FOR LEASE

GATEWAY 405

11711 SE 8TH STREET · BELLEVUE, WA 98005

Lake Washington PARTNERS

CBRE

2025 ESTIMATED OPERATING EXPENSES

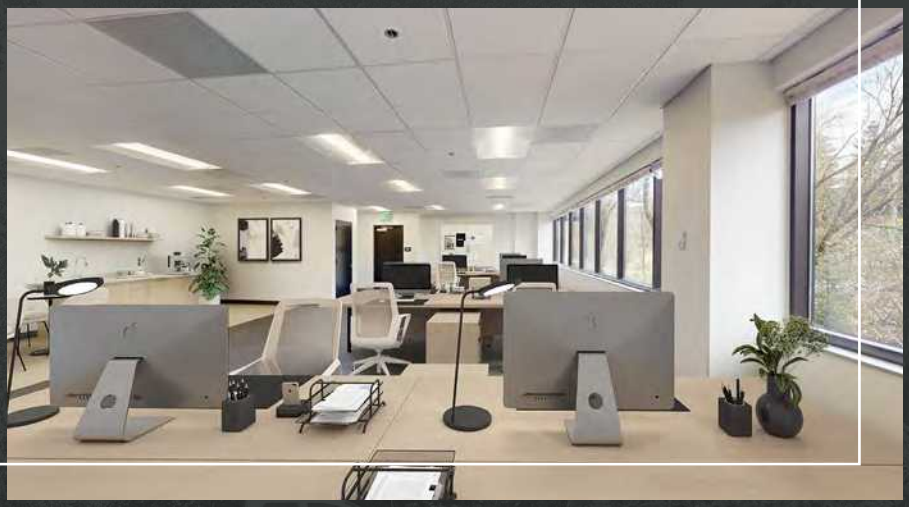
$15.05/SF

PROPERTY HIGHLIGHTS

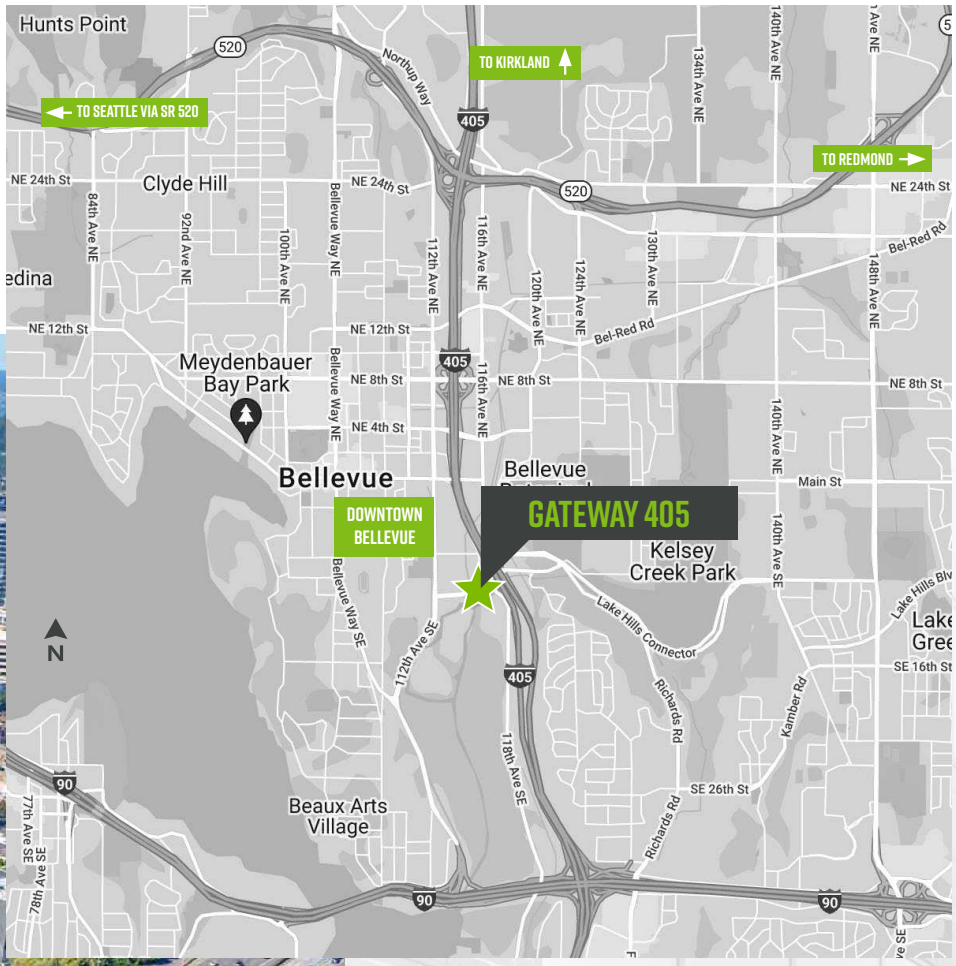
- High image boutique office building
- 3 /1,000 RSF parking ratio
- Great access to I-405 and I-90
- Minutes from downtown Bellevue and Eastgate
- Hotels and restaurants nearby
- Natural setting
- Deli within walking distance
- Across the street from Wilburton Park & Ride and less than a mile to future light rail station
- Mercer Slough Nature Park walking and bike trails nearby

