

FOR LEASE

GATEWAY

405



11711 SE 8TH STREET · BELLEVUE, WA 98005












Lake Washington
PARTNERS

CBRE




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



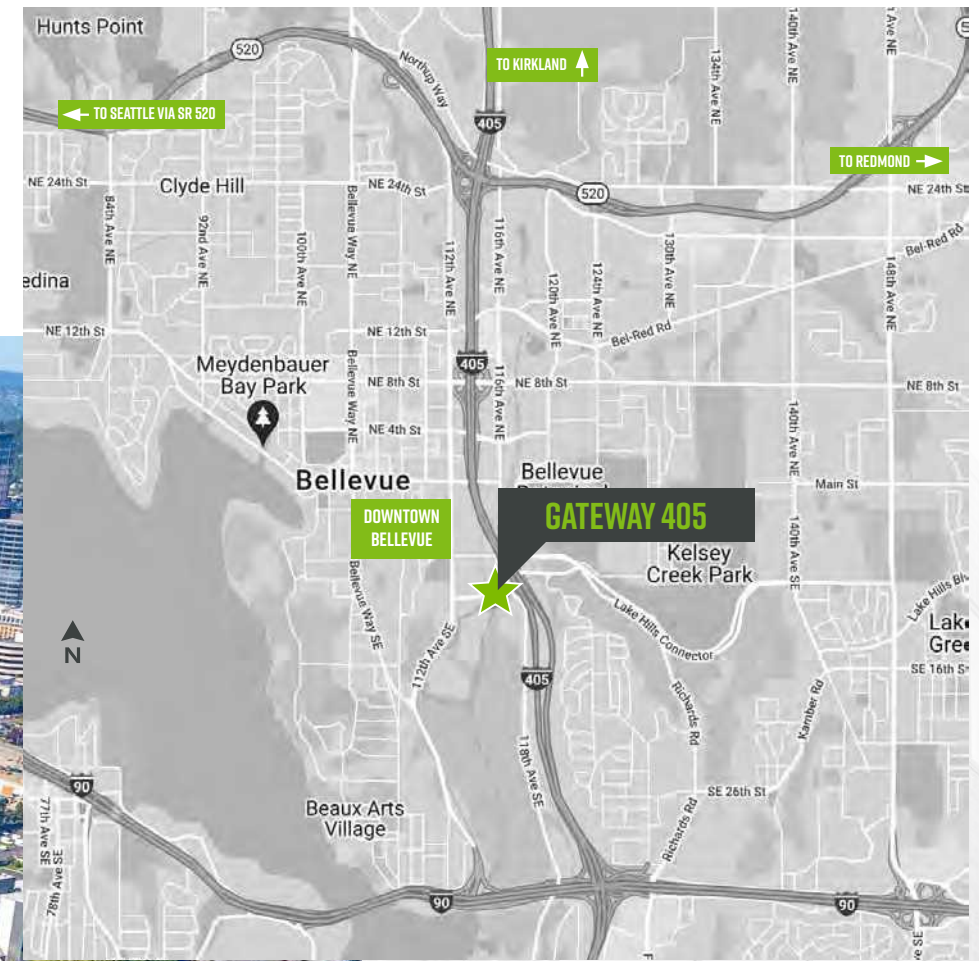
2023 ESTIMATED OPERATING EXPENSES
\$13.52/SF

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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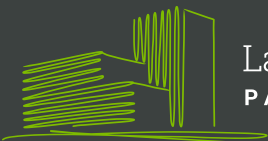
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GATEWAY 405

SUITE 110 5,514 SF

AVAILABLE FEBRUARY 1, 2024



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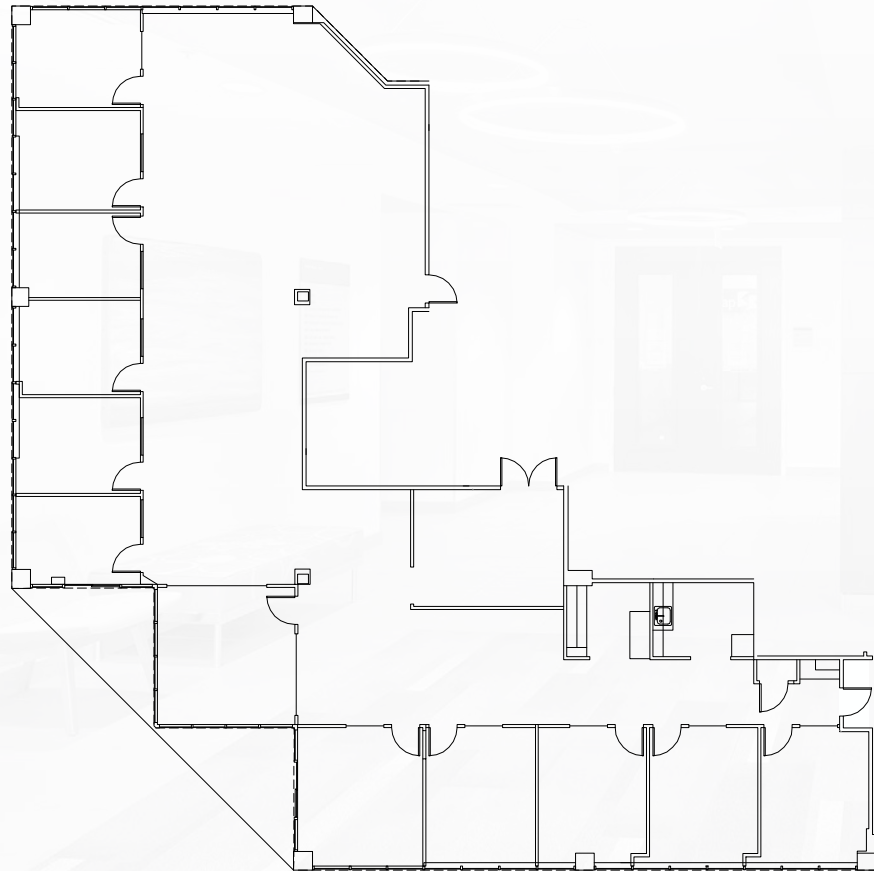
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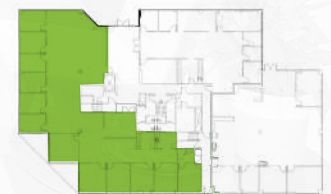
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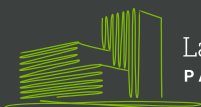


Not to Scale

Key Floorplan



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GATEWAY 405

SUITE 303 2,935 SF

AVAILABLE NOW



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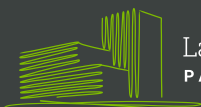
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Virtual Tour



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