

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



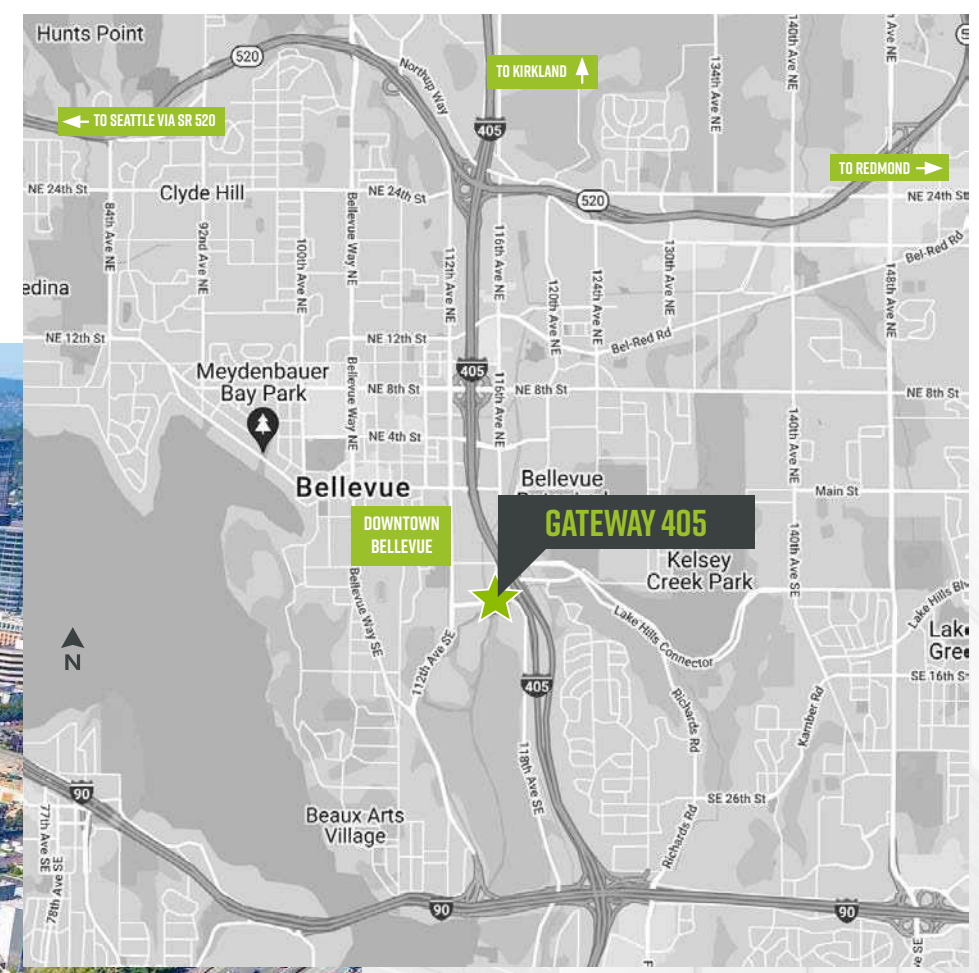
2024 ESTIMATED OPERATING EXPENSES
\$13.52/SF

AVAILABLE SPACES

SUITE	±RSF	AVAILABILITY	COMMENTS
110	2,557	Now	Two private offices, open space for workstations and water/coffee bar
205	1,104	February 1, 2025	Two private offices, conference room and water/coffee bar
303	2,935	Now	 Virtual Tour Available
310	2,235	October 1, 2025	Four private offices, two conference rooms and kitchen / break room
315	2,253	August 1, 2025	Five private offices, two conference rooms, break area and reception



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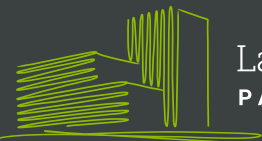
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CBRE, INC. | 929 108TH AVE NE | SUITE 700 | BELLEVUE, WA 98004



