

FOR LEASE

# GATEWAY 405



11711 SE 8TH STREET • BELLEVUE, WA 98005



Lake Washington  
PARTNERS

**CBRE**





2023 ESTIMATED  
OPERATING EXPENSES  
\$13.52/SF

## PROPERTY HIGHLIGHTS



High image boutique office building



3 /1,000 RSF parking ratio



Great access to I-405 and I-90



Minutes from downtown Bellevue  
and Eastgate



Hotels and restaurants nearby



Natural setting



Deli within walking distance




Across the street from Wilburton Park  
& Ride and less than a mile to future  
light rail station

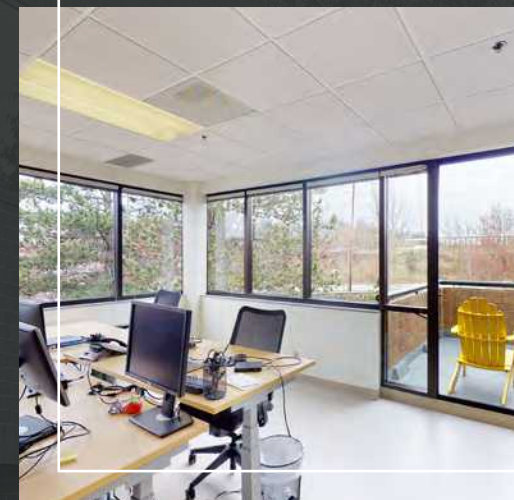


Mercer Slough Nature Park walking and  
bike trails nearby



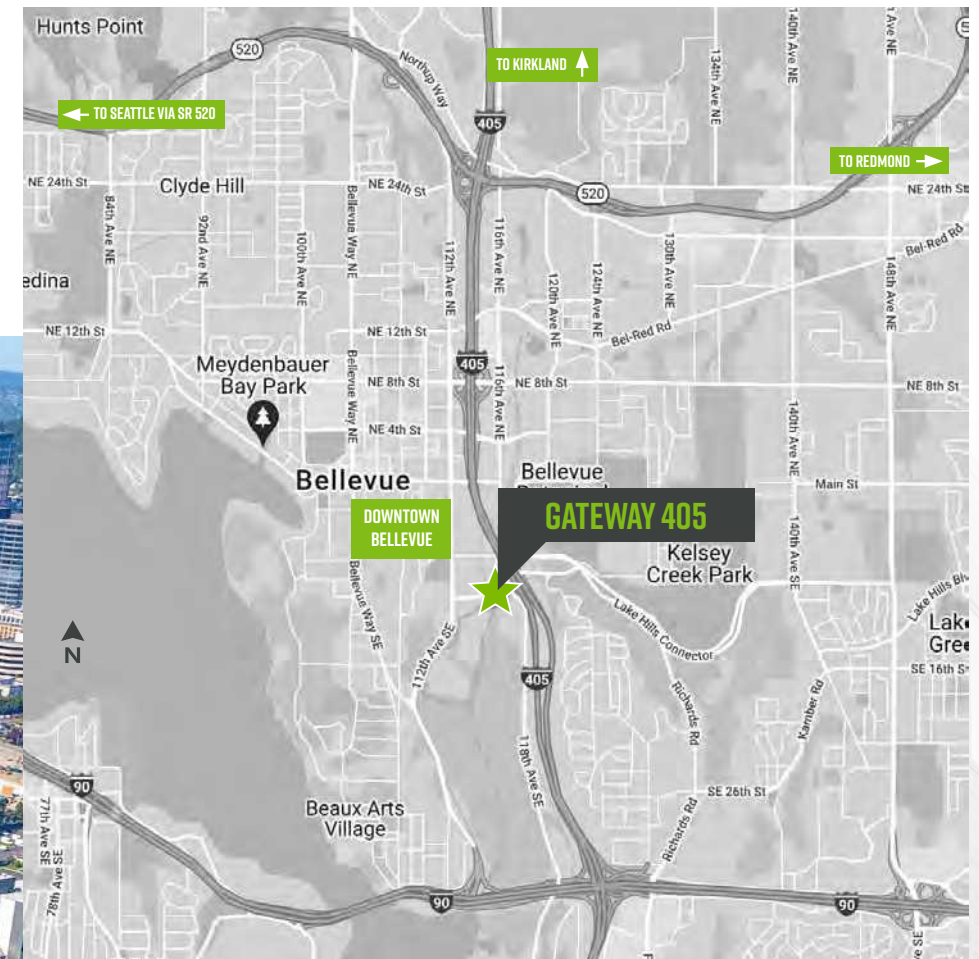
## AVAILABLE SPACES

SUITE	±RSF	AVAILABILITY	COMMENTS
110	5,514	February 1, 2024	Ten private offices and two conference rooms with prominent first floor lobby exposure
303	2,935	Now	 Virtual Tour Available





