



GATEWAY II
915 118TH AVE SE, BELLEVUE

N NICOLA
WEALTH
— REAL ESTATE —

JLL®

BUILDING OVERVIEW

| | |
|-----------------|-----------------|
| Building Size | 68,996 RSF |
| Floors | 3 |
| Parking Spaces* | 218 |
| Parking Ratio | 3.16 / 1,000 SF |

*Covered stalls available



BUILDING AMENITIES

Newly renovated common areas

Two-story lobby with breakout areas

Fitness center with showers and lockers

Conference facility

Avanti self-service market

Operable windows

Elevator and walk-up suites

On-site tenant storage available

THE LOCATION

TRANSIT

Access to the Bellhop, a free, on-demand, 100% electric shuttle service spanning Downtown Bellevue to the Spring District, west to Meydenbauer Park, and south along 112th Avenue.



Direct access to I-405 and I-90, via SE 8th Street

Walking distance to the new East Main light rail station and the Wilburton Park and Ride

Close to the South Bellevue Park and Ride, with access to all major transit routes throughout King County

AMENITIES

Primrose daycare school nearby

Dilettante Café nearby

Walking distance to the Residence Inn and the Bellevue Club

Directly adjacent to the Mercer Slough Nature Park with running and walking trails



AVAILABILITIES

Suite 110*

AVAILABLE 2/1/2027 | 4,396 RSF

Suite 130*

AVAILABLE NOW | 5,949 RSF

Suite 290

AVAILABLE NOW | 2,658 RSF

Suite 305**

AVAILABLE NOW | 6,222 RSF

Suite 320**

[View 3D Test Fit Tour](#)

