

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



2024 ESTIMATED OPERATING EXPENSES
\$13.52/SF

AVAILABLE SPACES

SUITE	±RSF	AVAILABILITY	COMMENTS
110	2,557	Now	Two private offices, open space for workstations and water/coffee bar
205	1,104	January 1, 2025	Two private offices, conference room and water/coffee bar
215	1,593	Now	Two offices, conference room, break room, open office area for cubicles and private balcony
303	2,935	Now	 Virtual Tour Available
315	2,253	August 1, 2025	Five private offices, two conference rooms, break area and reception



THE LOCATION



DOWNTOWN SEATTLE

BELLEVUE CBD

East Link Main Street Station

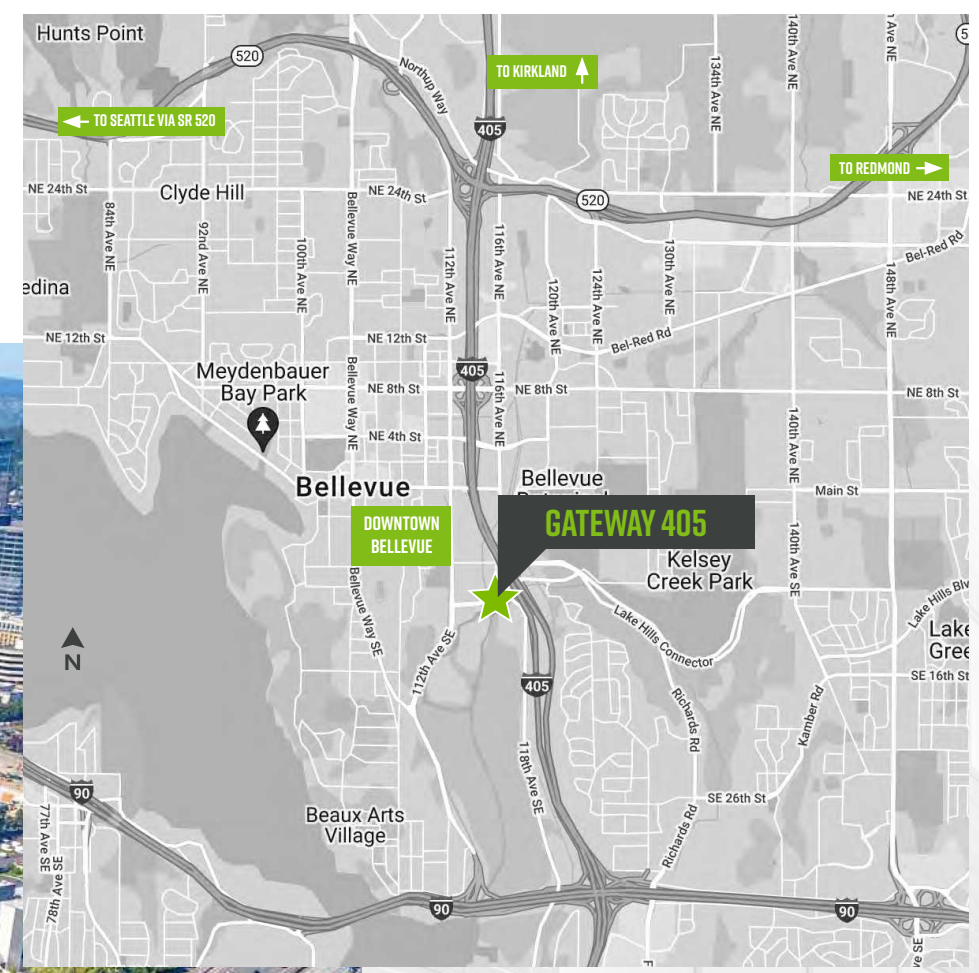
The Bellevue Club

Wilburton Park & Ride

GATEWAY 405

SE 8TH STREET

112TH AVE SE



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

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

JEFF.JOCHUMS@CBRE.COM

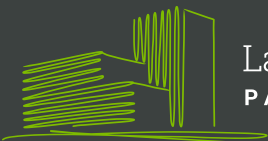
ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE, INC. | 929 108TH AVE NE | SUITE 700 | BELLEVUE, WA 98004



