

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 View Virtual Tour
205	1,104	Now	Market Ready with efficient private office layout View Virtual Tour
310	2,235	October 1, 2025	Four private offices, two conference rooms and kitchen / break room



THE LOCATION

DOWNTOWN SEATTLE



The Bellin
Club

112TH AVE SE

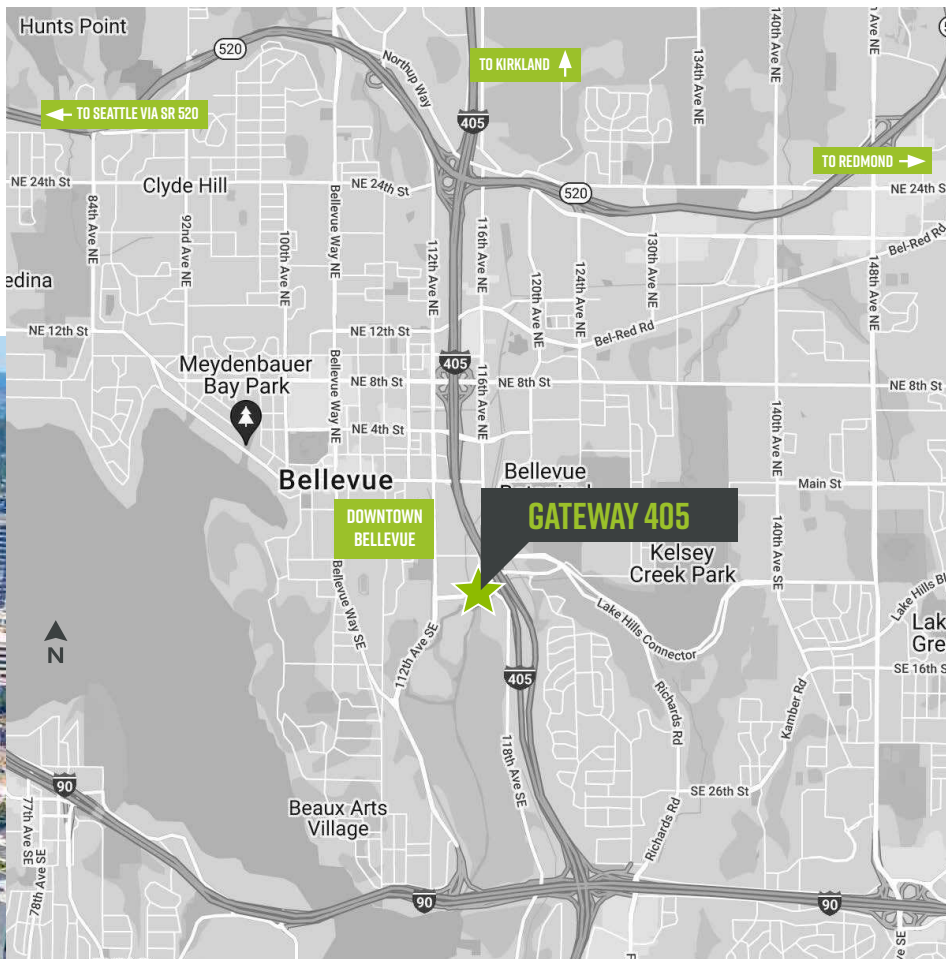
SE 8TH STREET

GATEWAY 405



Wilbur
Park & Ride

N



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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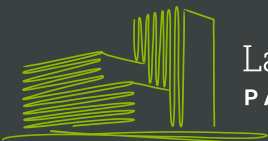
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PARTNERS

