WILBURTON RIDGE

BUILDING C

345 118TH AVE SE BELLEVUE, WA 98005

BRODERICK GROUP

COLIN TANIGAWA | 425.274.4283 | tanigawa@broderickgroup.com

TIM CANTRELL | 425.274.4292 | cantrell@broderickgroup.com

FOR SALE

BRODERICK GROUP

FLOOR 2

CLICK TO VIEW VIRTUAL TOUR

3,390 SF
Available to occupy, inclusive of two (2) outdoor decks

FLOOR 1

5,459 SF
Fully leased with staggered expirations (2027-30)

PROPERTY DETAILS

Price:
Inquire with broker

Zoning:
MUR-M

Building Size:
8,849 SF

Parking:
4/1,000 Ratio

Lot Size:
22,402 SF

Year Built:
1990
(Fully renovated in 2022)

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

PROPERTY HIGHLIGHTS

- High-end owner user opportunity with upscale finishes.
- Exterior and interior renovations completed from 2022–25.
- Future redevelopment opportunity via the Wilburton Rezone

WILBURTON RIDGE

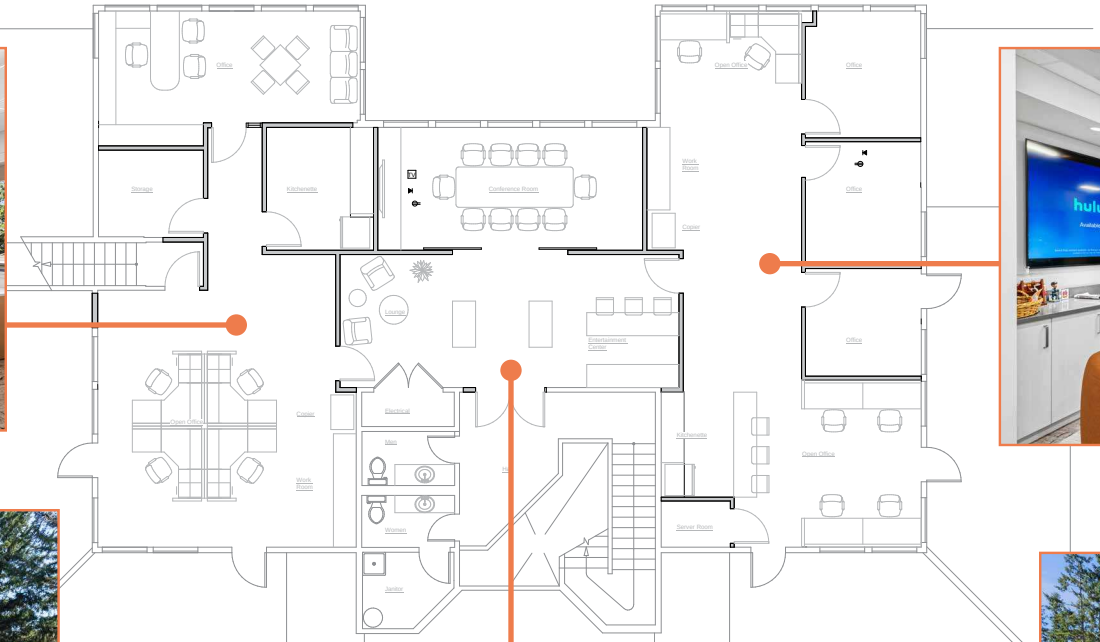
BUILDING C

345 118TH AVE SE BELLEVUE, WA 98005

HIGHLY IMPROVED OWNER-USER SPACE

2ND FLOOR - 3,390 RSF

CLICK TO VIEW VIRTUAL TOUR



N

BRODERICK GROUP

COLIN TANIGAWA | 425.274.4283 | tanigawa@broderickgroup.com

TIM CANTRELL | 425.274.4292 | cantrell@broderickgroup.com

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

WILBURTON RIDGE

