

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

2025 ESTIMATED  
OPERATING EXPENSES  
**\$15.05/SF**

## AVAILABLE SPACES

| SUITE | ±RSF  | AVAILABILITY    | COMMENTS   |
|-------|-------|-----------------|--|
| 110   | 2,557 | Now             | Market Ready with prominent lobby exposure<br><a href="#">View Virtual Tour</a>        |
| 205   | 1,104 | Now             | Market Ready with efficient private office layout<br><a href="#">View Virtual Tour</a> |
| 310   | 2,235 | October 1, 2025 | <b>Four private offices, two conference rooms and kitchen / break room</b>             |







# THE LOCATION

DOWNTOWN SEATTLE



The Bellin  
Club

112TH AVE SE

SE 8TH STREET

**GATEWAY 405**



Wilbur  
Park & Ride

N







# GATEWAY 405



FOR MORE INFO PLEASE CONTACT

## JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

JEFF.JOCHUMS@CBRE.COM

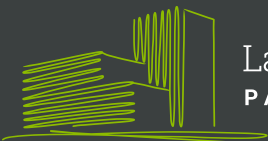
## ROBERT BAKER

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**

© 2025 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\_March\_2025

# GATEWAY 405

## SUITE 110 / 2,557 SF

MARKET-READY



FOR MORE INFO  
PLEASE CONTACT

**JEFF JOCHUMS**

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

JEFF.JOCHUMS@CBRE.COM

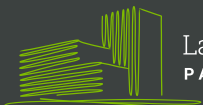
**ROBERT BAKER**

TRANSACTION SPECIALIST

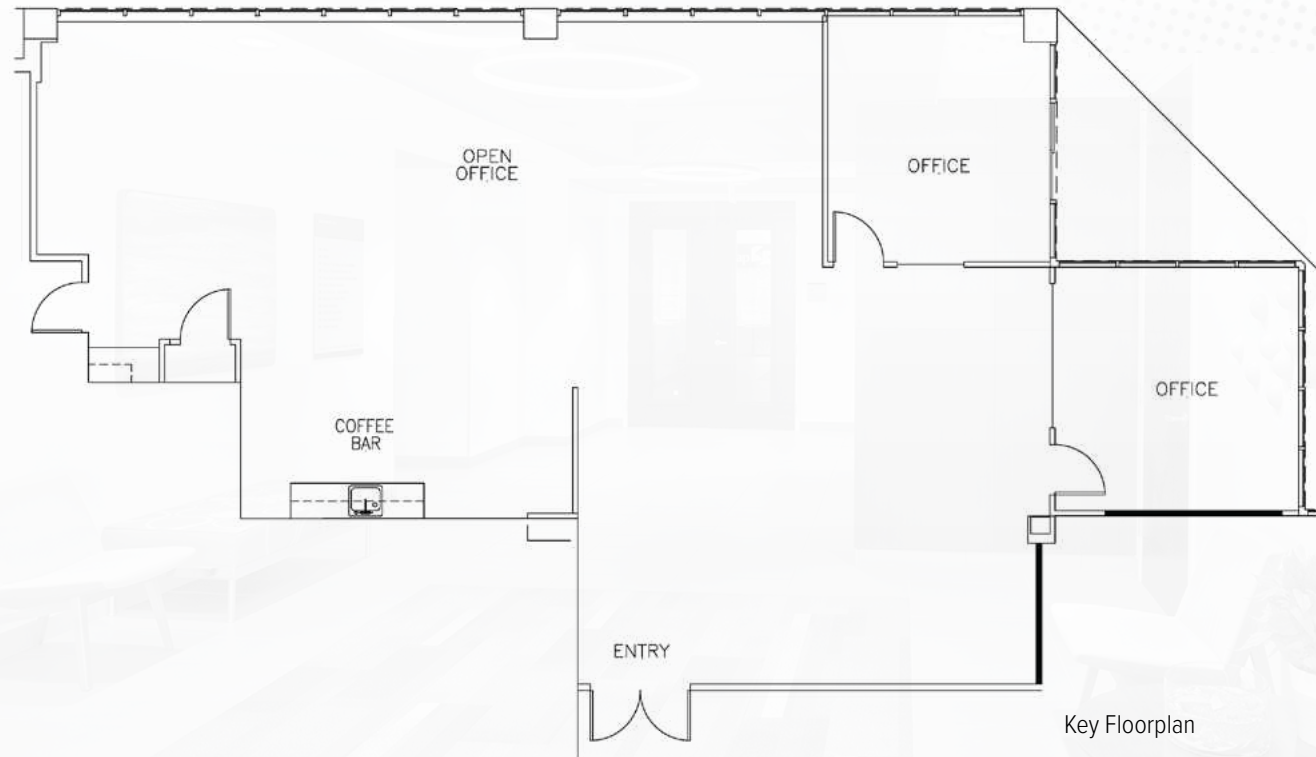
+1 425 462 6974

ROBERT.BAKER@CBRE.COM

# CBRE

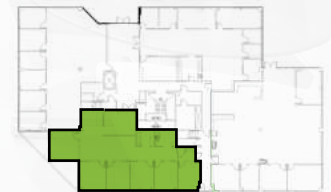


Lake Washington  
PARTNERS



VIEW  
VIRTUAL TOUR

Key Floorplan



© 2025 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\_July2025



# GATEWAY 405

## SUITE 205 / 1,104 SF

AVAILABLE NOW



FOR MORE INFO  
PLEASE CONTACT

**JEFF JOCHUMS**

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

