

Wilburton Ridge Office Park

Building A - Condo Suites 100 + 101

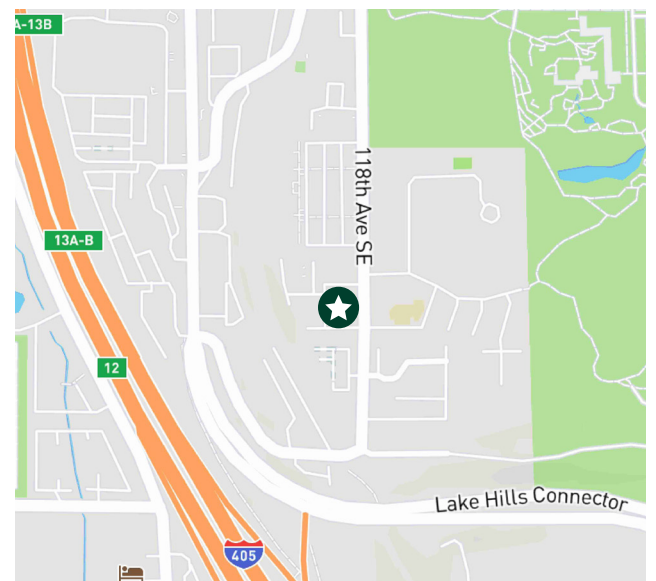
365 118th Ave SE
Bellevue, WA 98005
www.cbre.us/bellevue