# THE LOCATION



## DRIVE TIMES & MILEAGE

TO DOWNTOWN BELLEVUE CBD

**1.2 MILES / 4 MINUTES**

TO I-405

**0.2 MILES / 1 MINUTE**

TO SR-520

**2.5 MILES / 5 MINUTES**

TO I-90

**1.7 MILES / 2 MINUTES**

TO DOWNTOWN SEATTLE

**10.5 MILES / 15 MINUTES**



# GATEWAY 405



FOR MORE INFO PLEASE CONTACT

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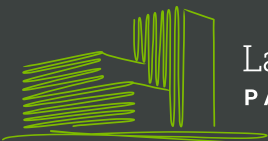
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# GATEWAY 405

SUITE 110 **5,514 SF**

AVAILABLE FEBRUARY 1, 2024



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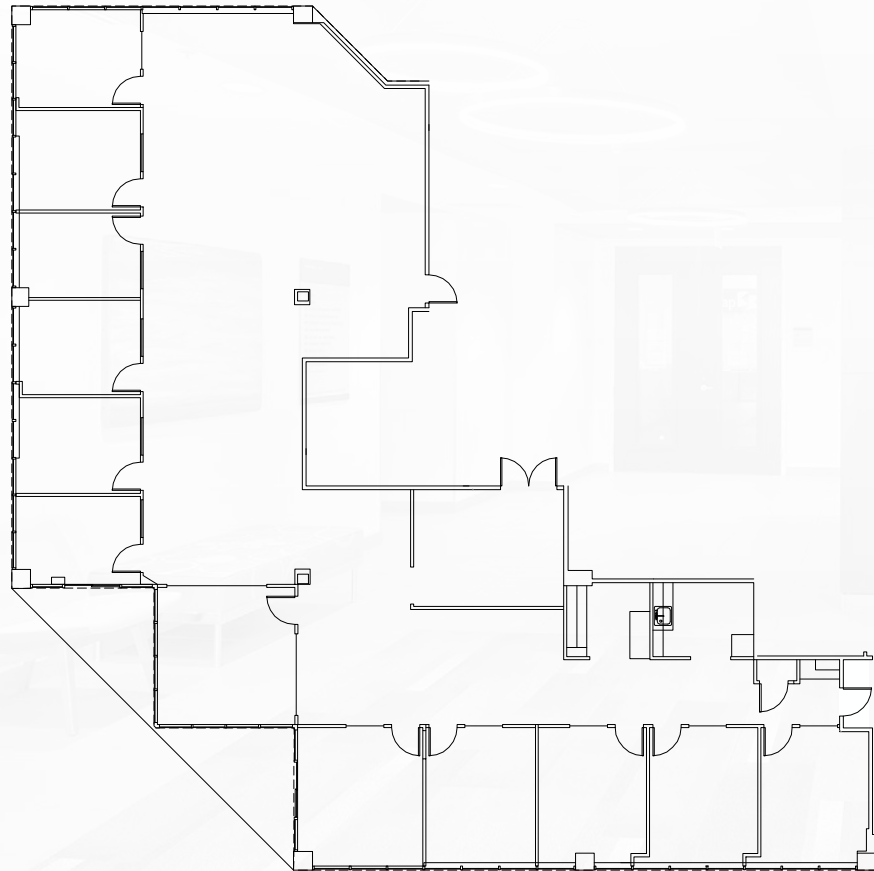
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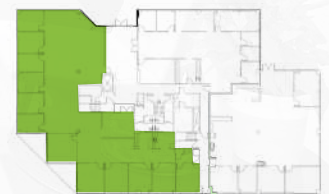
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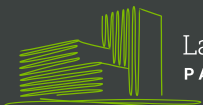


Not to Scale

Key Floorplan



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# GATEWAY 405

SUITE 303 **2,935 SF**

AVAILABLE NOW



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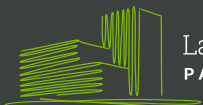
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**Virtual Tour**



*Not to Scale*

Key Floorplan



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