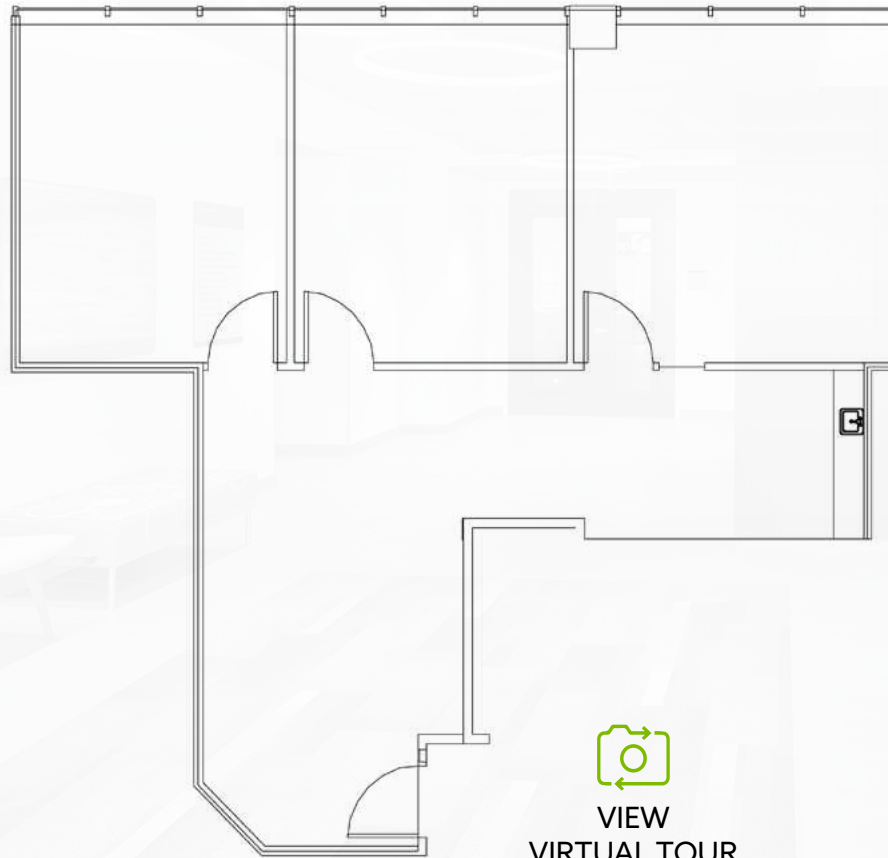
JEFF.JOCHUMS@CBRE.COM

**ROBERT BAKER**

TRANSACTION SPECIALIST

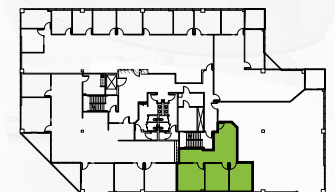
+1 425 462 6974

ROBERT.BAKER@CBRE.COM

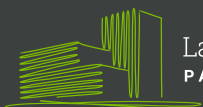


VIEW  
VIRTUAL TOUR

Key Floorplan



# CBRE



Lake Washington  
PARTNERS

© 2025 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\_July2025



# GATEWAY 405

## SUITE 310 / 2,235 SF

AVAILABLE OCTOBER 1, 2025



FOR MORE INFO  
PLEASE CONTACT

**JEFF JOCHUMS**

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

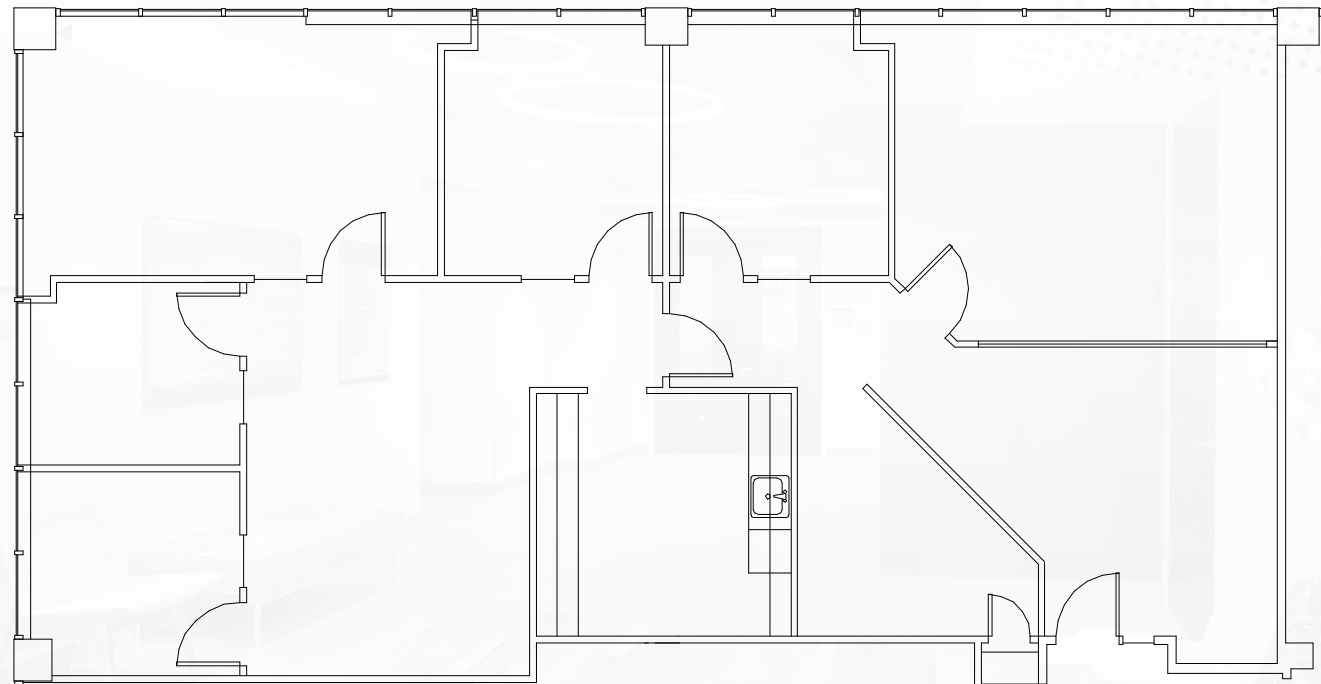
JEFF.JOCHUMS@CBRE.COM

**ROBERT BAKER**

TRANSACTION SPECIALIST

+1 425 462 6974

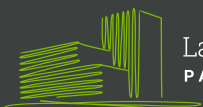
ROBERT.BAKER@CBRE.COM



Key Floorplan



# CBRE



Lake Washington  
PARTNERS

© 2025 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\_July2025