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GATEWAY 405

SUITE 110 / 2,557 SF

MARKET-READY



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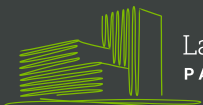
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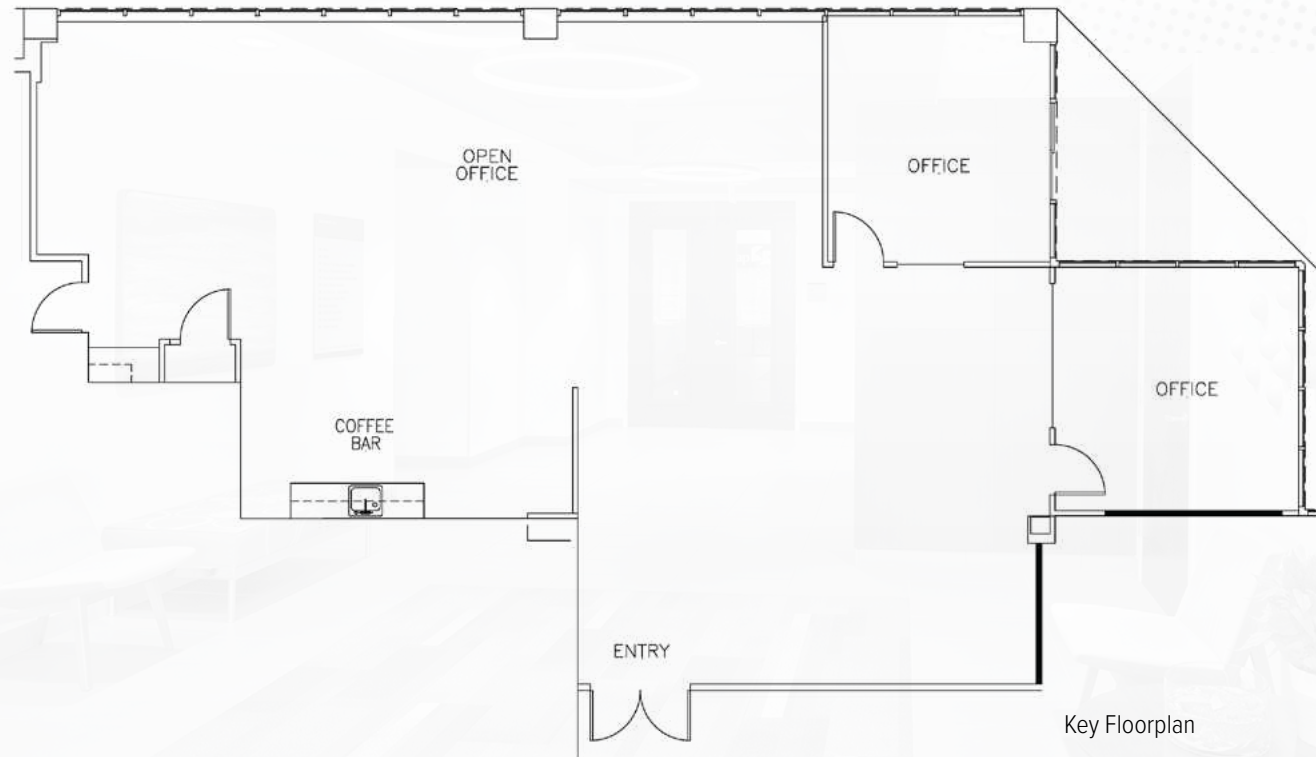
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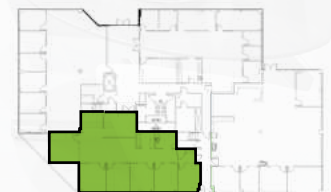


Lake Washington
PARTNERS



VIEW
VIRTUAL TOUR

Key Floorplan



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GATEWAY 405

SUITE 205 / 1,104 SF

AVAILABLE NOW



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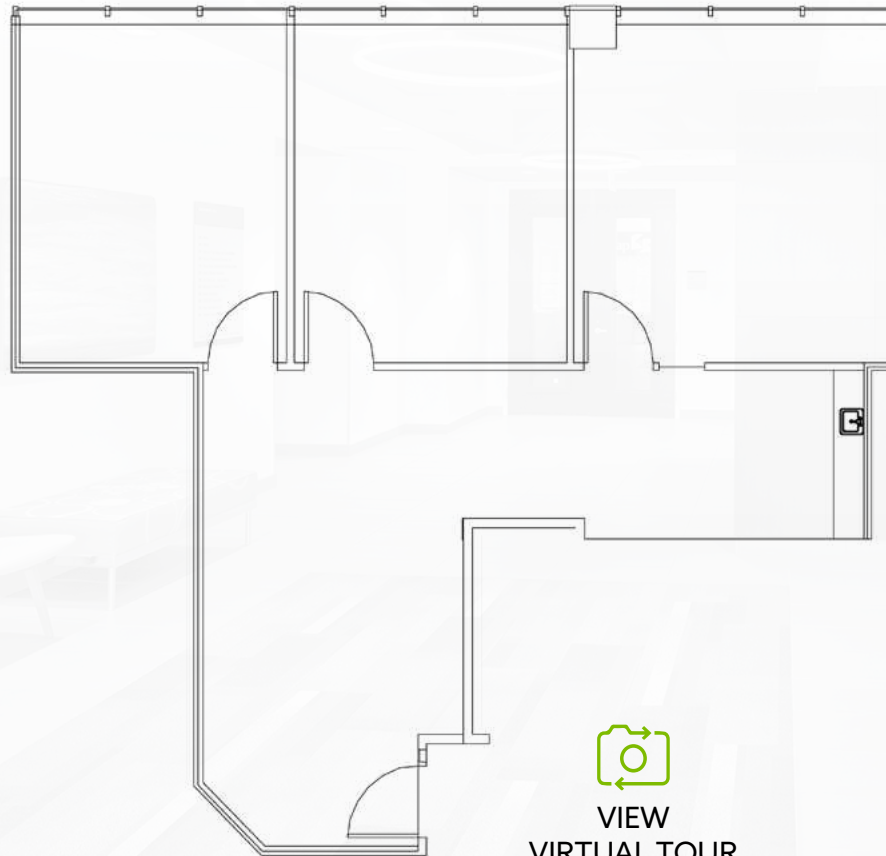
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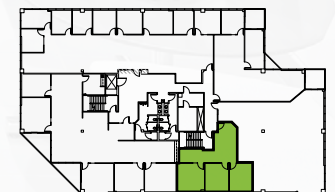
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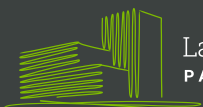