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	Now	Market Ready with mix of offices and open office View Virtual Tour



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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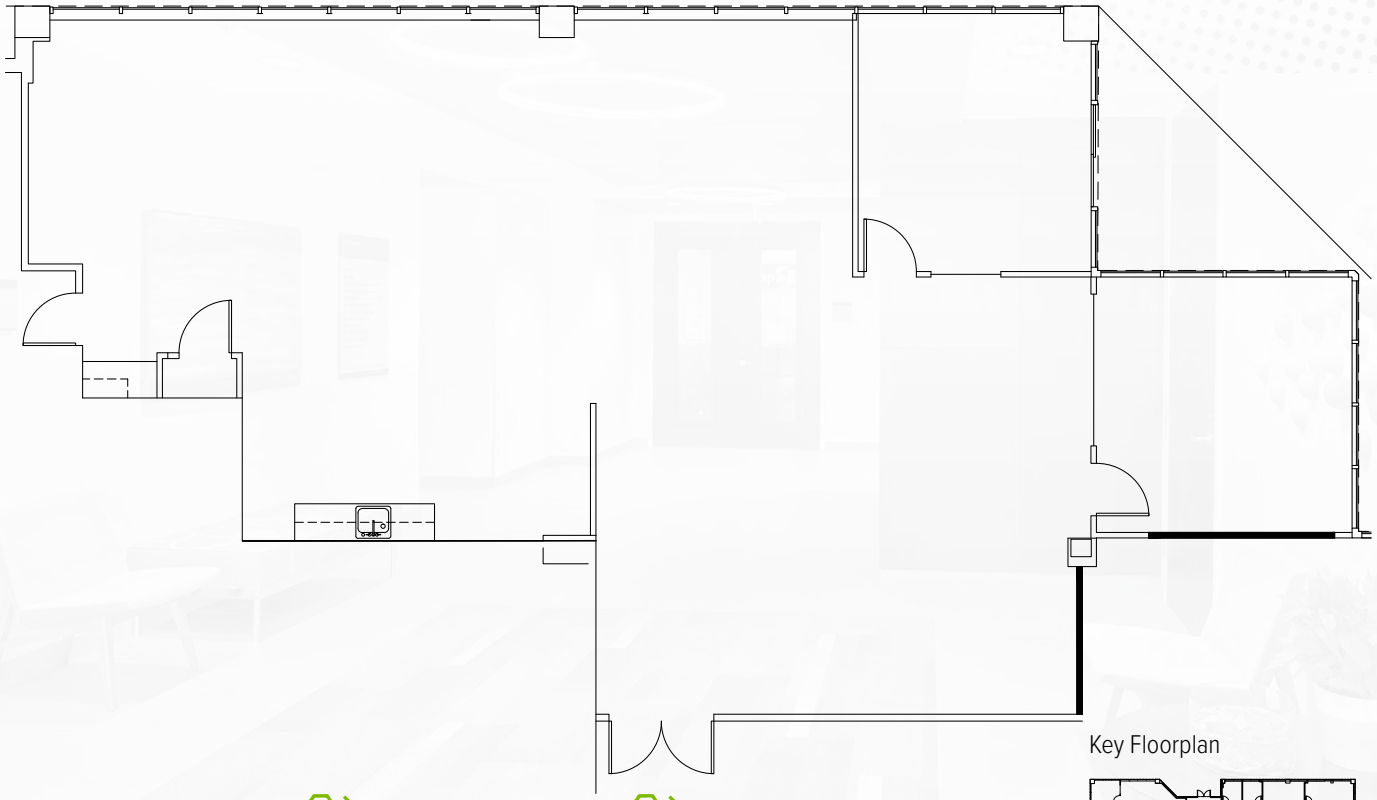
GATEWAY 405

