

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

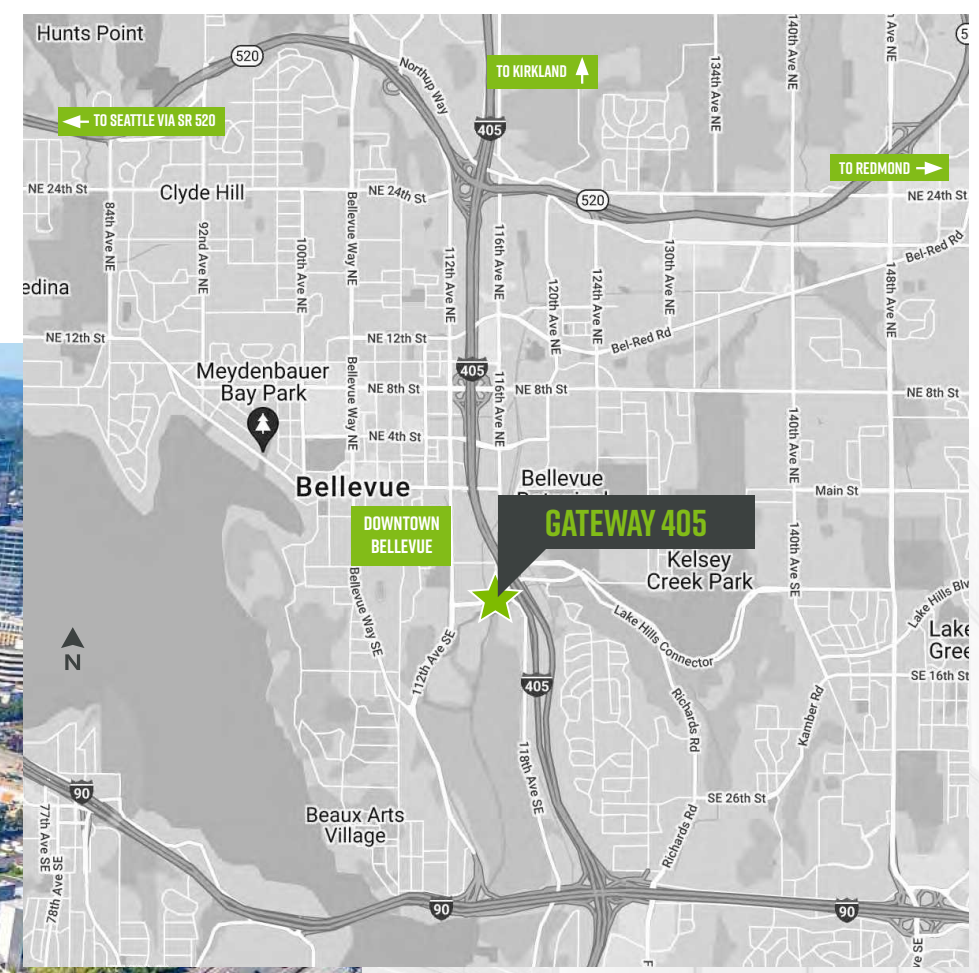
BELLEVUE CBD

East Link Main Street Station

The Bellevue Club

Wilburton Park & Ride

GATEWAY 405



## 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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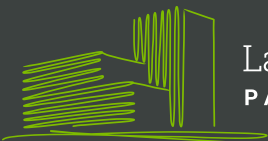
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# GATEWAY 405

