

BRODERICK
• GROUP •



GATEWAY ONE

11400 SE 8TH STREET | BELLEVUE, WA



GET TO KNOW GATEWAY ONE

AMENITIES

DILETTANTE MOCHA CAFÉ 

MODERN HOSPITALITY-STYLE LOBBY

OUTDOOR DECK FOR CASUAL MEETINGS & BREAKS

PUTTING GREEN

CURATED TENANT ENGAGEMENT EVENTS

CONFERENCE ROOM

FITNESS CENTER

BUILDING FACTS

3.7/1,000 SF
FREE SURFACE PARKING WITH
COVERED PARKING AVAILABLE

EST. OPEX: \$15.50/SF

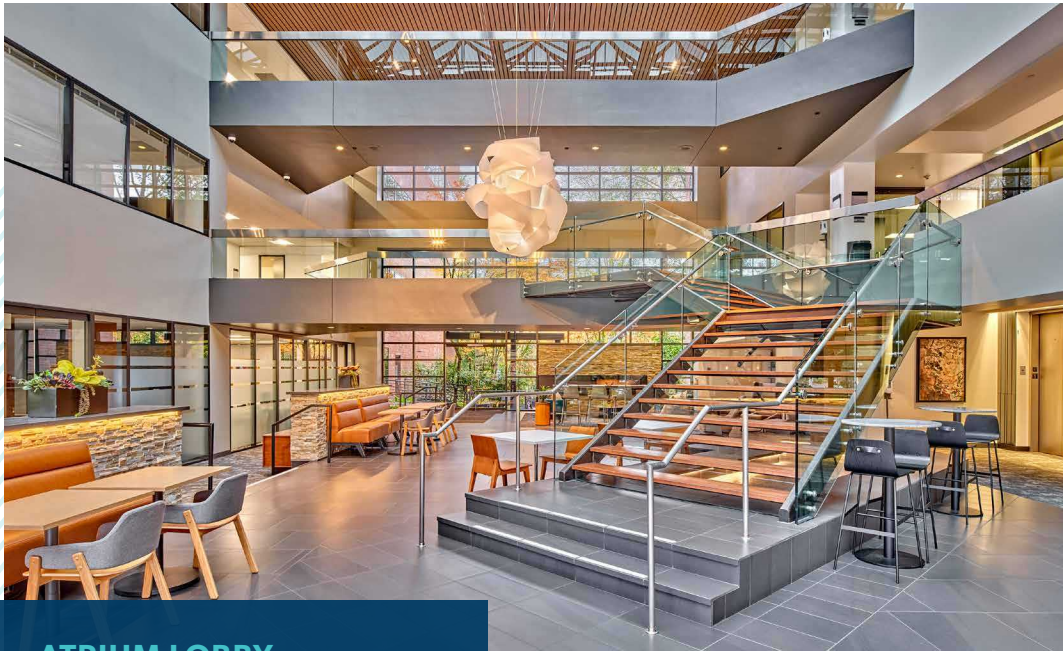
INTERNET PROVIDERS:

- COMCAST
- AT&T
- LUMEN
- ZAYO

OWNERSHIP: OWNED AND MANAGED
BY FELTON PROPERTIES INC.