SUITE 110 / 2,557 SF

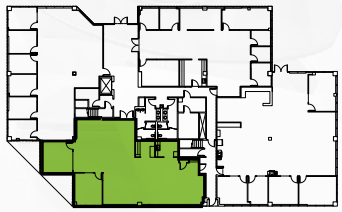
MARKET-READY



VIEW CONCEPTUAL FURNITURE PLAN

VIEW VIRTUAL TOUR

Key Floorplan



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GATEWAY405

SUITE 110 / 2,557 SF

CONCEPTUAL FURNITURE PLAN

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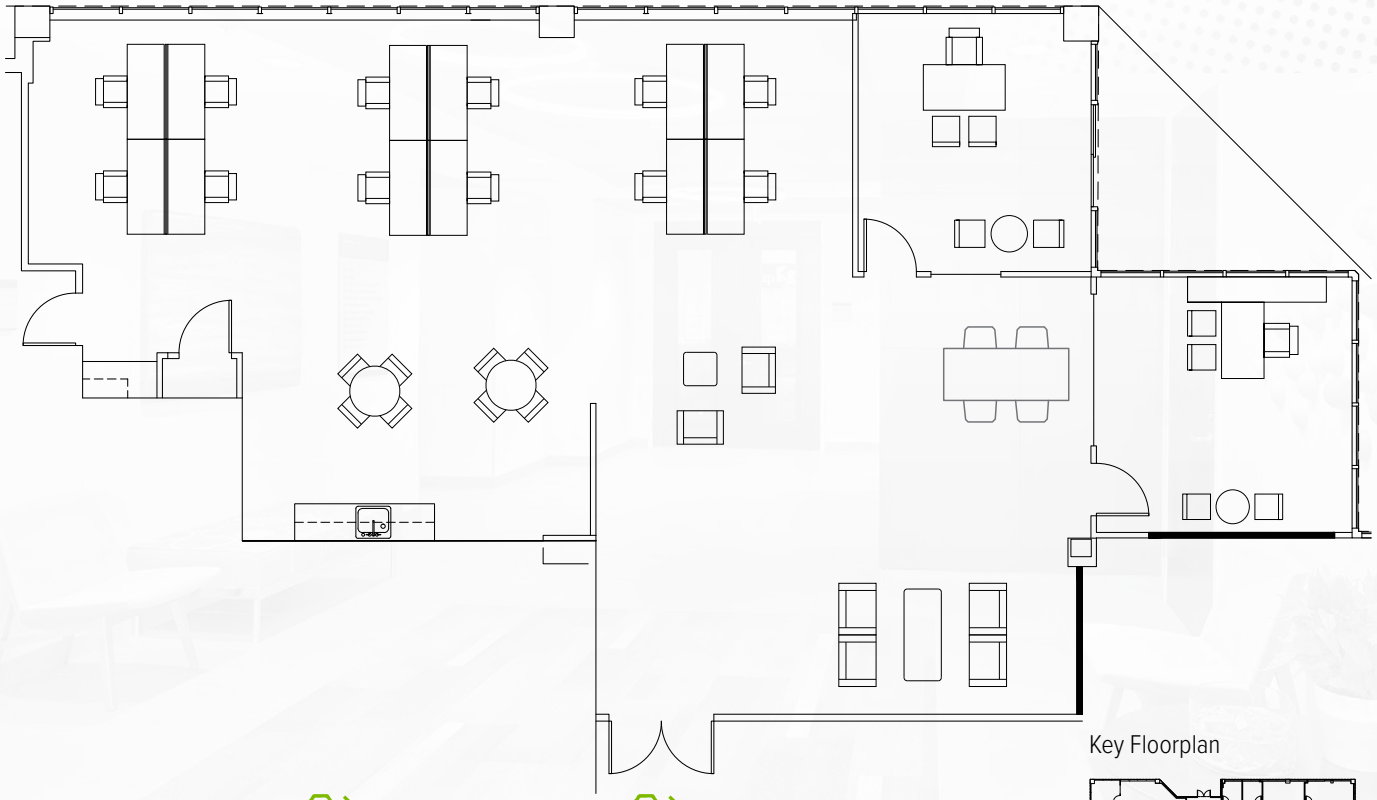