Lake Washington
PARTNERS

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. PMStudio_October_2024

GATEWAY 405

SUITE 110 2,557 SF

AVAILABLE NOW



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

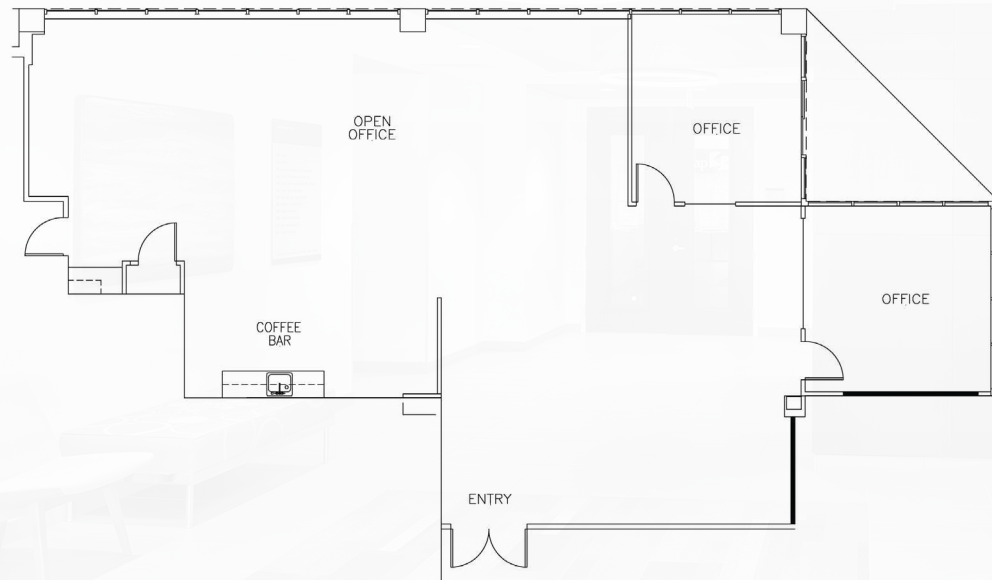
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

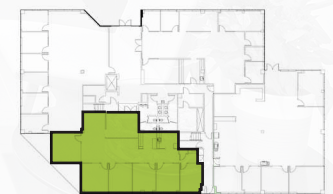
TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

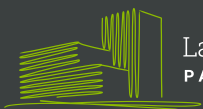


Key Floorplan



Not to Scale

CBRE



Lake Washington
PARTNERS

© 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2024

GATEWAY 405

SUITE 215 1,593 SF

AVAILABLE OCTOBER 1, 2024



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

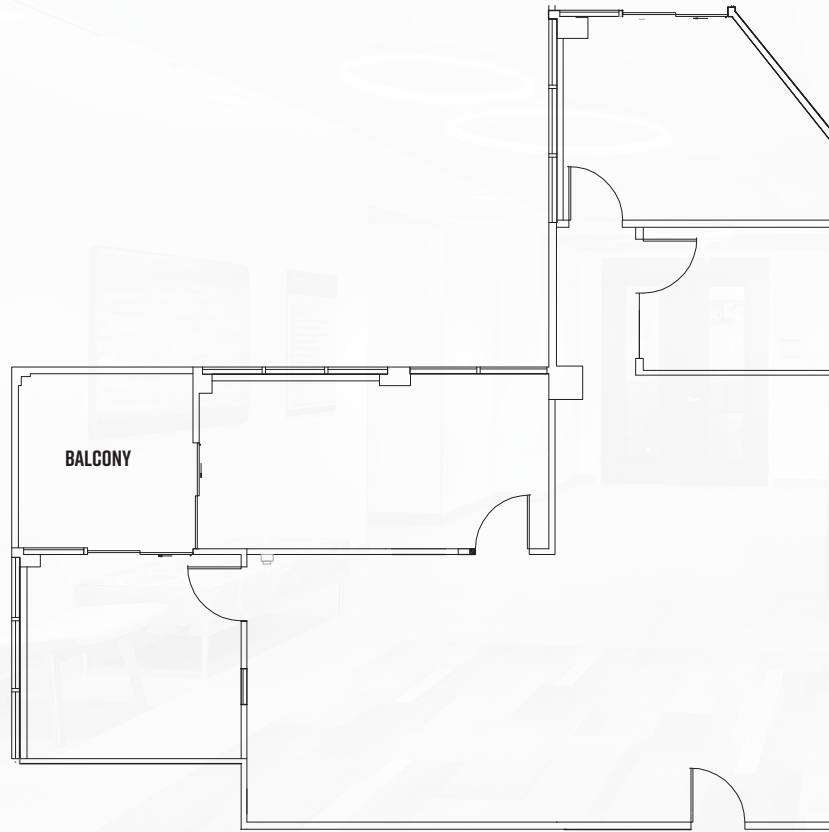
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

