



WILBURTON
R I D G E

BUILDING C



**CONVENIENTLY
LOCATED CLOSE
TO DOWNTOWN
BELLEVUE**

**1,301 RSF
AVAILABLE FOR
LEASE**

**MARKET READY
SPACES AVAILABLE**

345 118TH AVE SE
BELLEVUE, WA 98005

BRODERICK
• GROUP •



WILBURTON
RIDGE

BUILDING C



NEWLY IMPROVED LOBBY

BUILDING FEATURES

- + 8,847 RSF, Two Story Building
- + 1,301 RSF Available for Lease
- + Asking Rate: \$42/SF, Full Service
- + Newly improved market ready suites available
- + Common area and restroom renovations recently completed
- + Strategic and convenient Wilburton location right outside of Downtown Bellevue

COLIN TANIGAWA

425.274.4283

tanigawa@broderickgroup.com

BRODERICK
GROUP

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
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COLIN TANIGAWA

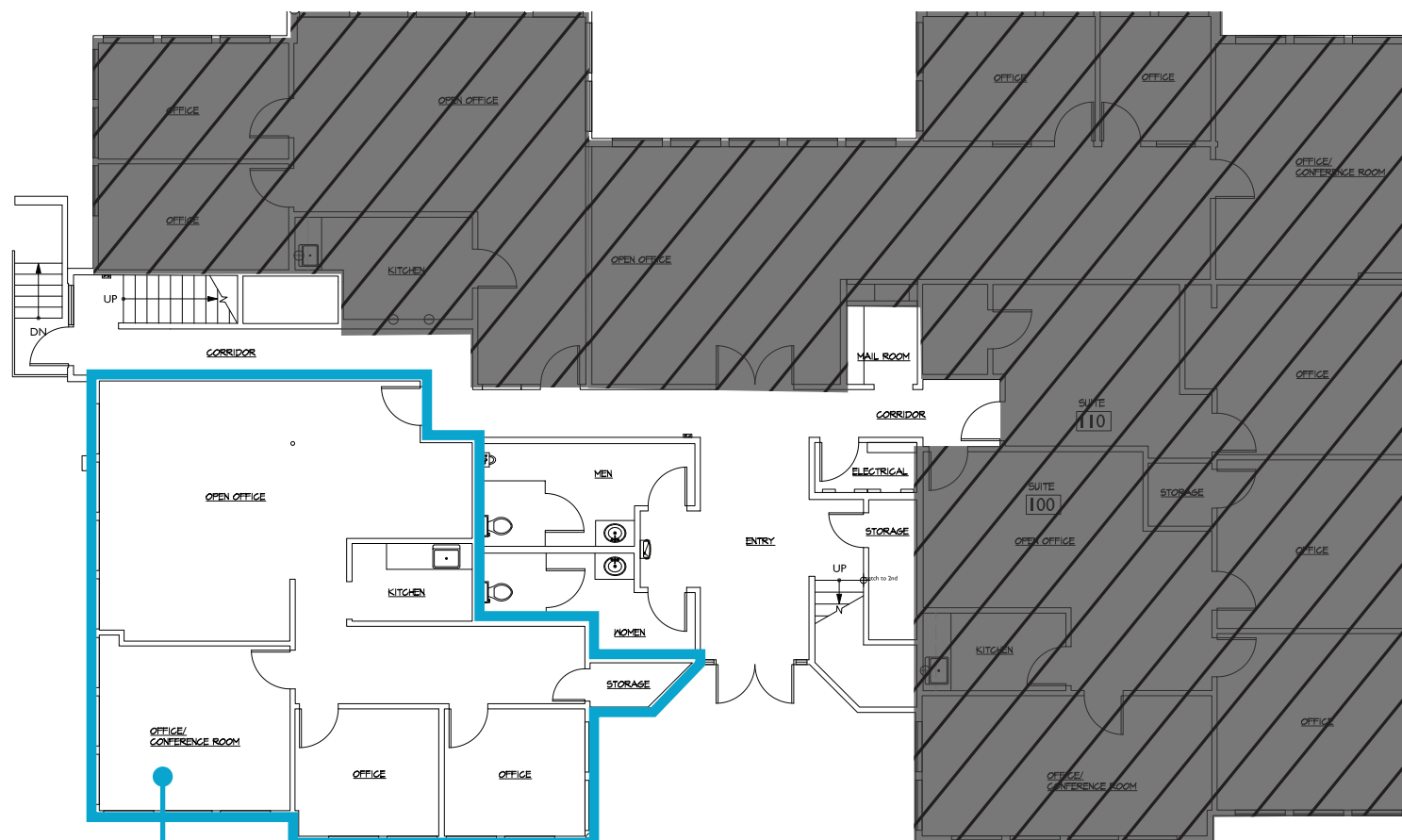
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VACANT - AVAILABLE NOW

FLOOR 1



SUITE 103

1,301 RSF
AVAILABLE 9/1/25

LOCATION

345 118TH AVE SE | BELLEVUE, WA 98005



**DOWNTOWN
BELLEVUE**

FUTURE BELLEVUE DOWNTOWN
LIGHT RAIL STATION



FUTURE EAST MAIN
LIGHT RAIL STATION



FUTURE WILBURTON
LIGHT RAIL STATION



BELLEVUE
BOTANICAL GARDEN



**WILBURTON
RIDGE**

BUILDING C

AMENITIES

1. Residence Inn by Marriott Seattle
2. Bellevue Club
3. Solarium
4. Hilton Bellevue
5. Copper Kettle Coffee Bar
6. Extended Stay America
7. Hampton Inn & Suite
8. Bellevue PCC Market
9. Chipotle
10. Target
11. Starbucks
12. Kura Sushi
13. Trader Joe's

WR WILBURTON RIDGE

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For further information or to schedule a tour please contact:

COLIN TANIGAWA | 425.274.4283 | tanigawa@broderickgroup.com