AVAILABLE NOW | 9,920 RSF

Suite 325**

AVAILABLE 7/1/2025 | 2,518 RSF

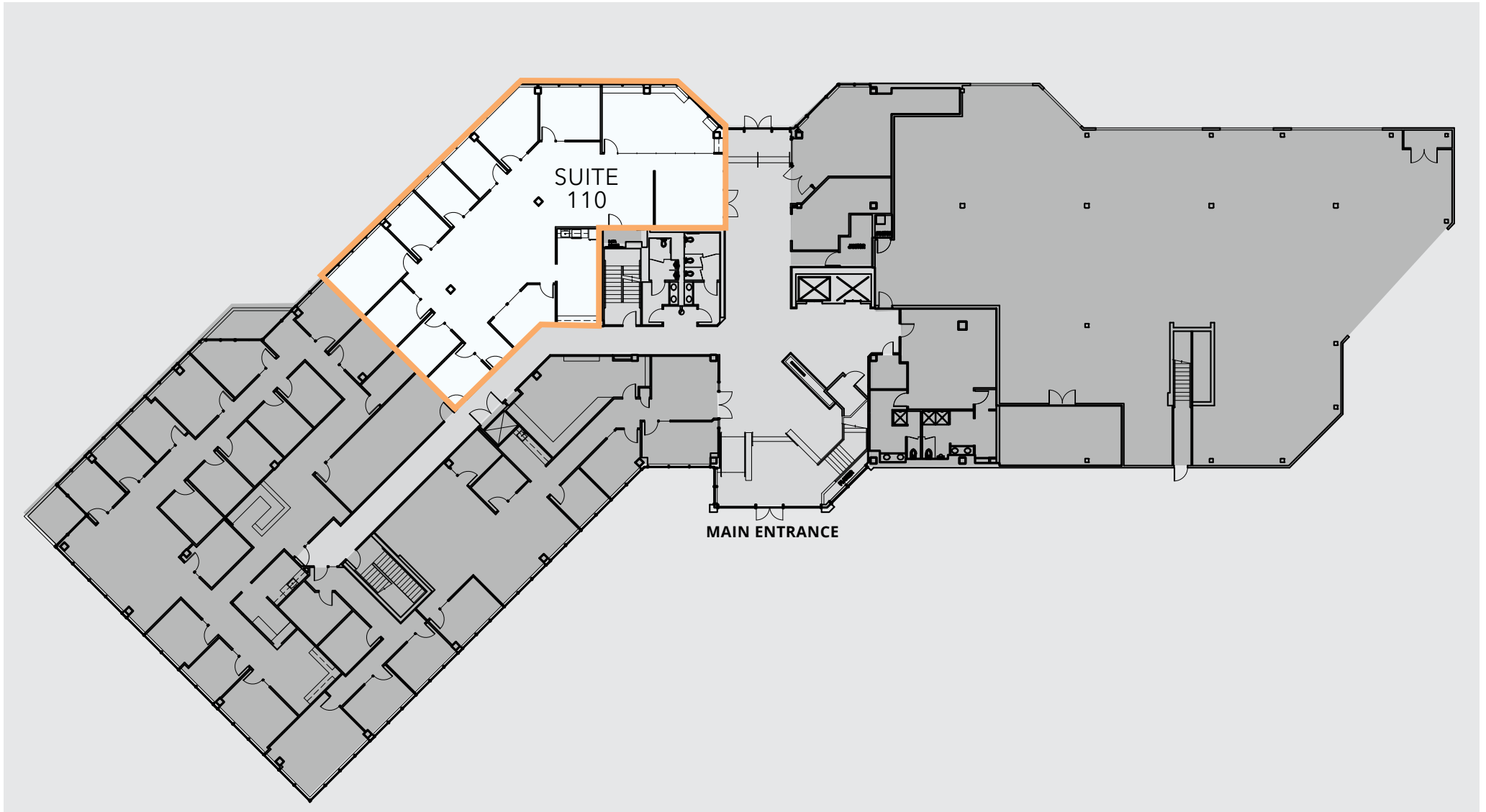
Suite 360

AVAILABLE 7/1/2025 | 3,604 RSF

* Suites 110 & 130 can be combined for 10,345

** Suites 305, 320, & 325 can be combined