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GATEWAY 405

SUITE 110 **2,557 SF**

AVAILABLE NOW



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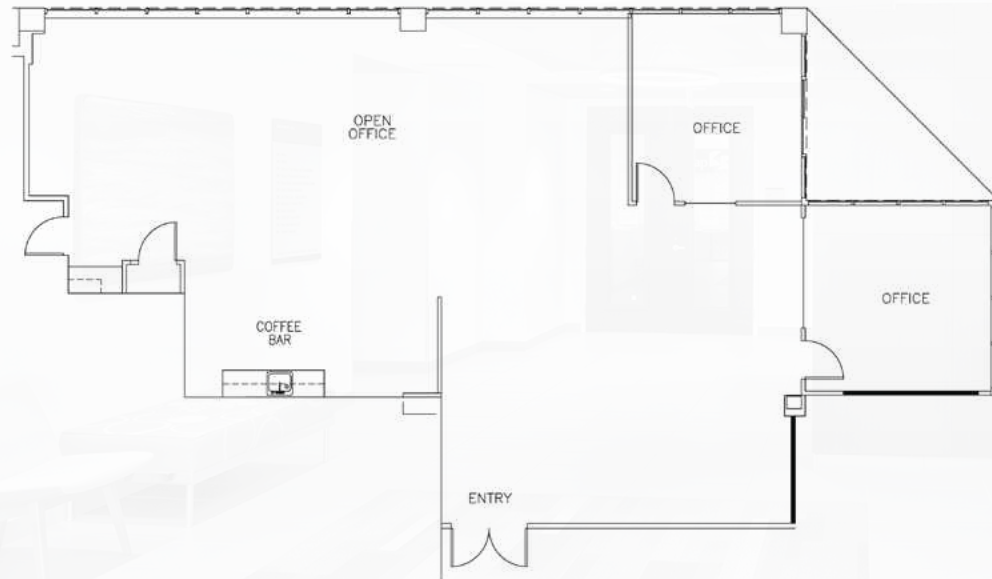
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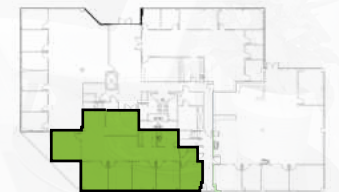
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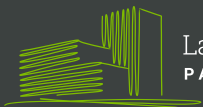
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Key Floorplan



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GATEWAY 405

SUITE 205 1,104 SF

AVAILABLE JANUARY 1, 2025



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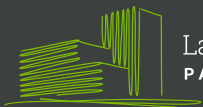
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GATEWAY 405

SUITE 303 2,935 SF

MARKET-READY



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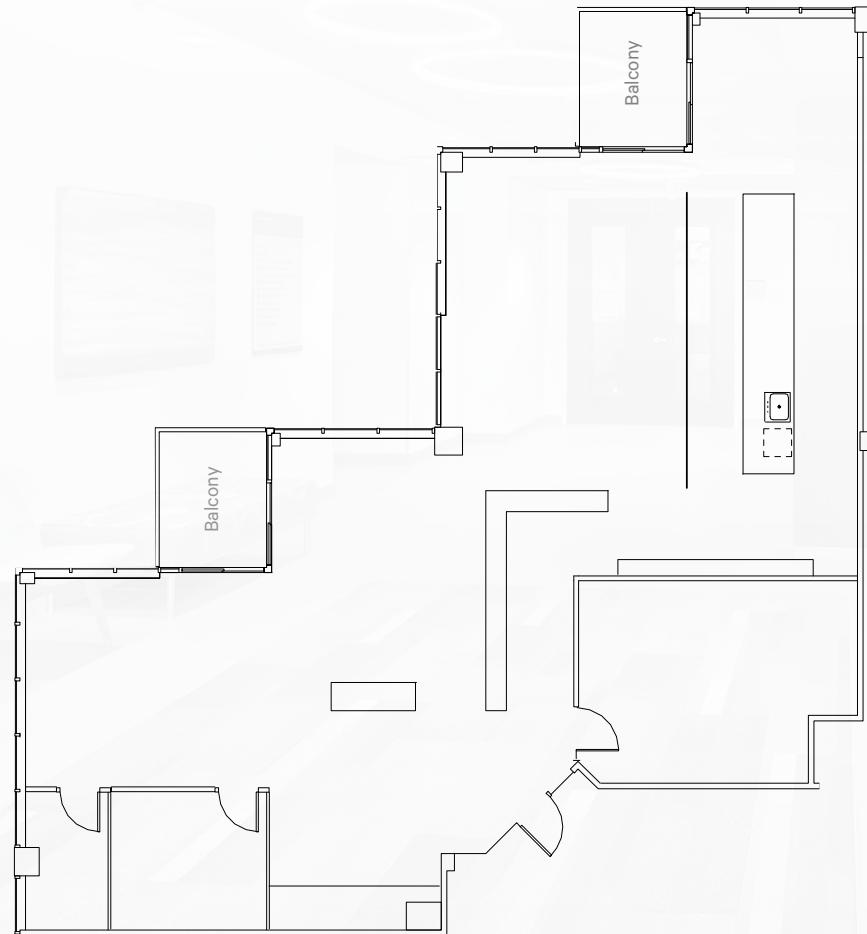
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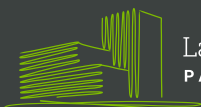
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GATEWAY 405