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Key Floorplan



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GATEWAY 405

SUITE 310 / 2,235 SF

AVAILABLE OCTOBER 1, 2025



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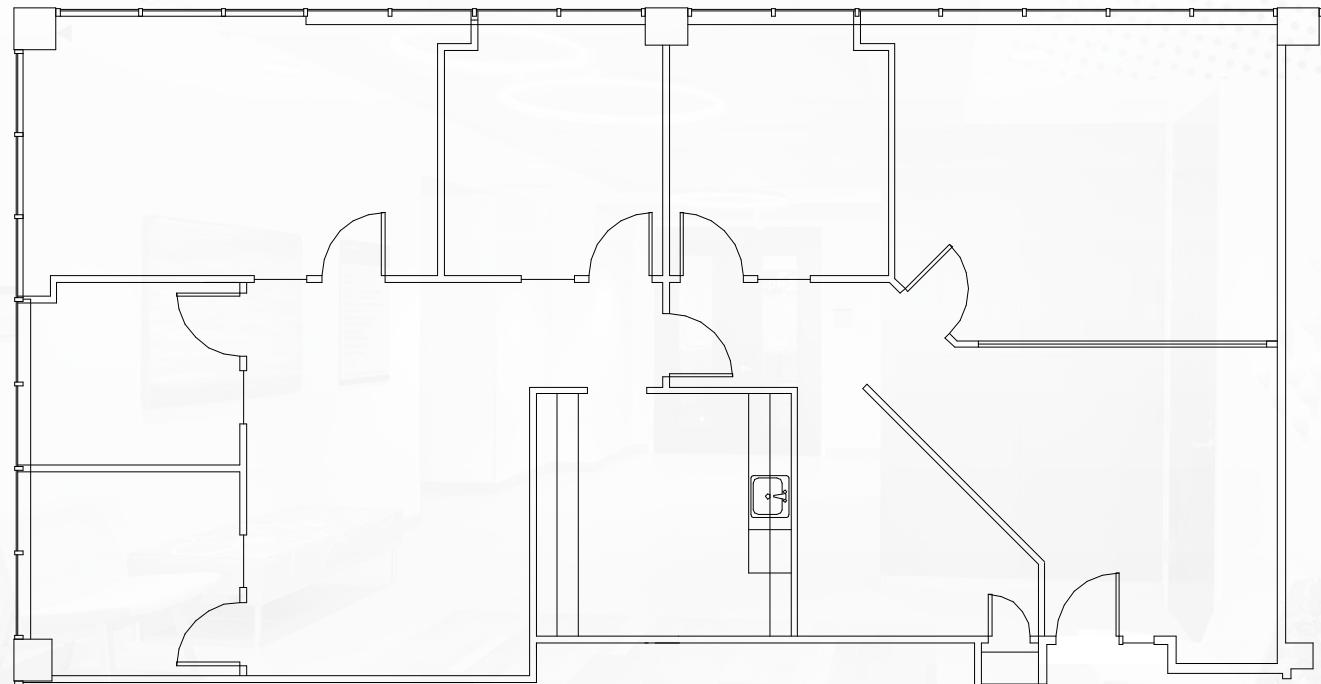
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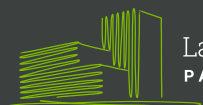
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Key Floorplan



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