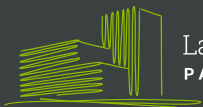


Key Floorplan



Not to Scale

CBRE



Lake Washington
PARTNERS

© 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2024

GATEWAY 405

SUITE 205 1,104 SF

AVAILABLE JANUARY 1, 2025



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

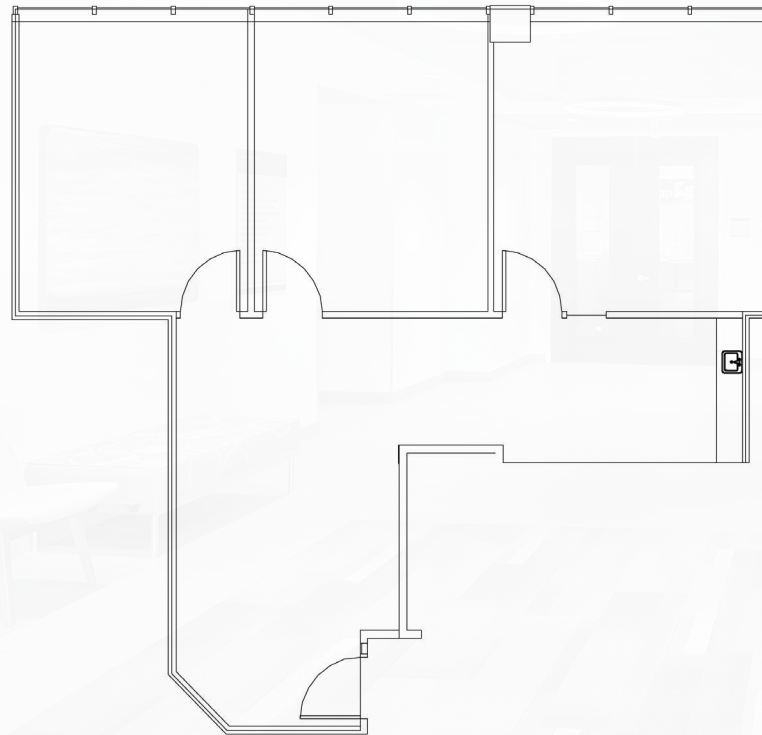
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