## SUITE 110 2,557 SF

AVAILABLE NOW



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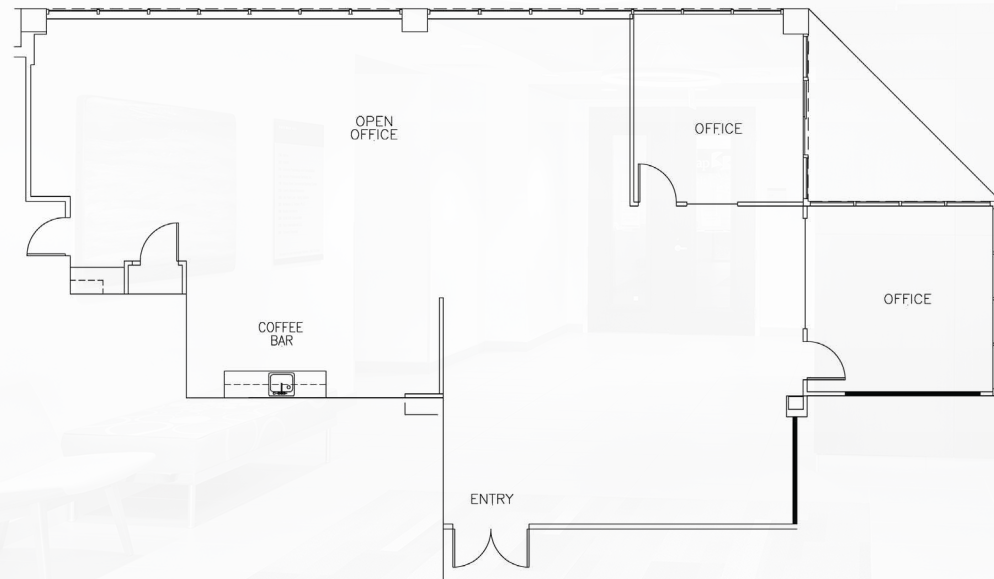
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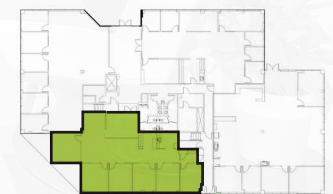
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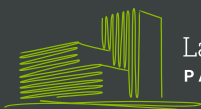


Key Floorplan



Not to Scale

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# GATEWAY 405

## SUITE 215 1,593 SF

AVAILABLE OCTOBER 1, 2024



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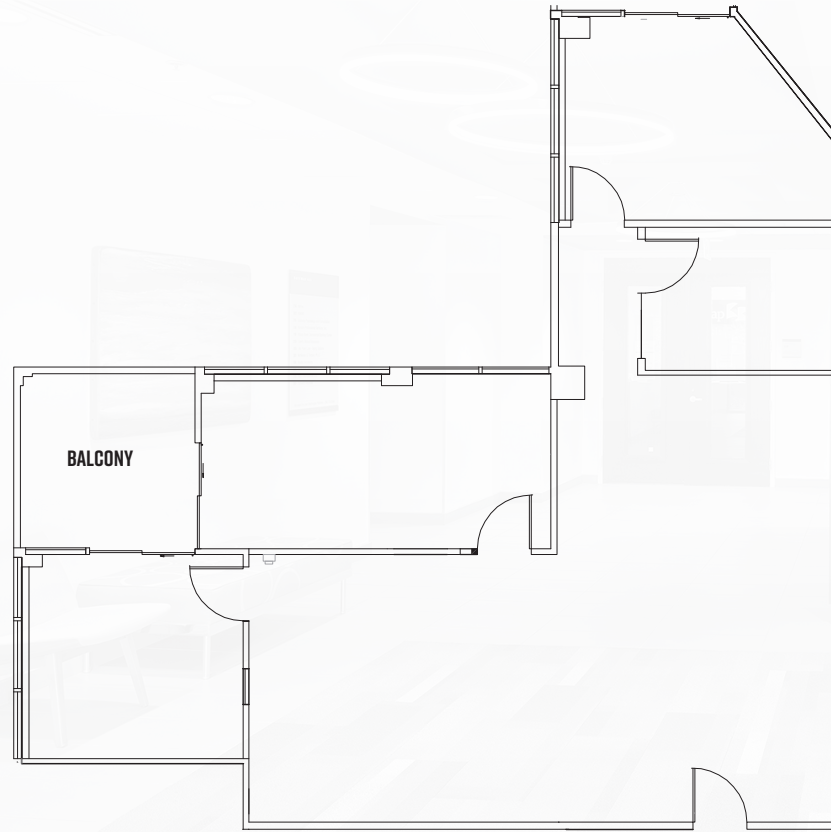
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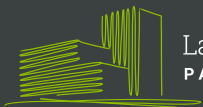


