

375 118th Ave SE | Bellevue, WA 98005

# WILBURTON RIDGE OFFICE PARK BUILDING D | Unit 202



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## THE OFFERING

**FOR SALE \$695,000**

### WILBURTON RIDGE OFFICE PARK BUILDING D | UNIT 202

**ProRata Share | 9.1%**

**Condo SF | 709 CSF**

**Rentable SF\* | 829 RSF**

\*CSF x 1.17 Market Load Factor

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

This offering features a 829 RSF office condo, including a large I-shaped private deck and sweeping views of downtown Bellevue. The kitchenette was remodeled in 2020 and new LED lighting and paint was completed in 2026.

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.

## UNIT 202 FEATURES

**LARGE L-SHAPED PRIVATE DECK**

**VIEWS OF DOWNTOWN BELLEVUE**

**REMODELED KITCHENETTE (2020)**

**NEW LED LIGHTING (2026)**

**NEWLY PAINTED INTERIOR (2026)**

**COMCAST  
BUSINESS**

**AVAILABLE**

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.

## NEARBY AMENITIES



**Surrounding Restaurant Amenities**

**Starbucks, Taco del Mar, Woods Coffee,  
Chipotle, Burger King, Chick-fil-A**



**Nearby Attractions**

**Bellevue Botanical Gardens**



**Prominent Location**

**Convenient access to I-405, I-90 & SR-520 and  
nearby to East Link Light Rail & BS-271**

**PROPERTY FEATURES**

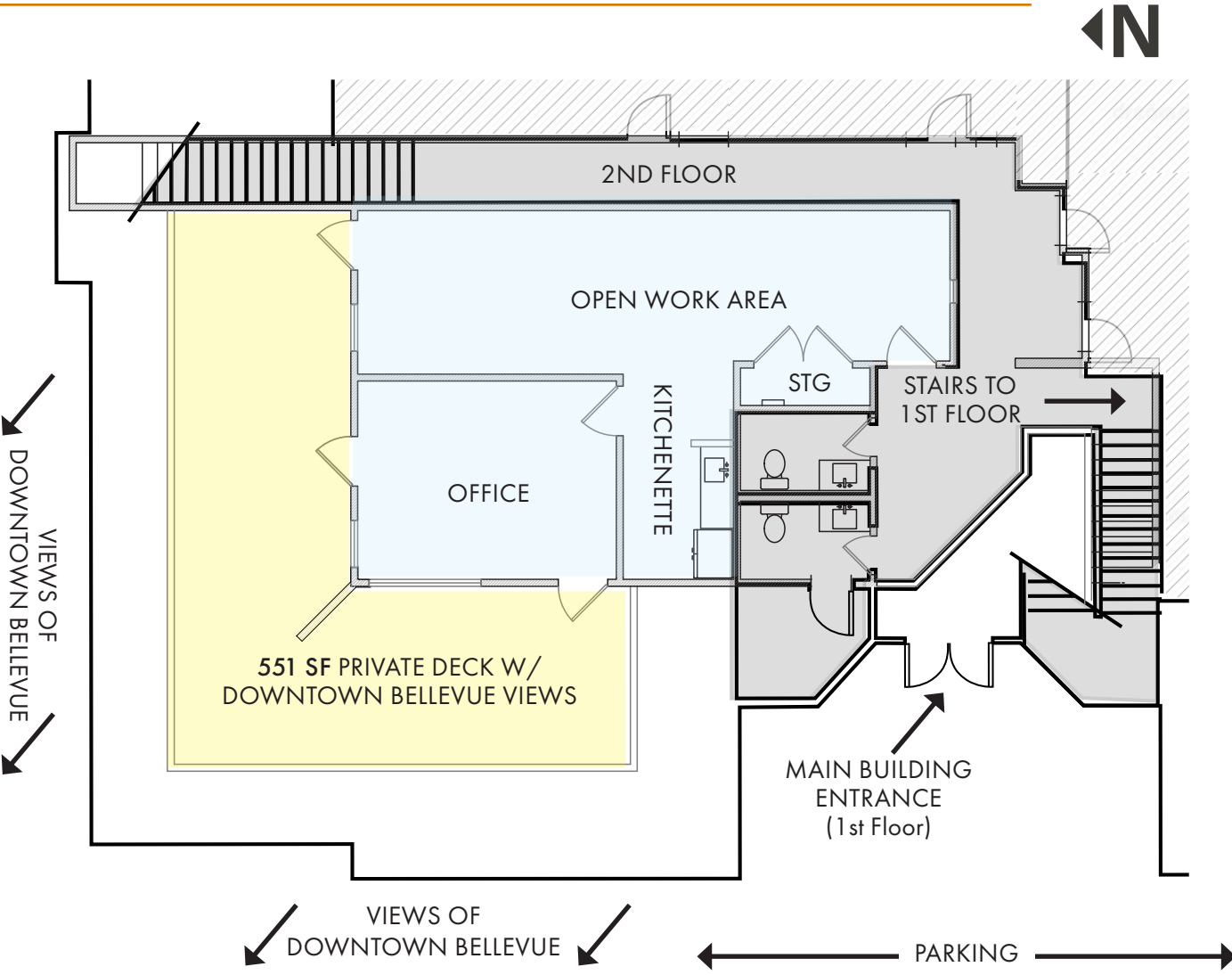
<b>Building Size</b>	7,717 Net SF 9,348 Gross SF
<b>Views</b>	Downtown Bellevue
<b>Parking</b>	131 Parking Stalls (Total Shared Parking)
<b>Year Built</b>	1990
<b>Internet</b>	Comcast Business
<b>Building Type</b>	Office

**RECENT UNIT UPGRADES**

<b>New Kitchenette</b>	2020
<b>New LED Lighting</b>	2026
<b>New Paint</b>	2026



**BUILDING D | UNIT 202 | \$695,000**



**Unit 202 - 829 RSF**

- 2026 COA Dues: \$1,002.42/mo
- 2026 Property Tax: \$275.97/mo
- Total 2026 OpEx: \$1,278.39/mo

# WILBURTON RIDGE OFFICE PARK

BUILDING D | 375 118TH AVE SE, BELLEVUE, WA



116TH AVE SE

118TH AVE SE



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## 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

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