

FOR SALE

NINE LAKE BELLEVUE

*1,988 RSF office space available in
prime location on Lake Bellevue*

9 LAKE BELLEVUE DR, BELLEVUE, WA 98005



KIDDER.COM

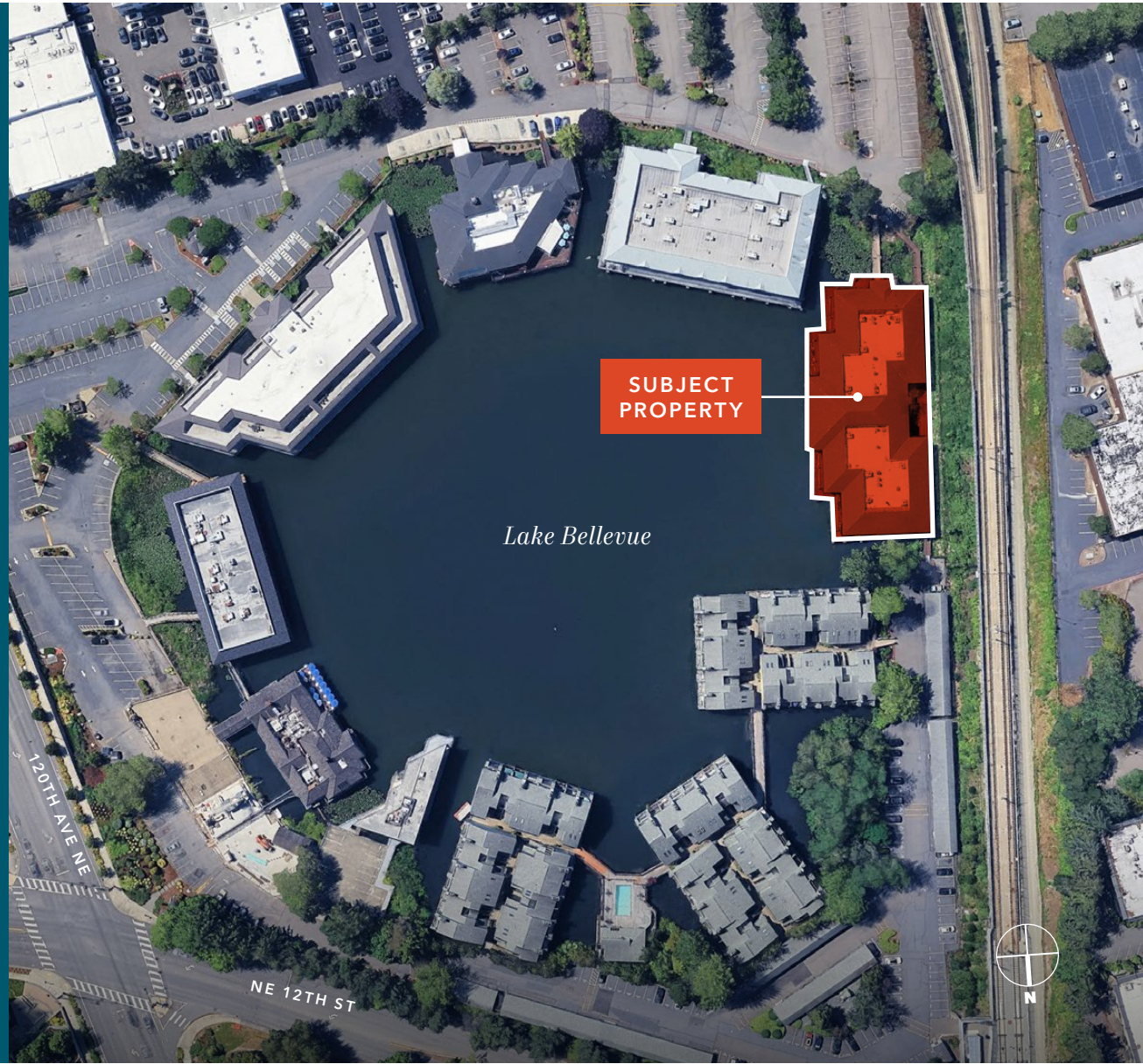
km Kidder
Mathews

Suite 108 offers an excellent opportunity to acquire a lakeside office space in central Bellevue

PROPERTY FEATURES

ADDRESS	9 Lake Bellevue Dr, Bellevue, WA
SUITE 108	1,988 RSF
PARCEL	609350-0040
PARKING	2 reserved parking stalls Total parking ratio: 4.7/1,000 SF (147 total surface parking stalls)
YEAR BUILT	1982
2026 HOA DUES	\$1,642.28/mo
2026 PROPERTY TAXES	\$1,189.56/mo
TOTAL EST. 2026 OPEX*	\$2,831.84/mo *(plus janitorial/electricity)