for 18,660 RSF



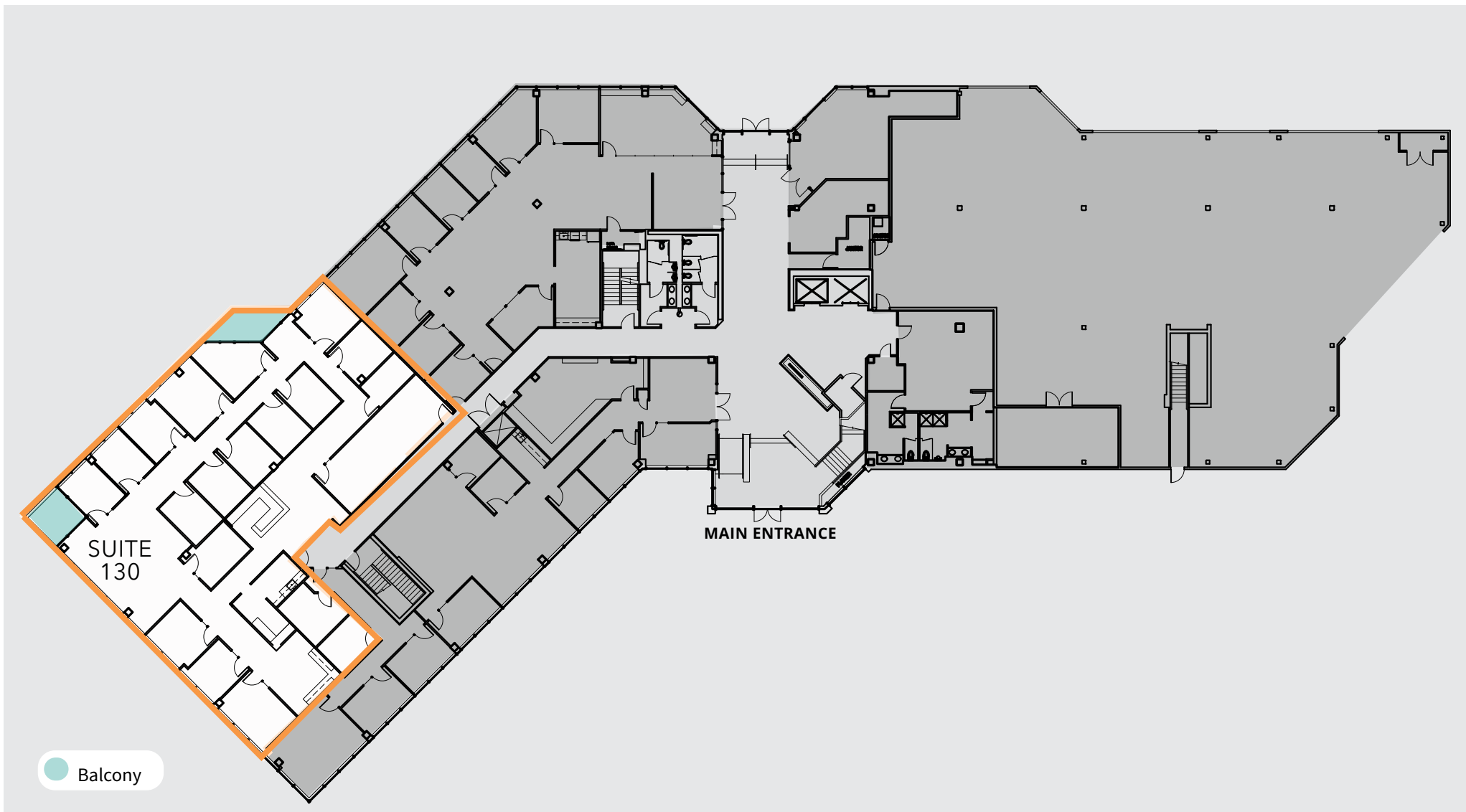


GATEWAY II SUITE 110

AVAILABLE 2/1/2027 | 4,396 RSF

Seven private offices, two meeting rooms, one large conference room, reception area, and a break room with a kitchenette.