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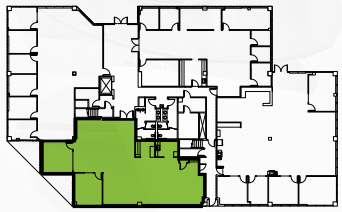

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GATEWAY405

SUITE 205 / 1,104 SF

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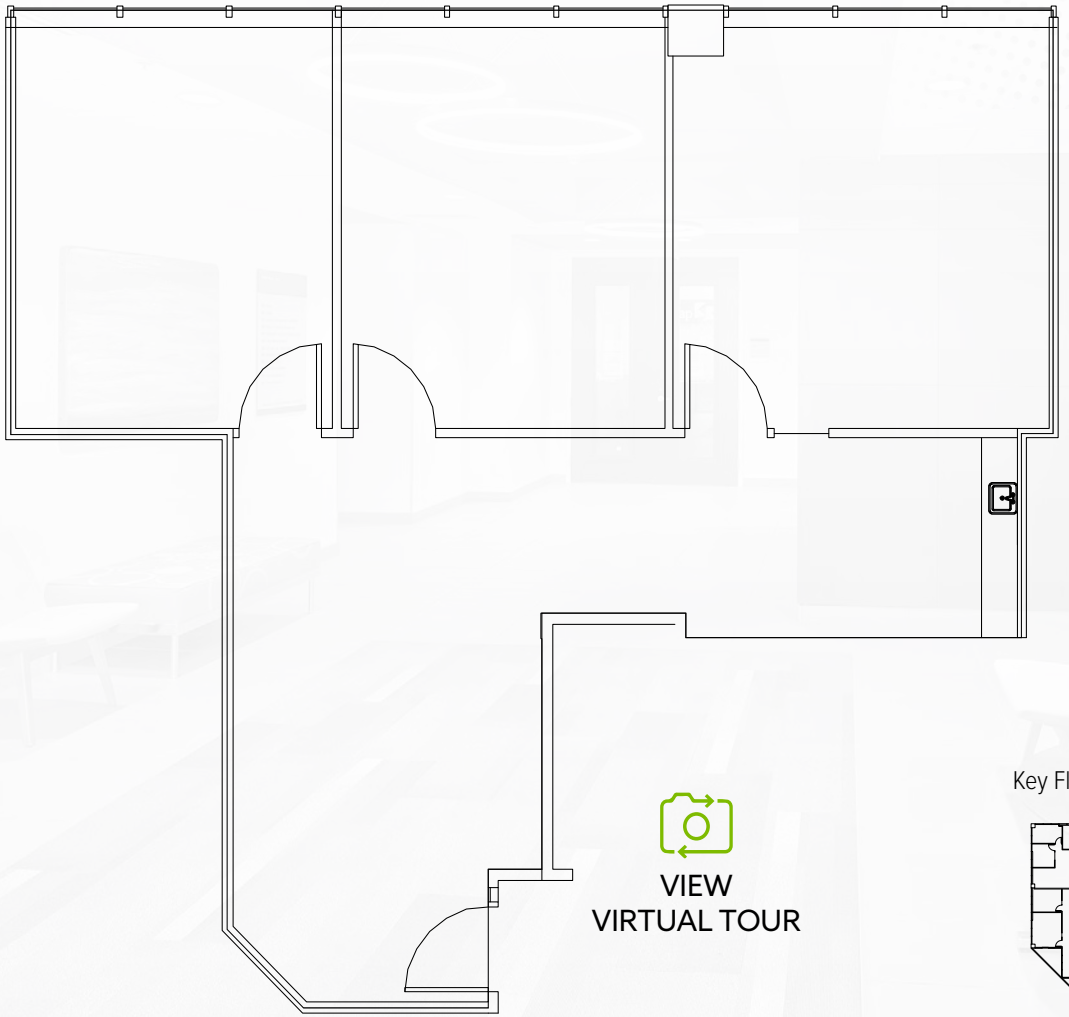