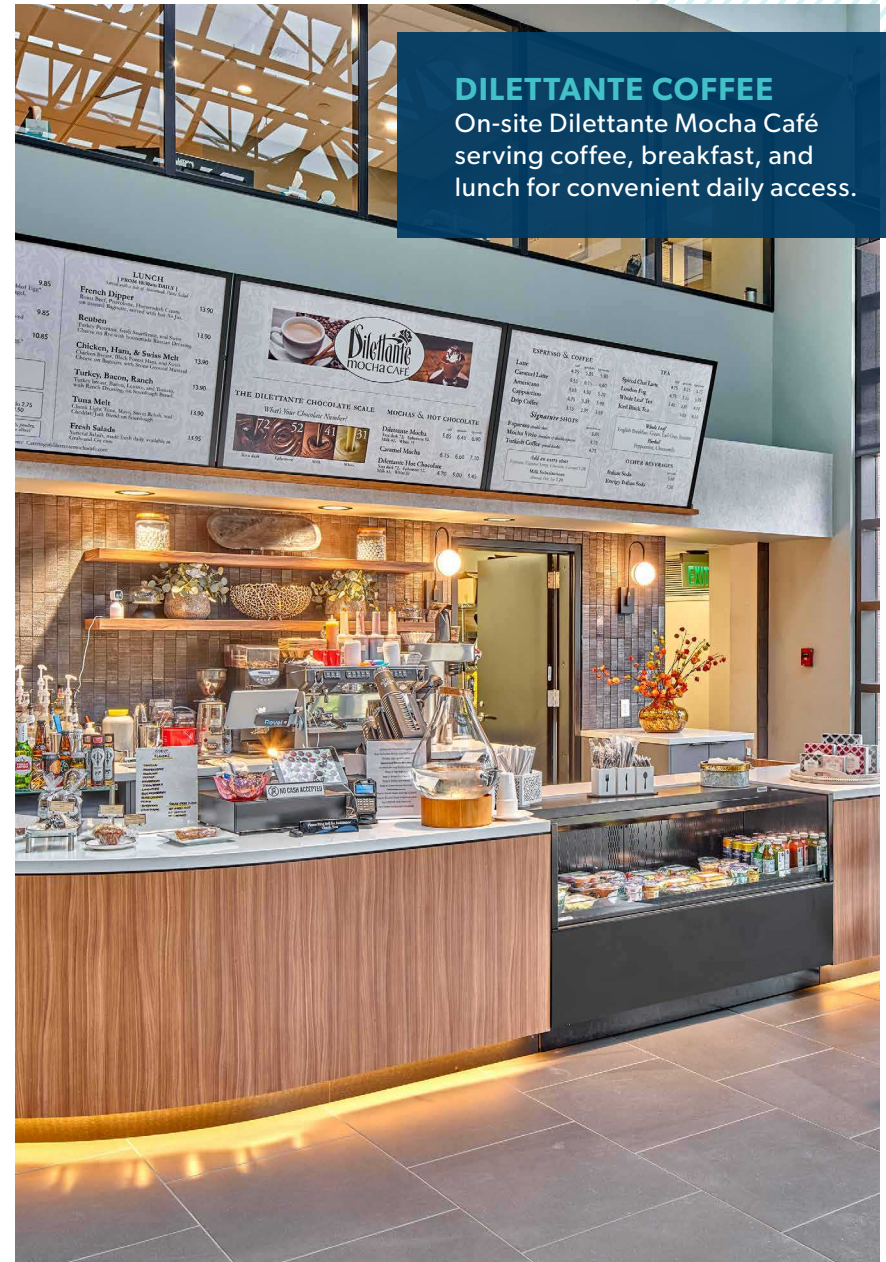
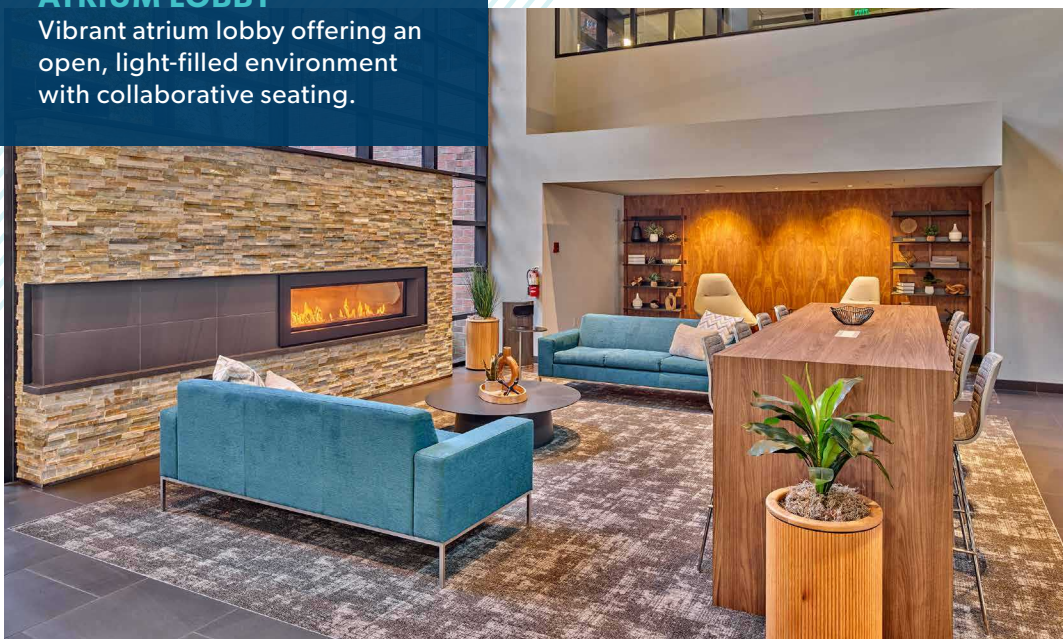


MODERN HOSPITALITY LOBBY



ATRIUM LOBBY

Vibrant atrium lobby offering an open, light-filled environment with collaborative seating.