* Suites 110 & 130 can be combined for 10,345

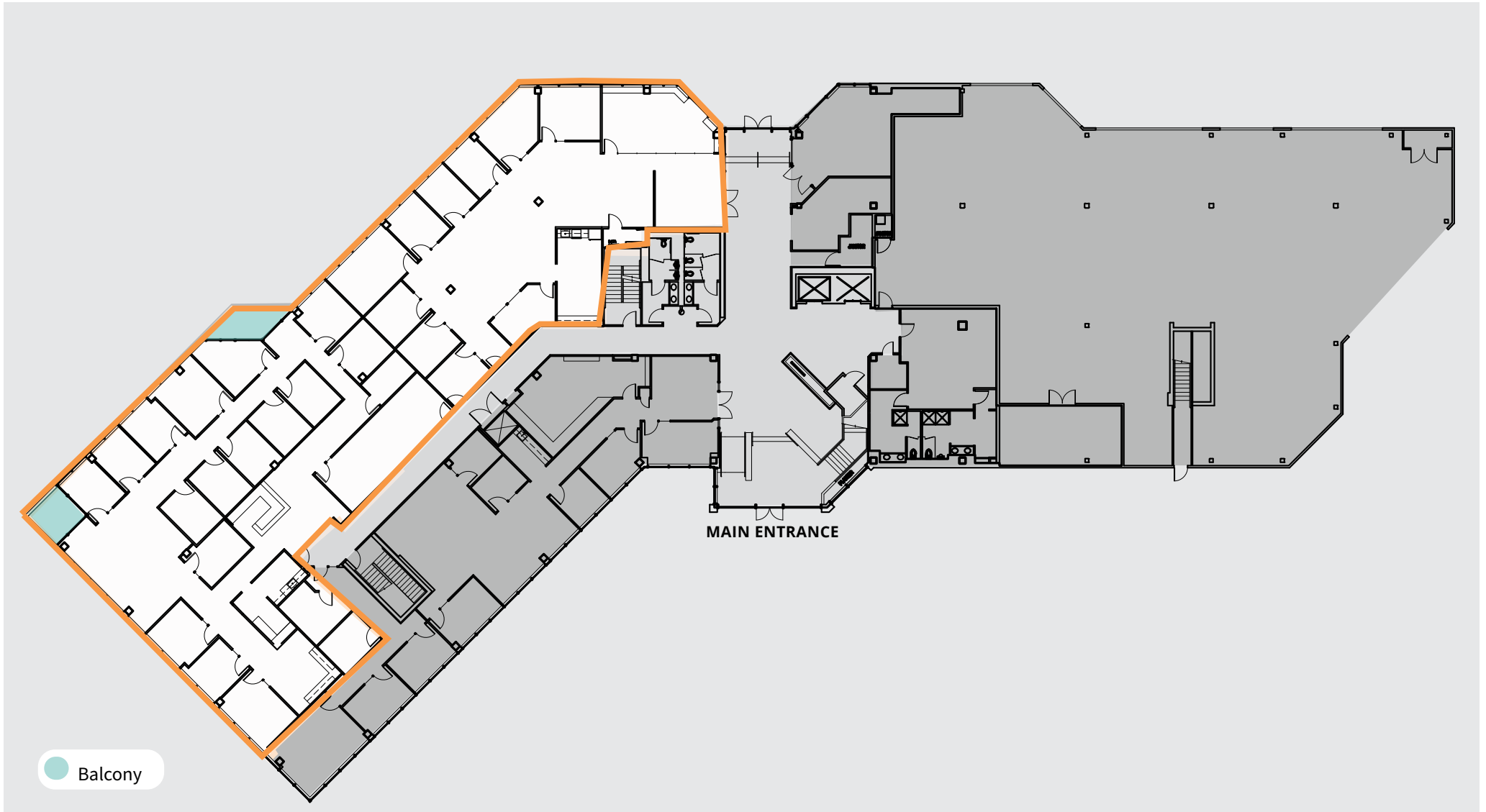


GATEWAY II SUITE 130

AVAILABLE NOW | 5,949 RSF

16 private offices with a large conference room, kitchenette, reception area, and two balconies.

* Suites 110 & 130 can be combined for 10,345



GATEWAY II SUITES 110+130

AVAILABLE 2/1/2027 | 10,345 RSF

Suites 110 & 130 can be combined for 10,345 RSF

* Suites 110 & 130 can be combined for 10,345



GATEWAY II SUITE 290

AVAILABLE NOW | 2,658 RSF

Recently renovated suite now includes high quality, brand new improvements. Open work space with two private offices, one conference room, and an open concept kitchen.



GATEWAY II SUITE 305

AVAILABLE NOW | 6,222 RSF



Open work space with various sized conference rooms, a modern kitchen, server and computer lab, and a balcony.

- Dedicated cooling in server room
- Double door glass entry
- Can be combined with Suites 320 & 325 for up to 18,660 RSF



GATEWAY II SUITE 320

AVAILABLE WITH 30 DAYS NOTICE | 9,920 RSF

Open work space with thirteen private offices, a copy room, kitchen, three conference rooms, and three balconies