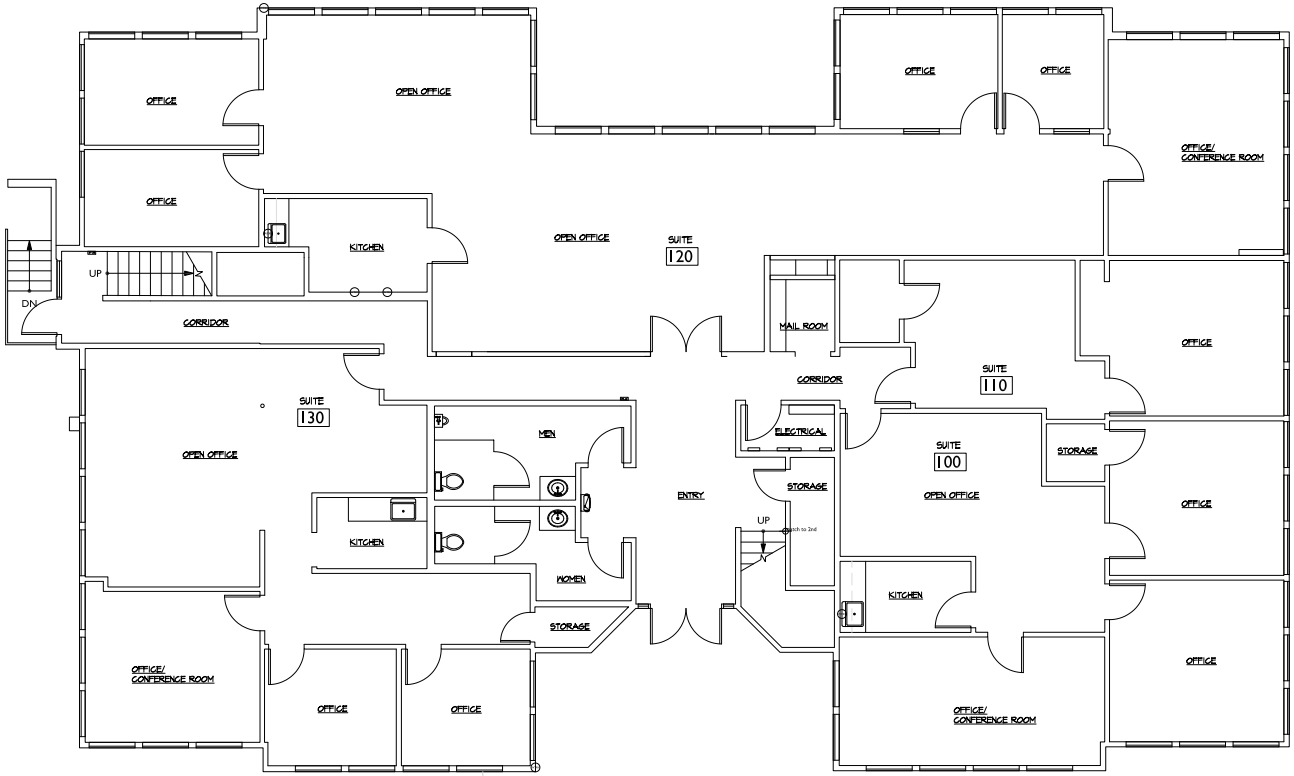
BUILDING C

345 118TH AVE SE BELLEVUE, WA 98005

SECURED INCOME WITH OWNER-USER GROWTH PATH

1ST FLOOR - 5,459 RSF

SUITE	SF	LXD
100	1,236 SF	7/31/2027
110	528 SF	8/31/2029
120	2,394 SF	9/30/2028
130	1,301 SF	12/31/2030



N

BRODERICK GROUP

COLIN TANIGAWA | 425.274.4283 | tanigawa@broderickgroup.com

TIM CANTRELL | 425.274.4292 | cantrell@broderickgroup.com

The information contained herein has been given to us by the owner or sources which we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

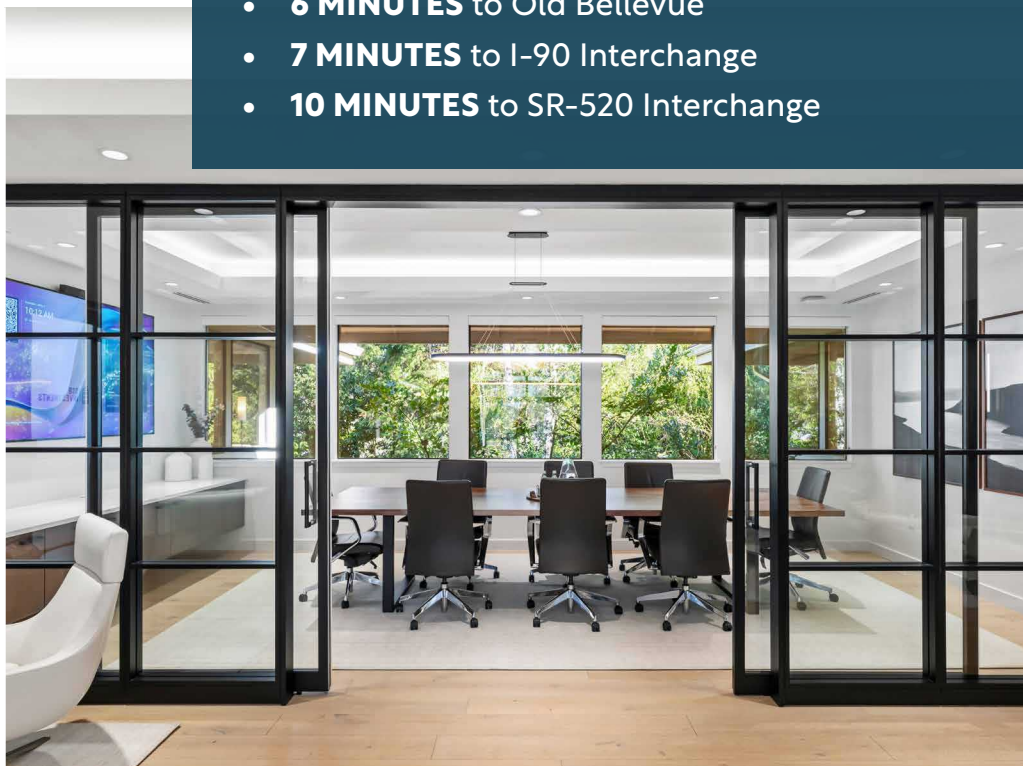
LOCATION HIGHLIGHTS

- **IMMEDIATE ACCESS TO I-405**
  For quick daily commute
- **CONVENIENT LOCATION**
  Within expanding Wilburton neighborhood with abundant retail options (PCC, Target, Trader Joes)
- **CLOSE WALK TO EASTRAIL**
  Walking trail opening 2027

A SHORT DRIVE AWAY

- **3 MINUTES** from Downtown Bellevue
- **6 MINUTES** to Old Bellevue
- **7 MINUTES** to I-90 Interchange
- **10 MINUTES** to SR-520 Interchange

EASTRAIL TRESTLE



WILBURTON RIDGE

BUILDING C

345 118TH AVE SE BELLEVUE, WA 98005

BRODERICK GROUP

COLIN TANIGAWA | 425.274.4283 | tanigawa@broderickgroup.com

TIM CANTRELL | 425.274.4292 | cantrell@broderickgroup.com

FOR SALE