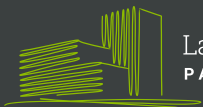


Key Floorplan



Not to Scale

CBRE



Lake Washington
PARTNERS

© 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2024

GATEWAY 405

SUITE 303 2,935 SF

MARKET-READY



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

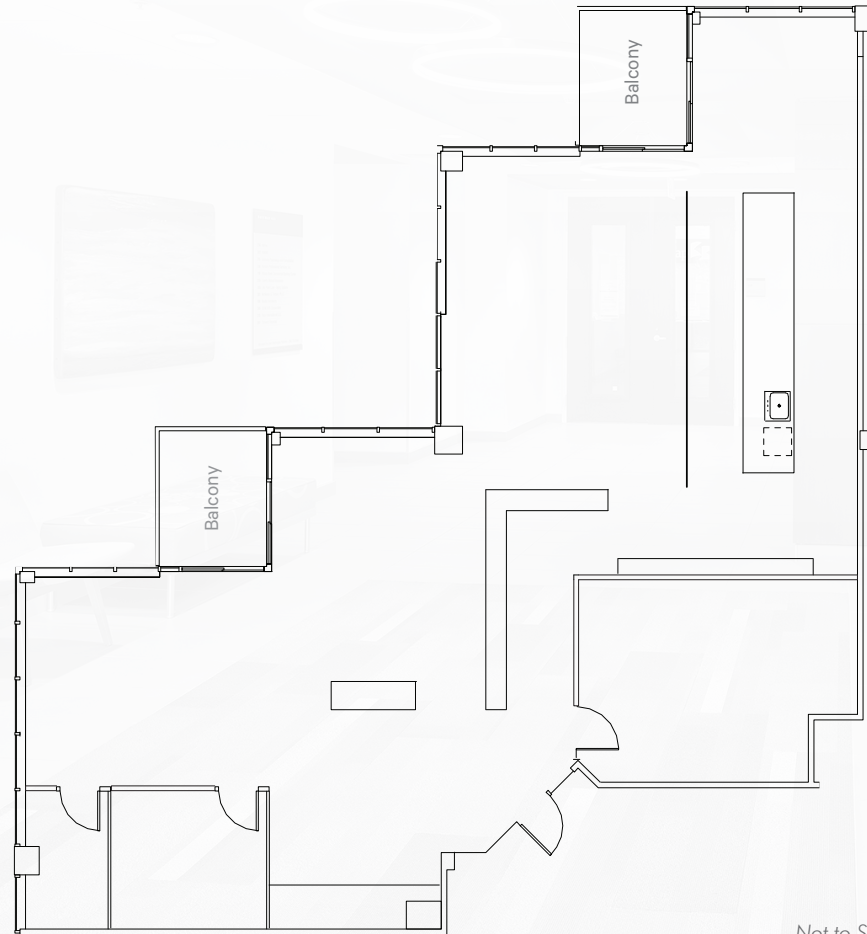
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

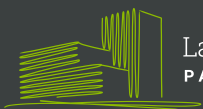


Key Floorplan



Not to Scale

CBRE



Lake Washington
PARTNERS

© 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2024

GATEWAY 405

SUITE 315 2,253 SF

AVAILABLE AUGUST 1, 2025



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

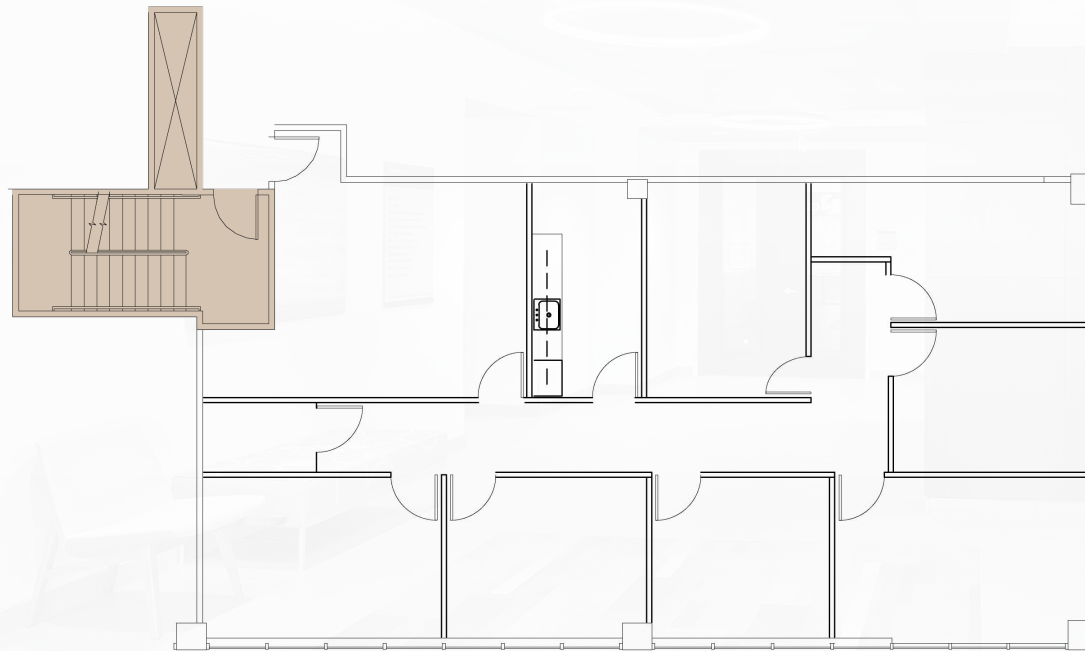
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM



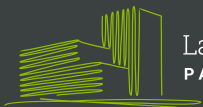
Key Floorplan



Not to Scale

© 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_October2024

CBRE



Lake Washington
PARTNERS