Can be combined with Suite 305 & 325 for up to 18,660 RSF



GATEWAY II SUITE 320*

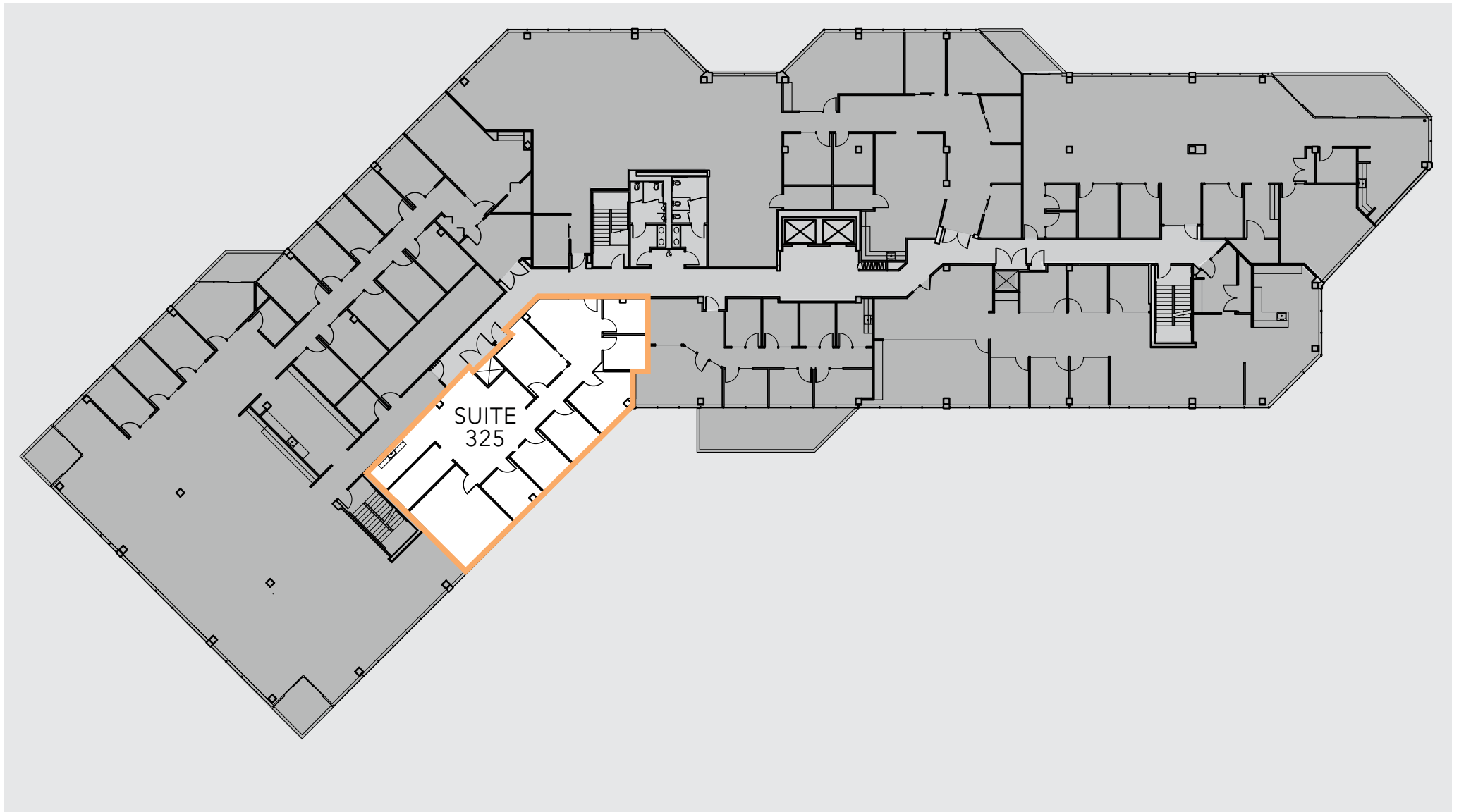
*TEST FIT PLAN

AVAILABLE WITH 30 DAYS NOTICE | 9,920 RSF

Test fit plan includes ten private offices, four conference rooms, open workspace, collaboration areas, an open plan kitchen, reception area, and three private balconies

Can be combined with Suite 305 & 325 for up to 18,660 RSF

[View 3D Test Fit Tour](#)

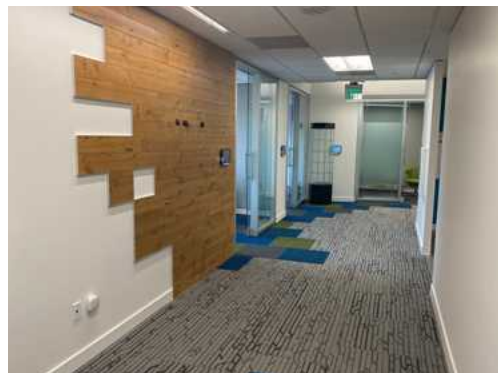


GATEWAY II SUITE 325

AVAILABLE 7/1/2025 | 2,518 RSF

Five private offices, two meeting rooms, open work area, and a kitchenette.

Can be combined with Suite 305 & 320 for up to 18,660 RSF



GATEWAY II SUITES 305+320+325

AVAILABLE NOW | 18,660 RSF

Suites can be combined. Open work space balanced evenly with private offices, conference rooms, modern kitchens, balconies, a copy room, and a server and computer lab



GATEWAY II SUITE 360

AVAILABLE 7/1/2025 | 3,604 RSF

Suite includes six private offices, a large conference room, breakroom, and kitchenette.



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