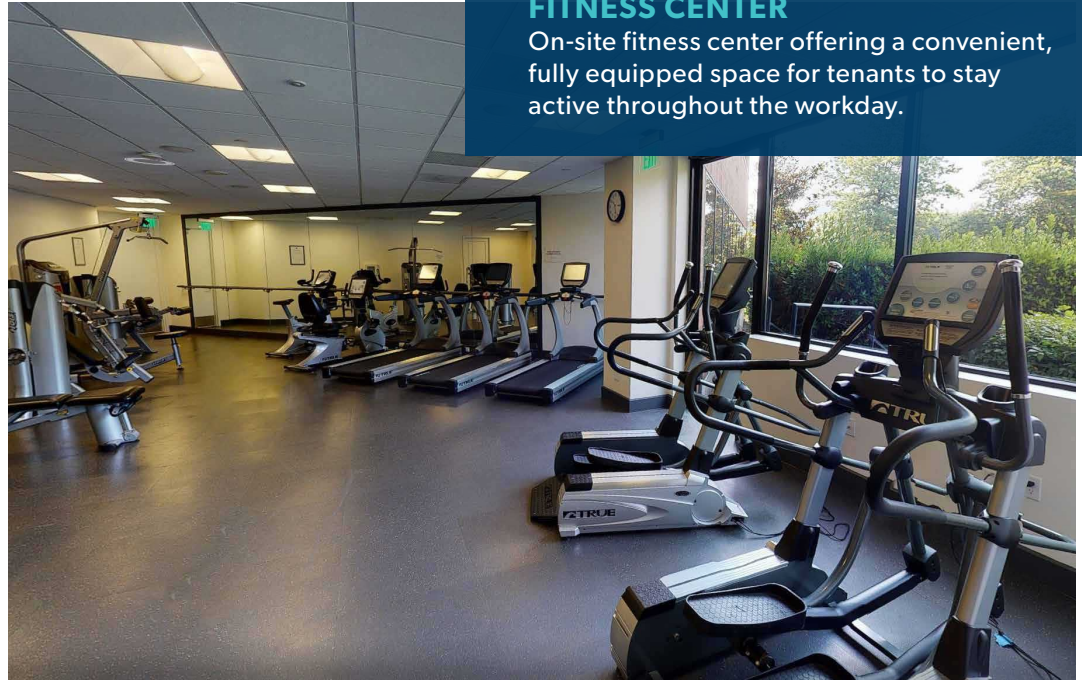
DILETTANTE COFFEE
On-site Dilettante Mocha Café serving coffee, breakfast, and lunch for convenient daily access.

