



GATEWAY ONE

11400 SE 8TH STREET | BELLEVUE, WA 98004



 **FELTON PROPERTIES INC.**
REAL ESTATE OWNERSHIP AND MANAGEMENT

CBRE

<https://gateway-one.cbre-properties.com/>

FEATURES



2024 Operating Expenses: \$13.17/SF



Parking: 3.5/1,000/SF



Free surface parking and covered parking available



Dilettante Mocha Cafe coming soon!



Food trucks nearby daily



Outdoor deck space for casual meetings and tenant events



Fitness Center and Lockers [Virtual Tour](#)



Conference center



Year-round tenant events and activities



±10-minute walk from the East Main Light Rail station



Surrounding walking and bike trails



Direct access to I-405

Dilettante Mocha Cafe coming to Gateway One!

Dilettante
MOCHA CAFE





AVAILABLE SPACE

SUITE NUMBER

SQ. FT

AVAILABILITY

VIRTUAL TOURS

SUITE 325

5,204
MARKET READY WORK IN
PROGRESS

NOW



SUITE 360

2,590

JUNE 1, 2025

SUITE 415

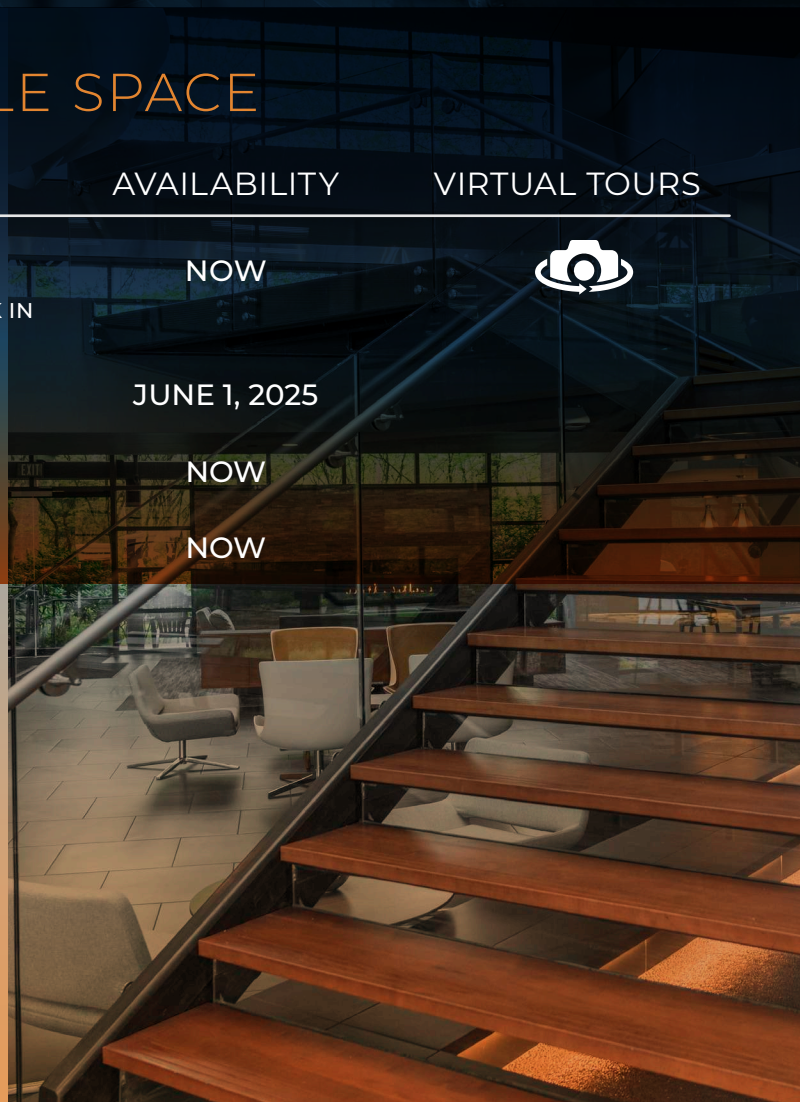
1,405

NOW

SUITE 455

2,719

NOW





Lake Washington

 DOWNTOWN BELLEVUE LIGHT RAIL STATION

5 MINUTES TO DOWNTOWN BELLEVUE

 EAST MAIN LIGHT RAIL STATION

 10 MINUTE WALK TO LIGHT RAIL STATION

The Bellevue Club

 GATEWAYONE

 WILBURTON PARK & RIDE

ACCESS TO I-405

ACCESS TO I-90

LINK LIGHT RAIL LINE

112th AVENUE SE

Mercer Slough



FOR MORE INFORMATION PLEASE CONTACT:

 FELTON PROPERTIES INC.
REAL ESTATE OWNERSHIP AND MANAGEMENT

TIM OWENS
+1 425 462 6913
tim.owens@cbre.com

LENNON ATTEBERRY
+1 425 462 6991
lennon.attedberry@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. DW 7.31.24

<https://gateway-one.cbre-properties.com/>