Key Floorplan



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# GATEWAY 405

## SUITE 205 1,104 SF

AVAILABLE JANUARY 1, 2025



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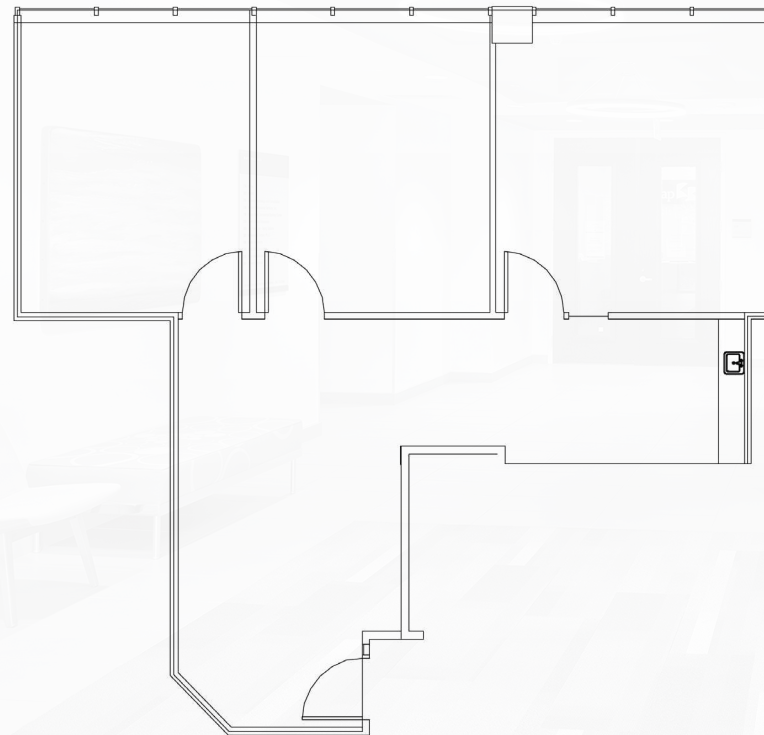
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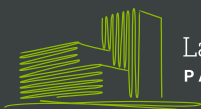


Key Floorplan



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# GATEWAY 405

## SUITE 303 2,935 SF

MARKET-READY



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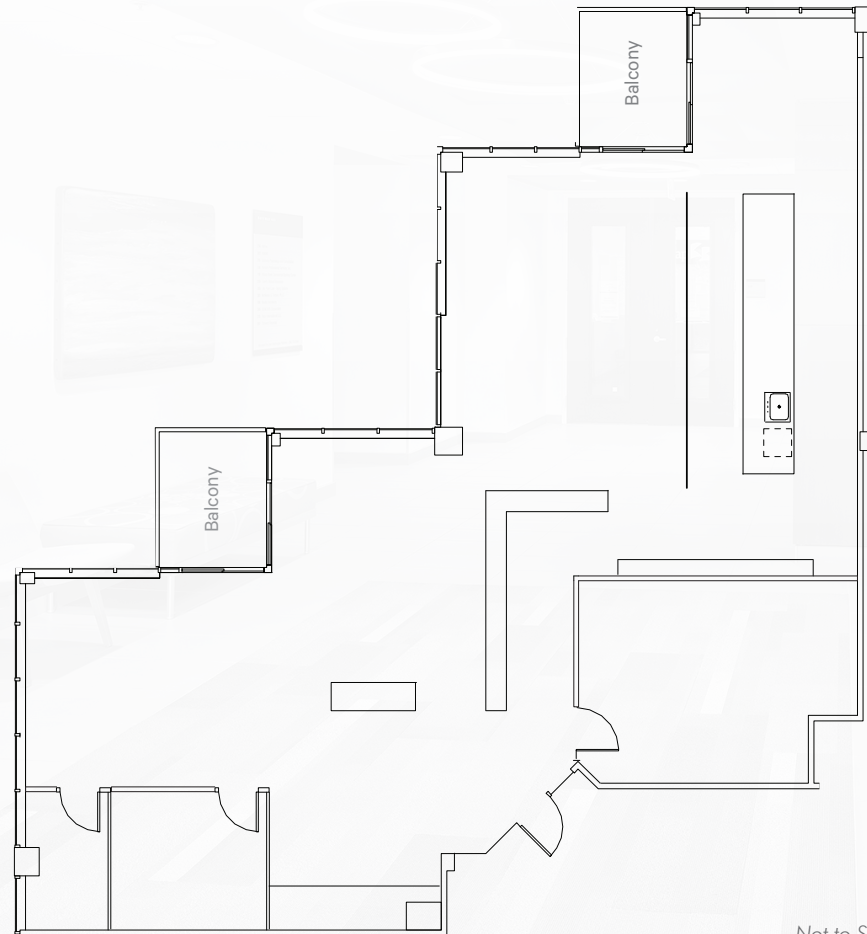
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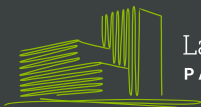