ON-SITE AMENITIES



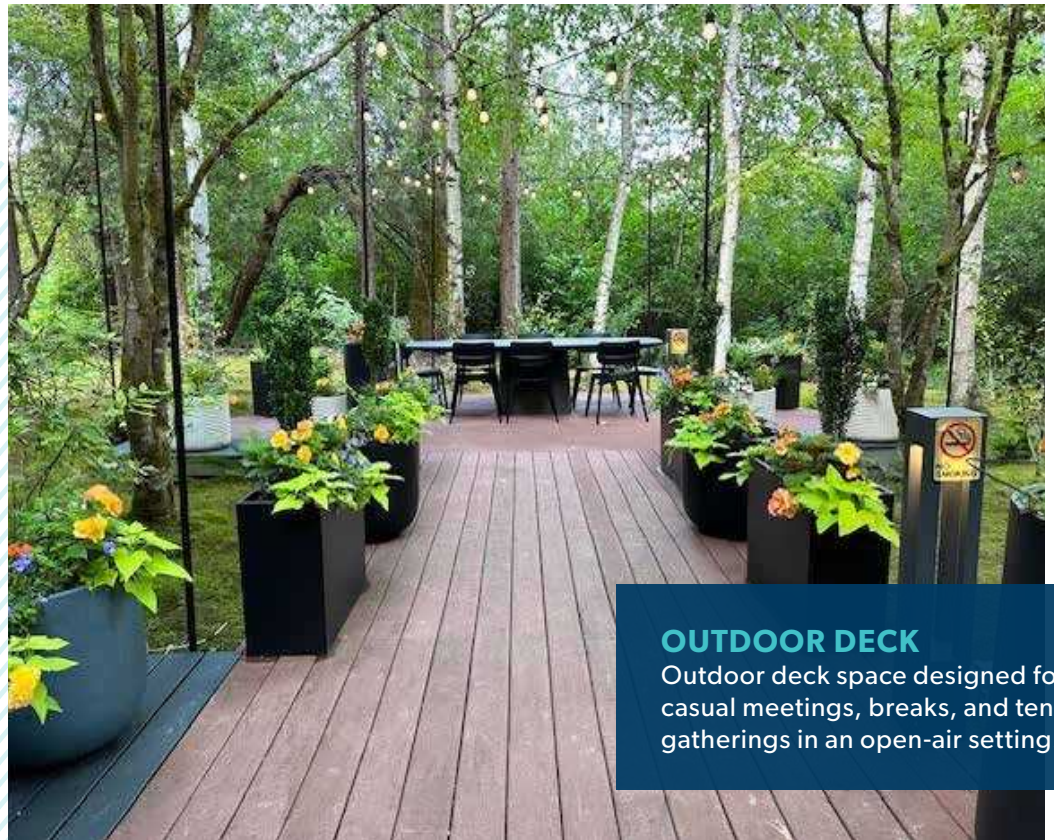
PUTTING GREEN

Tenant putting green providing a casual outdoor space for recreation and recharge.



FITNESS CENTER

On-site fitness center offering a convenient, fully equipped space for tenants to stay active throughout the workday.



OUTDOOR DECK

Outdoor deck space designed for casual meetings, breaks, and tenant gatherings in an open-air setting.



AVAILABLE SPACE

SUITE	SF	AVAILABILITY	NOTES
<u>230</u>	3,732	Now	Corner office suite with market-ready improvements underway. 7 private offices, conference room, 2 phone rooms, and kitchenette.
<u>360</u>	2,590	Now	Double door lobby exposure suite in warm shell condition. Speculative floor plan can be delivered quickly or option to customize layout.
<u>455</u>	2,719	Now	Market-ready suite with interior offices and conference rooms, leaving exposed window line and natural light.

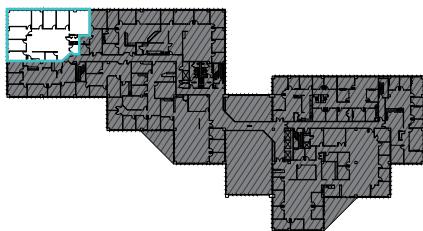
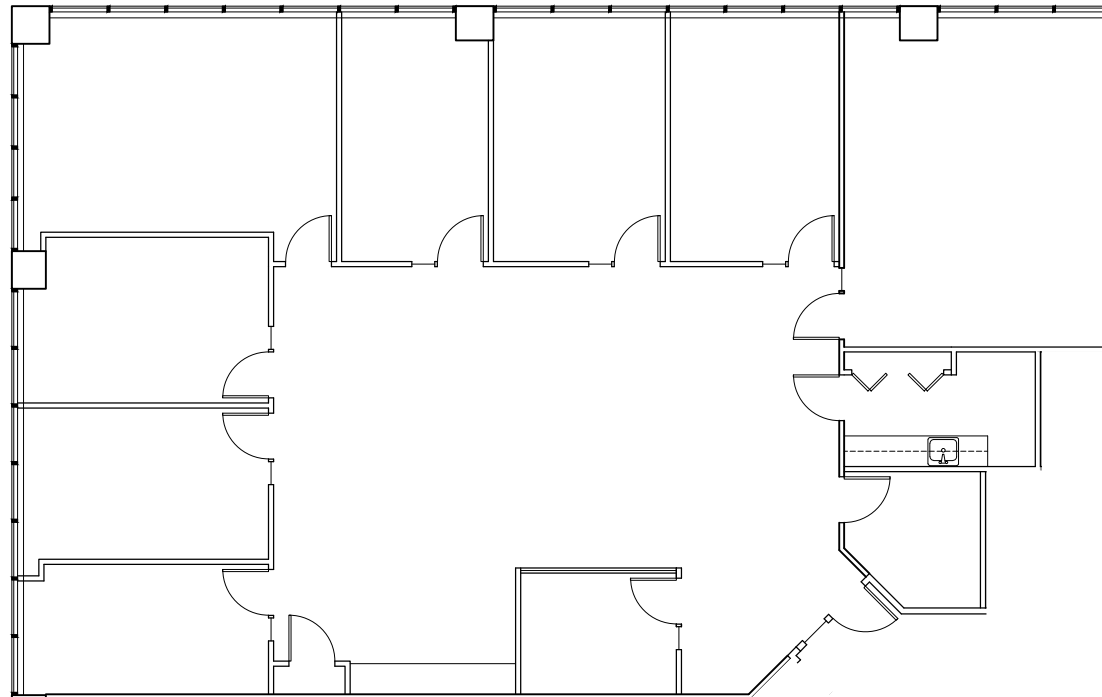