3,053 RSF Available

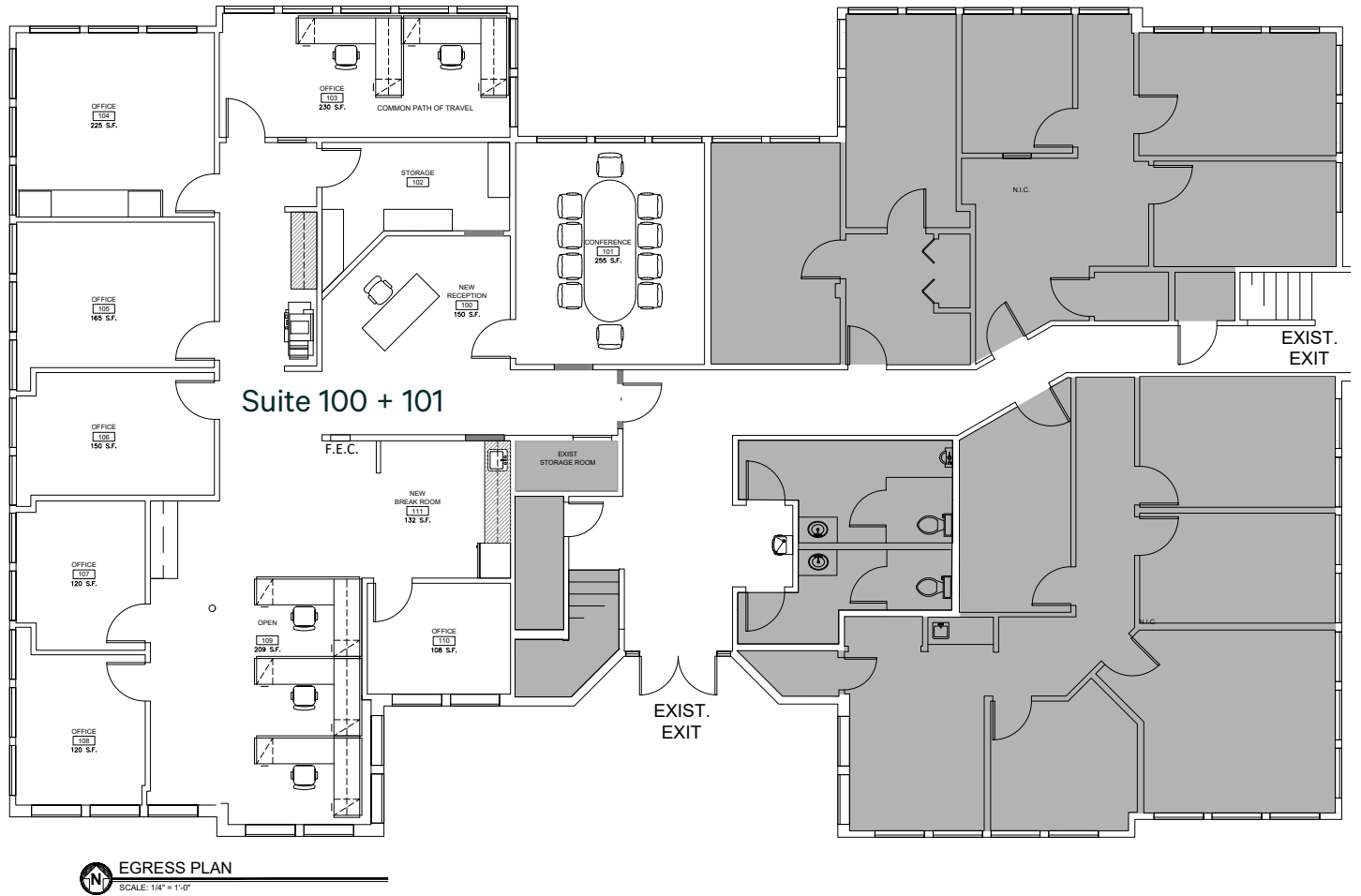


Features

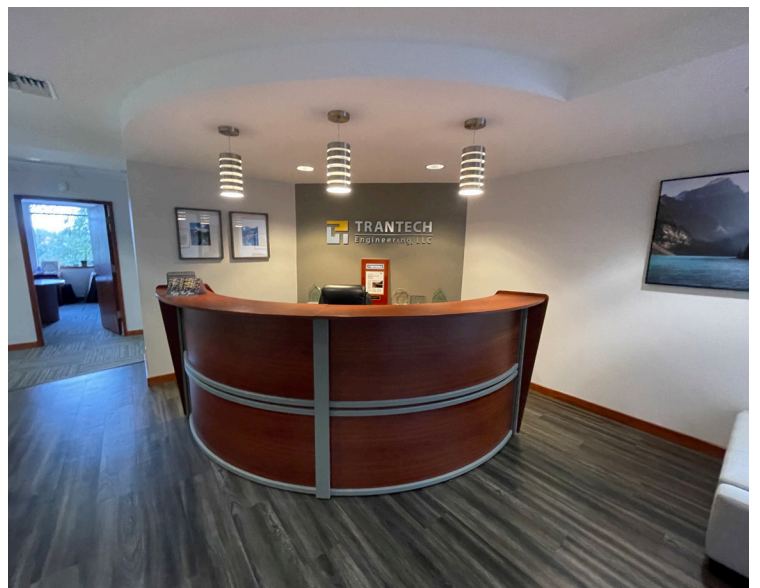
- + Approximate 3,053 RSF available on ground floor
(Two condo units per King County records)
- + 6 Private offices, 1-two desk office
- + Conference room, Open area, Kitchenette, Storage/Server room
- + 4.25/1,000 parking ratio
- + Abundance of natural light with views of downtown Bellevue
- + Easy access to I-405
- + Furniture Available
- + Sale Price: \$1,875,000
- + Lease Rate: \$36.00/SF - Full service



Building A-Suites 100 + 101 Floor Plan



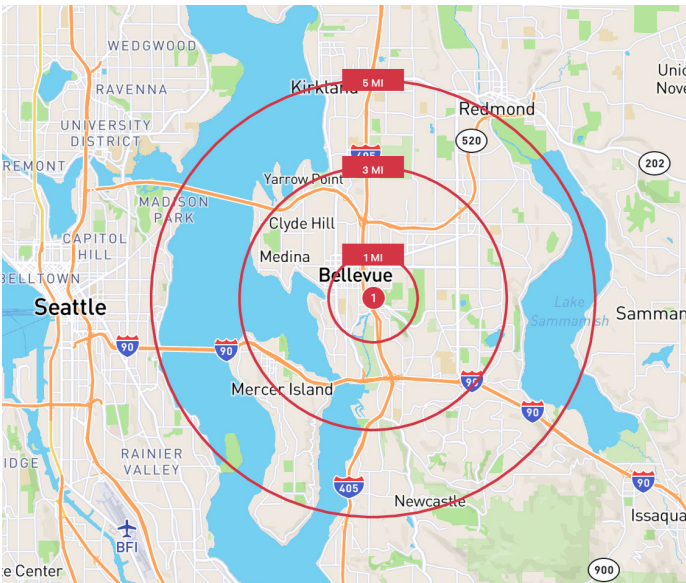
Building Interior



Property Offering

The property is strategically located to one of the Pacific Northwest’s most dynamic markets. Located one mile from Bellevue’s downtown core amenities with immediate access to light rail and major transportation routes of Interstate 405, I-90 and 520. The suburban setting is ideal for owner-users or as an investment in the Bellevue market. Wilburton Ridge Office Park tenants include medical, insurance, and financial service providers.