Key Floorplan



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# GATEWAY 405

## SUITE 315 2,253 SF

AVAILABLE AUGUST 1, 2025



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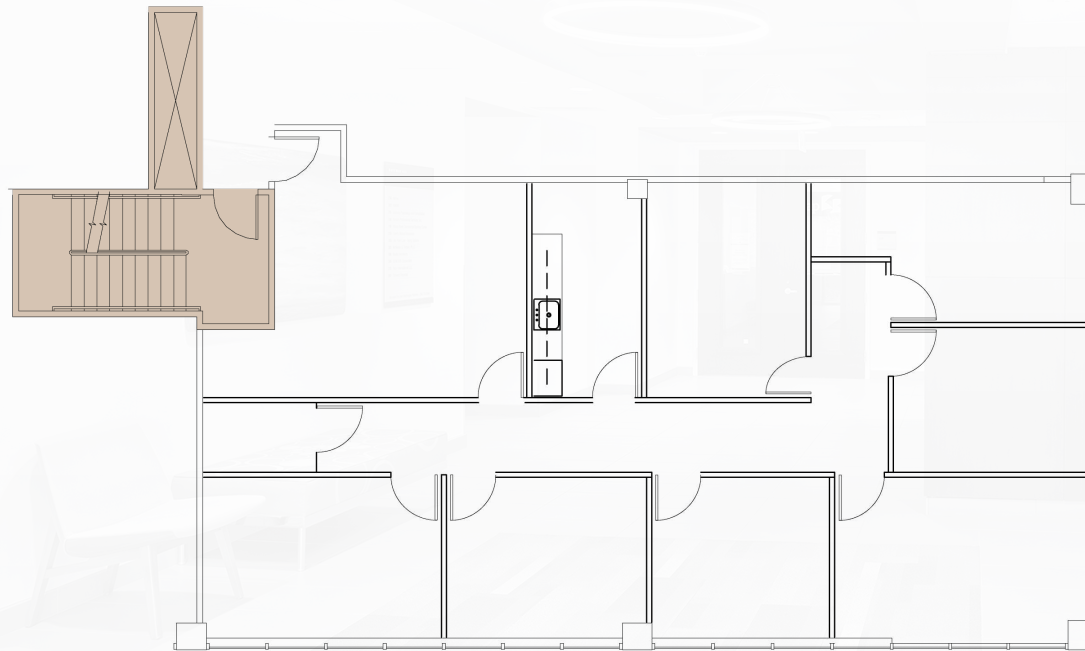
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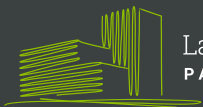
Key Floorplan



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