

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



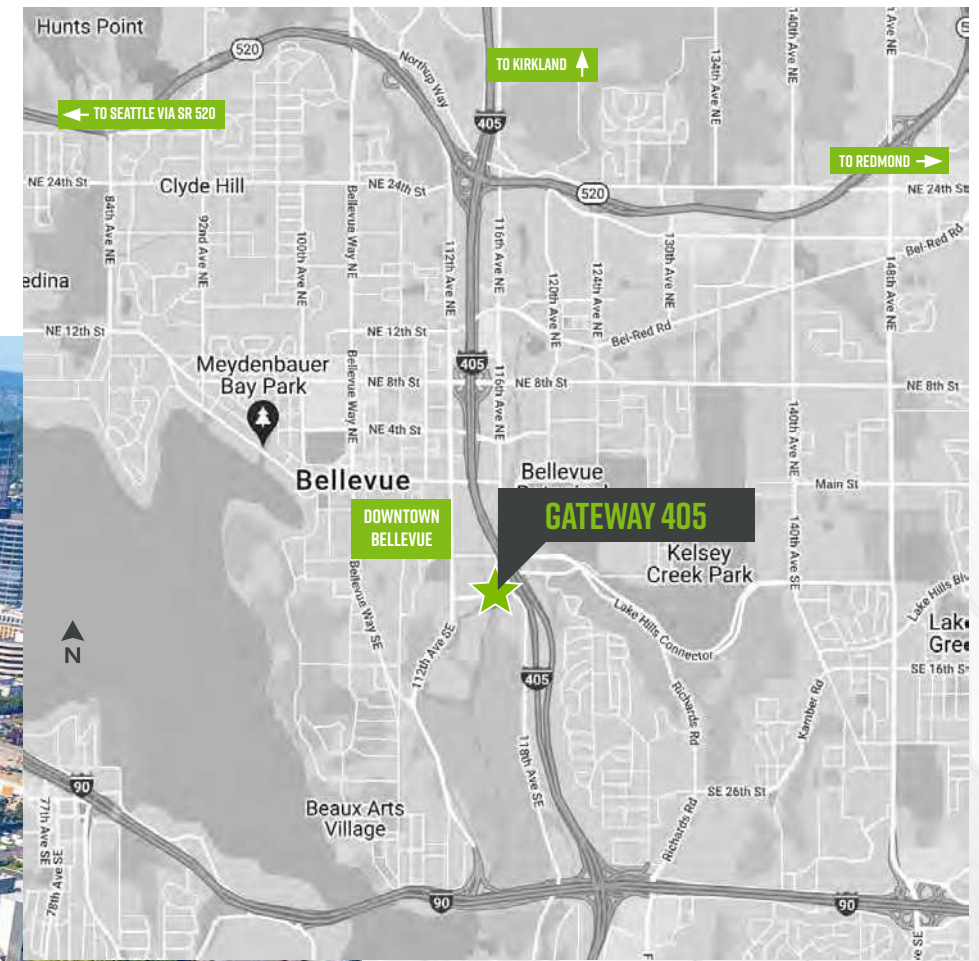
2023 ESTIMATED OPERATING EXPENSES  
\$13.52/SF

## 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	 <a href="#">Virtual Tour Available</a>



# 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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## ROBERT BAKER

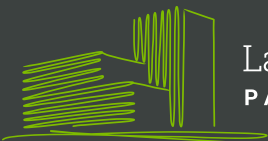
TRANSACTION SPECIALIST

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# GATEWAY 405

## SUITE 110 5,514 SF

AVAILABLE FEBRUARY 1, 2024



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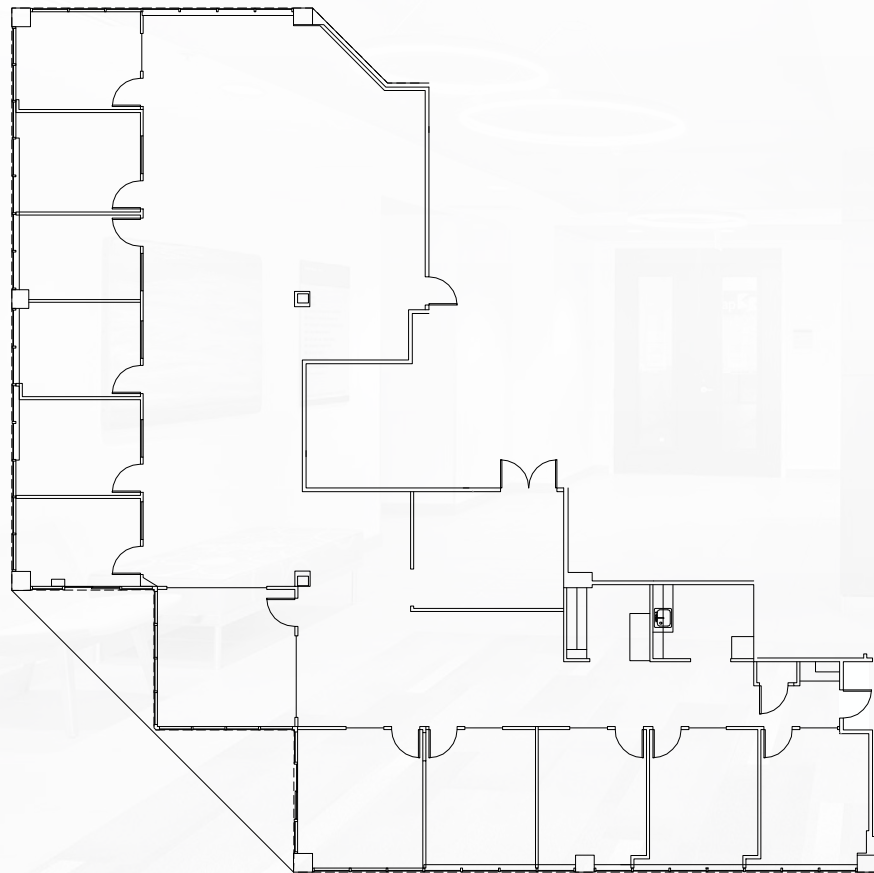
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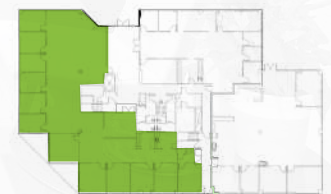
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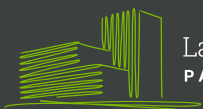


Not to Scale

Key Floorplan



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## SUITE 303 2,935 SF

AVAILABLE NOW



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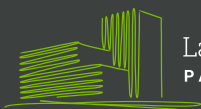
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Virtual Tour



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