Demographics



	1 Mile	3 Miles	5 Miles
--	--------	---------	---------

Place of Work

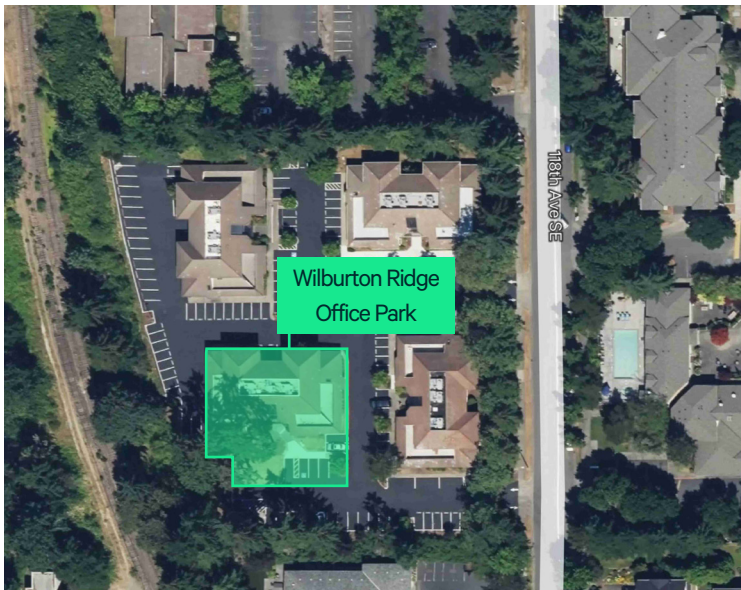
2025 Employees	37,135	112,721	154,970
----------------	--------	---------	---------

Population

2025 Population - Current Year Estimate	20,168	121,099	246,044
2030 Population - Five Year Projection	21,297	126,379	252,231
2020 Population - Census	18,755	114,583	237,014
2020-2025 Annual Population Growth Rate	1.39%	1.06%	0.71%
2025-2030 Annual Population Growth Rate	1.10%	0.86%	0.50%

Households

2025 Households - Current Year Estimate	10,525	51,978	99,646
2030 Households - Five Year Projection	11,119	54,440	102,093
2020 Households - Census	9,847	49,102	95,938
2025 Owner Occupied Housing Units	2,725	21,973	53,626



Contact Us

Brian Kenny
+1 425 462 6910
brian.kenny@cbre.com

CBRE, Inc.
929 108th Ave NE, Suite 700
Bellevue, WA 98004

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. DW_6.03.26

Sales Comparable

		Name	Date Sold	Size	Year Built	Sale Price	Price / SF	Type
1.		Wilburton Ridge Office Park, Unit 200 365 118th Ave SE Bellevue, WA 98005	3/30/2026	2,460 SF	1990	\$1,500,000	\$609.75/SF	Office Condo
2.		Nine Lake Bellevue, Unit 210 & 212 9 Lake Bellevue Dr. Bellevue, WA 98005	9/24/2024	2,337 SF	1982	\$2,475,000	\$1,059.05/ SF	Office Condo
3.		Linbrook Office Park, Unit 12 10519 NE 38th Pl Kirkland, WA 98033	4/18/2024	3,888 SF	1982	\$2,800,000	\$720.16/SF	Office Condo
4.		Linbrook Office Park, Unit 10 10501 NE 38th Pl Kirkland, WA 98033	3/8/2024	3,888 SF	1986	\$2,900,000	\$745.88/SF	Office Condo
5.		Northwest Medical Building, Unit 101 1900 116th Ave NE Bellevue, WA 98004	12/10/2024	4,526 SF	1979/2014	\$3,688,000	\$814.85/SF	Office/ Medical Condo

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. DW_4.14.26