GATEWAY ONE

11400 SE 8TH STREET | BELLEVUE, WA

MARKET READY SUITE 230

3,732 SF
Available Now



JEFF LIVINGSTON

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COLIN TANIGAWA

425.274.4283

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TIM CANTRELL

425.274.4292

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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



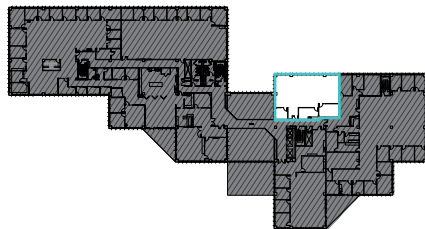
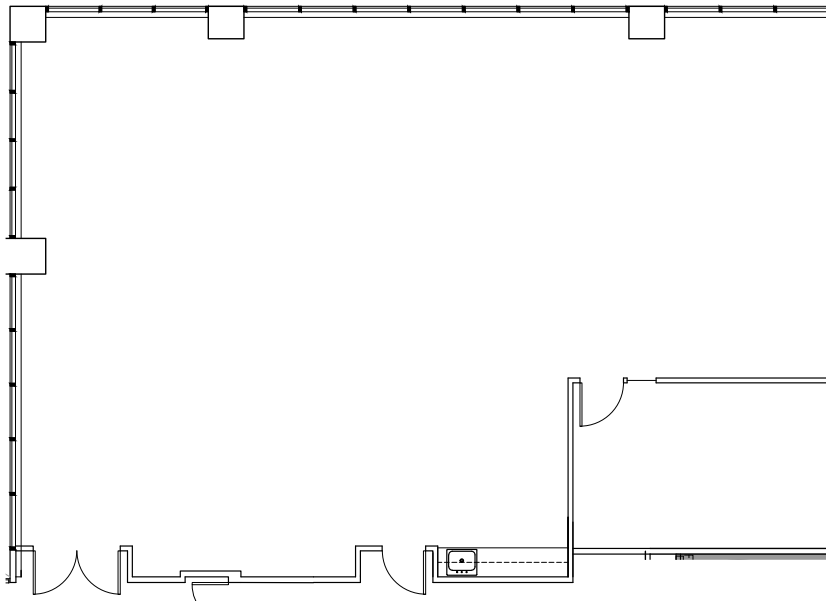
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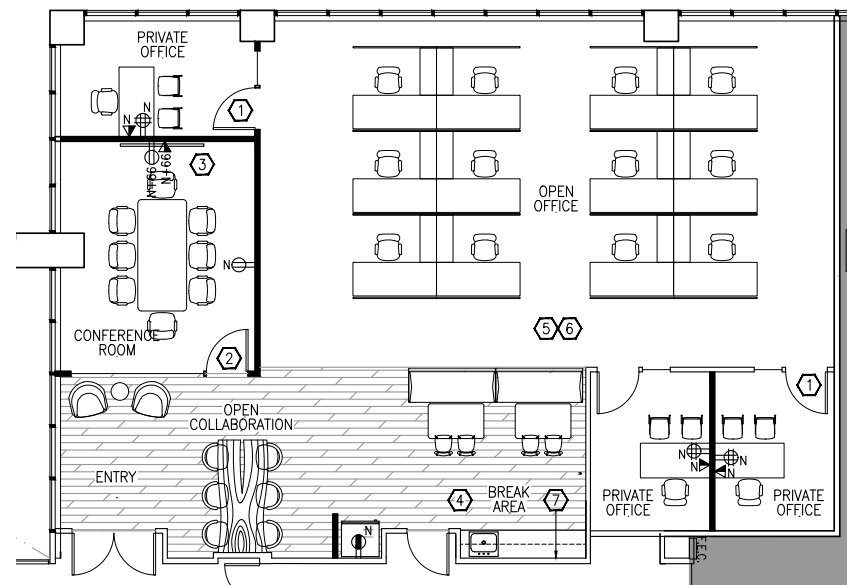
SUITE 360