SUITE 310 2,235 SF

AVAILABLE OCTOBER 1, 2025



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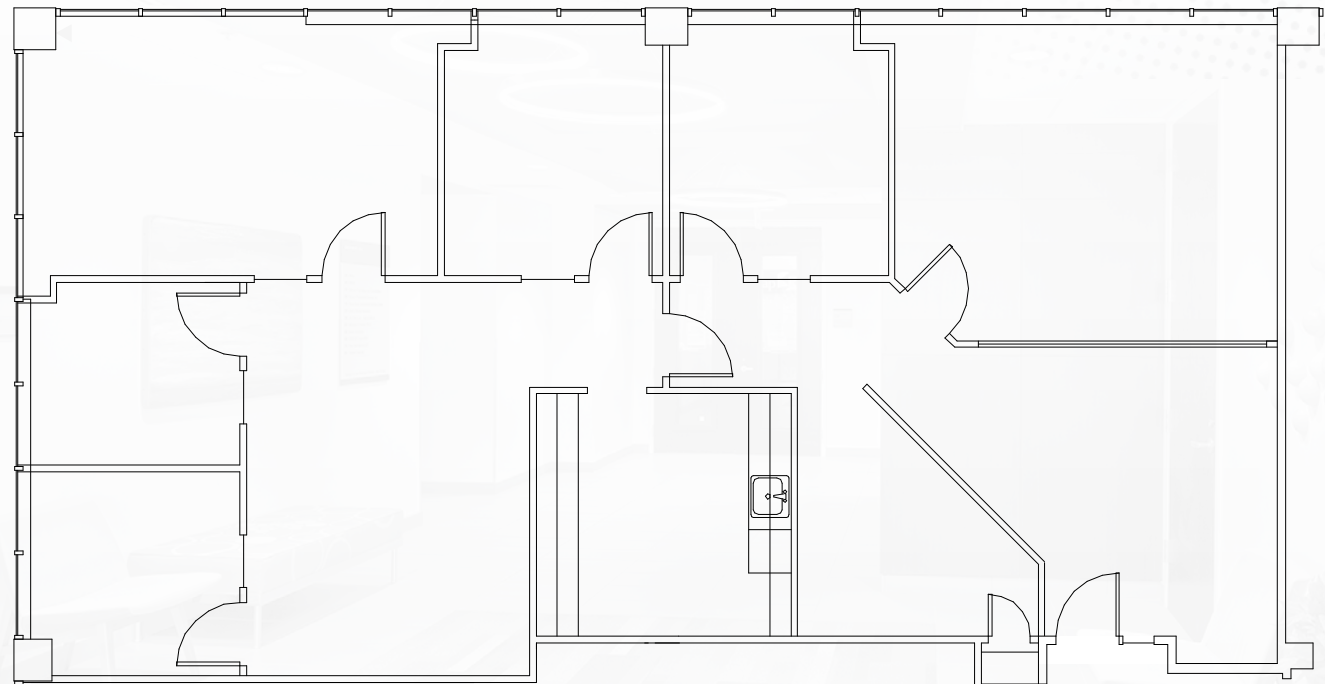
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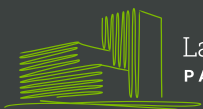
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Key Floorplan

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GATEWAY 405

SUITE 315 2,253 SF

AVAILABLE AUGUST 1, 2025



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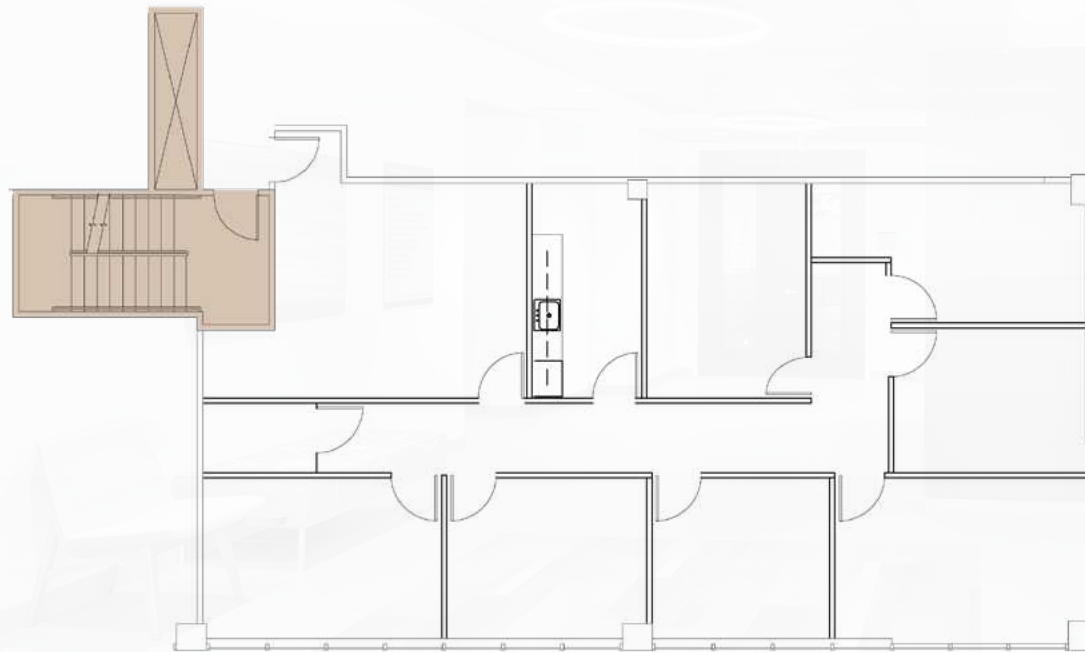
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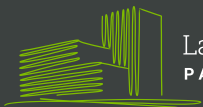
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