/2024	1,113 SF	1986	\$875,350	\$786.48 /SF	Office Condo
(4)		<b>Nine Lake Bellevue, Unit 208</b> 9 Lake Bellevue Dr Bellevue, WA 98005	1/23/2023	1,176 SF	1988	\$1,200,000	\$1,020.41 /SF	Office Condo
(5)		<b>One Lake Bellevue, Unit 108</b> 1 Lake Bellevue Dr Bellevue, WA 98005	12/16/2022	891 SF	1987	\$895,000	\$1,004.49 /SF	Office Condo



# Sales Comparable – Unit 200

	Name	Date Sold	Size	Year Built	Sale Price	Price / SF	Type
Subject Property	 <b>Wilburton Ridge Office Park, Unit 200</b> 365 118th Ave SE Bellevue, WA 98005		2,460 SF	1990	\$1,575,000	\$640.24/SF	Office Condo
(1)	 <b>Nine Lake Bellevue, Unit 210 &amp; 212</b> 9 Lake Bellevue Dr Bellevue, WA 98005	9/24/2024	2,337 SF	1982	\$2,475,000	\$1,059.05 /SF	Office Condo
(2)	 <b>Linbrook Office Park, Unit 12</b> 10519 NE 38th Pl Kirkland, WA 98033	4/18/2024	3,888 SF	1982	\$2,800,000	\$720.16 /SF	Office Condo
(3)	 <b>Linbrook Office Park, Unit 10</b> 10501 NE 38th Pl Kirkland, WA 98033	3/8/2024	3,888 SF	1986	\$2,900,000	\$745.88 /SF	Office Condo

# Wilburton Ridge Office Park



## 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







# Wilburton Ridge Office Park

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THE INFORMATION CONTAINED HEREIN HAS BEEN RECEIVED FROM SOURCES WHO SEEM RELIABLE. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY, WE DO NOT GUARANTEE IT. YOU ARE ADVISED TO INDEPENDENTLY VERIFY ALL INFORMATION.



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