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SUITE 310 / 2,235 SF

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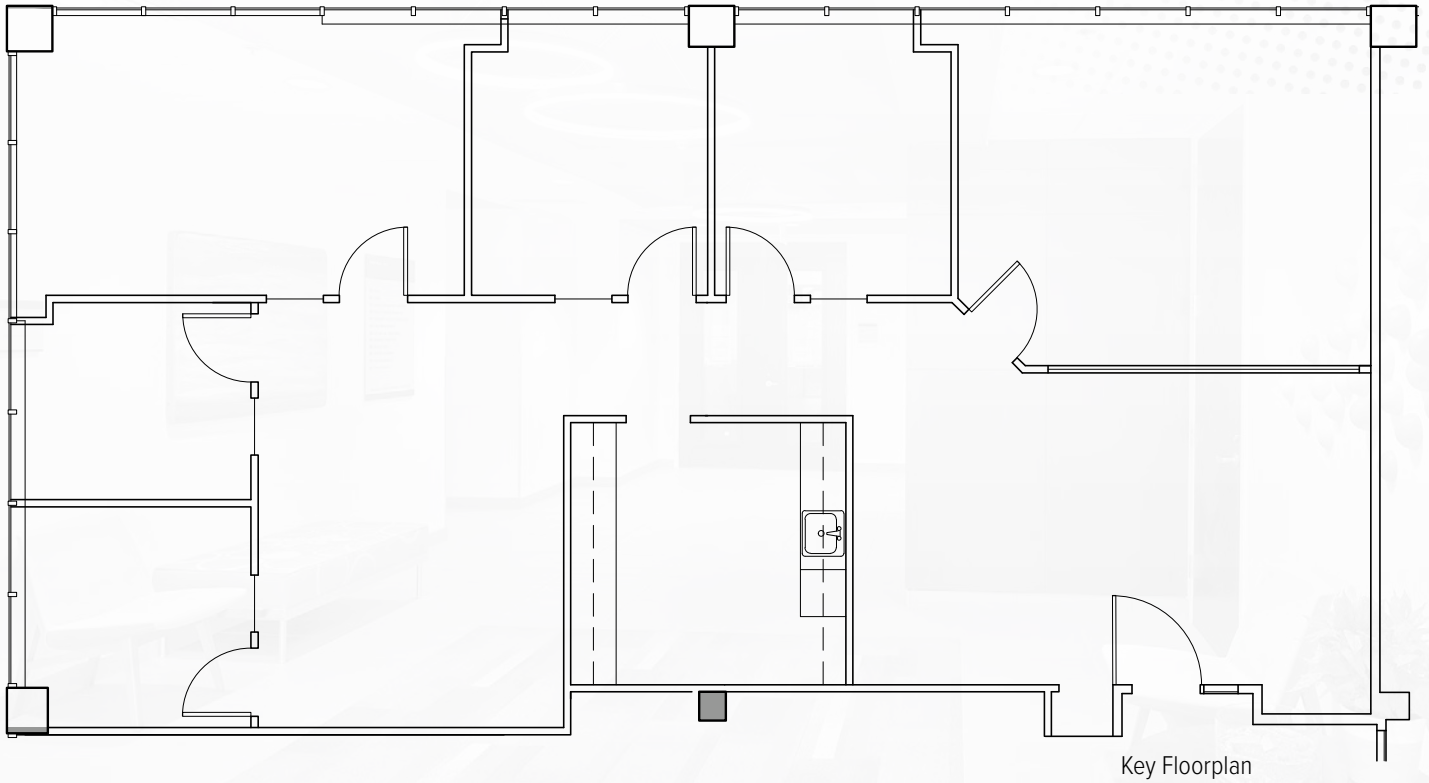

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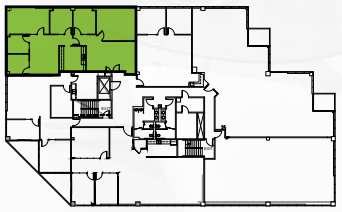

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