2,590 SF
Available Now

AS-BUILT



SPECULATIVE FLOOR PLAN



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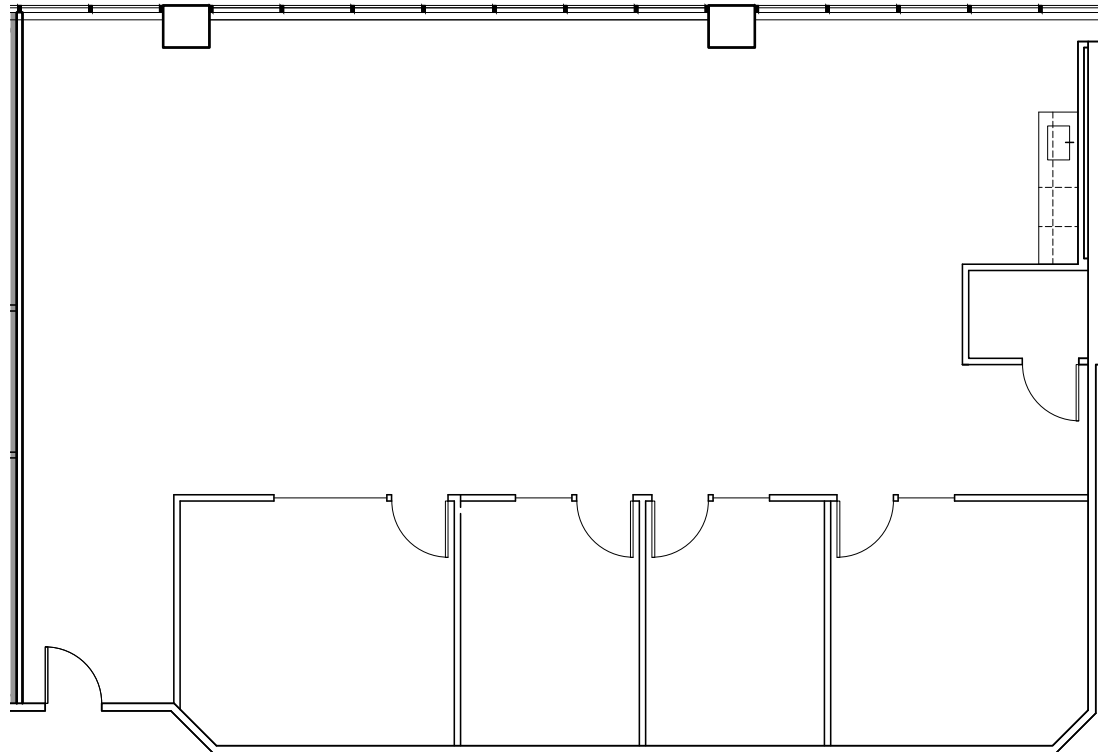


GATEWAY ONE

11400 SE 8TH STREET | BELLEVUE, WA

MARKET READY SUITE 455

2,719 SF
Available Now



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LOCATION

LAKE WASHINGTON

DOWNTOWN BELLEVUE



DOWNTOWN BELLEVUE LIGHT RAIL STATION



WILBURTON LIGHT RAIL STATION



5 MINUTE
DRIVE TO DOWNTOWN BELLEVUE



10 MINUTE
WALK TO EAST MAIN LIGHT RAIL STATION



IMMEDIATE ACCESS
TO WALKING & BIKE TRAILS

EAST MAIN LIGHT RAIL STATION



THE BELLEVUE CLUB



GATEWAY ONE

WILBURTON PARK & RIDE



ACCESS TO I-90

IMMEDIATE ACCESS TO I-405

LINK LIGHT RAIL LINE

INTERSTATE
405

MERCER SLOUGH