\$2,350,000
SALE PRICE



NINE LAKE BELLEVUE



EXCELLENT
LAKESIDE
LOCATION



CLOSE
PROXIMITY TO
BELLEVUE CBD



ADJACENT TO
EAST LINK

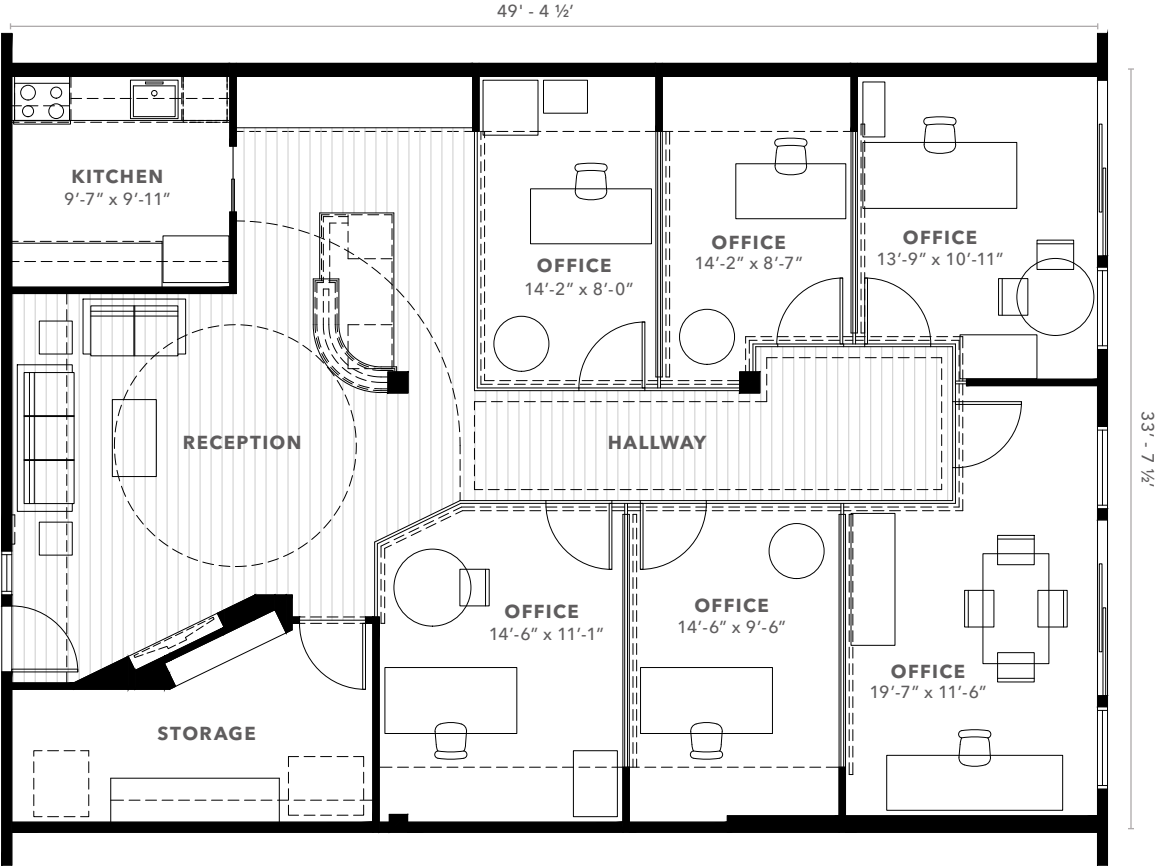


4.7/1,000 SF
PARKING RATIO



FLOOR PLAN

Suite 108



1,988 RSF

AVAILABLE

\$2,350,000

SALE PRICE

NOW

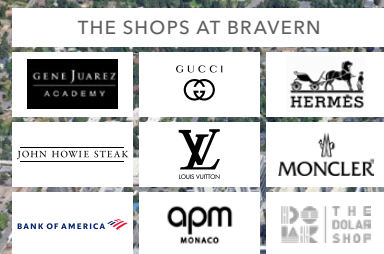
AVAILABLE



NINE LAKE BELLEVUE







OVERLAKE
MEDICAL CENTER & CLINICS

SUBJECT PROPERTY

WHOLE
FOODS
MARKET

Chick-fil-A

Woods
MORTGAGE LENDING

TRADER JOE'S

REI

Target

BARTLETT
DRUGS

BURGER
KING

UWAIIMAYA

BEST
BUY

THE HOME
DEPOT

BELLEVUE
BOTANICAL
GARDEN

PERCIPS
COPPEES

BEL-RED

BEL-RED RD

124TH AVENUE

WILBURTON

BELLEVUE CBD

108TH AVENUE

MAIN ST

112TH AVENUE

116TH AVENUE

NE 8TH ST

INTERSTATE
405

520



Exclusively listed by

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