

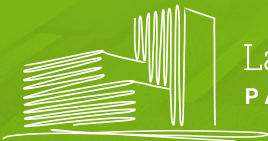
FOR LEASE

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

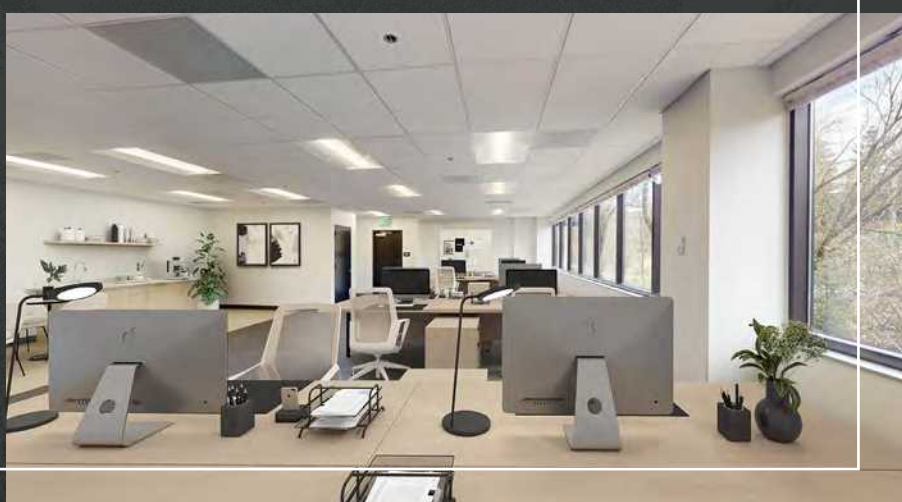


Mercer Slough Nature Park walking and bike trails nearby

2026 ESTIMATED
OPERATING EXPENSES
\$15.05/SF

AVAILABLE SPACES

SUITE	±RSF	AVAILABILITY	COMMENTS
205	1,102	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

DOWNTOWN SEATTLE



The Bellin Club

112TH AVE SE

SE 8TH STREET

GATEWAY 405



Wilbur Park & Ride

N



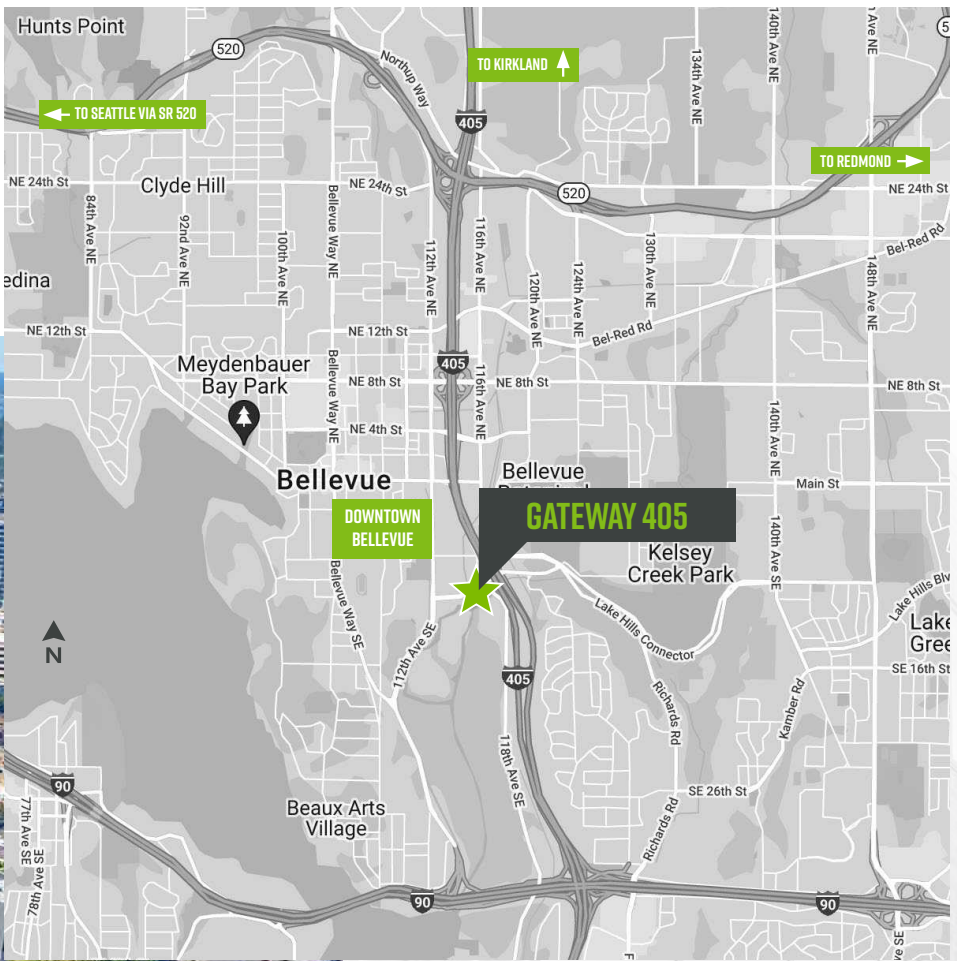
BELLEVUE CBD



East Link Main Street Station

Bellevue

Bellevue
Ride



← TO SEATTLE VIA SR 520

↑ TO KIRKLAND

→ TO REDMOND

DOWNTOWN BELLEVUE

GATEWAY 405

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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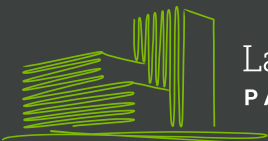
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GATEWAY 405

SUITE 205 / 1,102 SF

MARKET-READY



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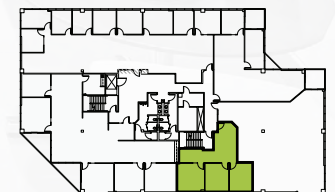
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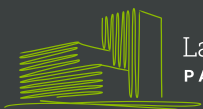



VIEW
VIRTUAL TOUR

Key Floorplan



CBRE



Lake Washington
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GATEWAY 405

SUITE 310 / 2,235 SF

MARKET-READY



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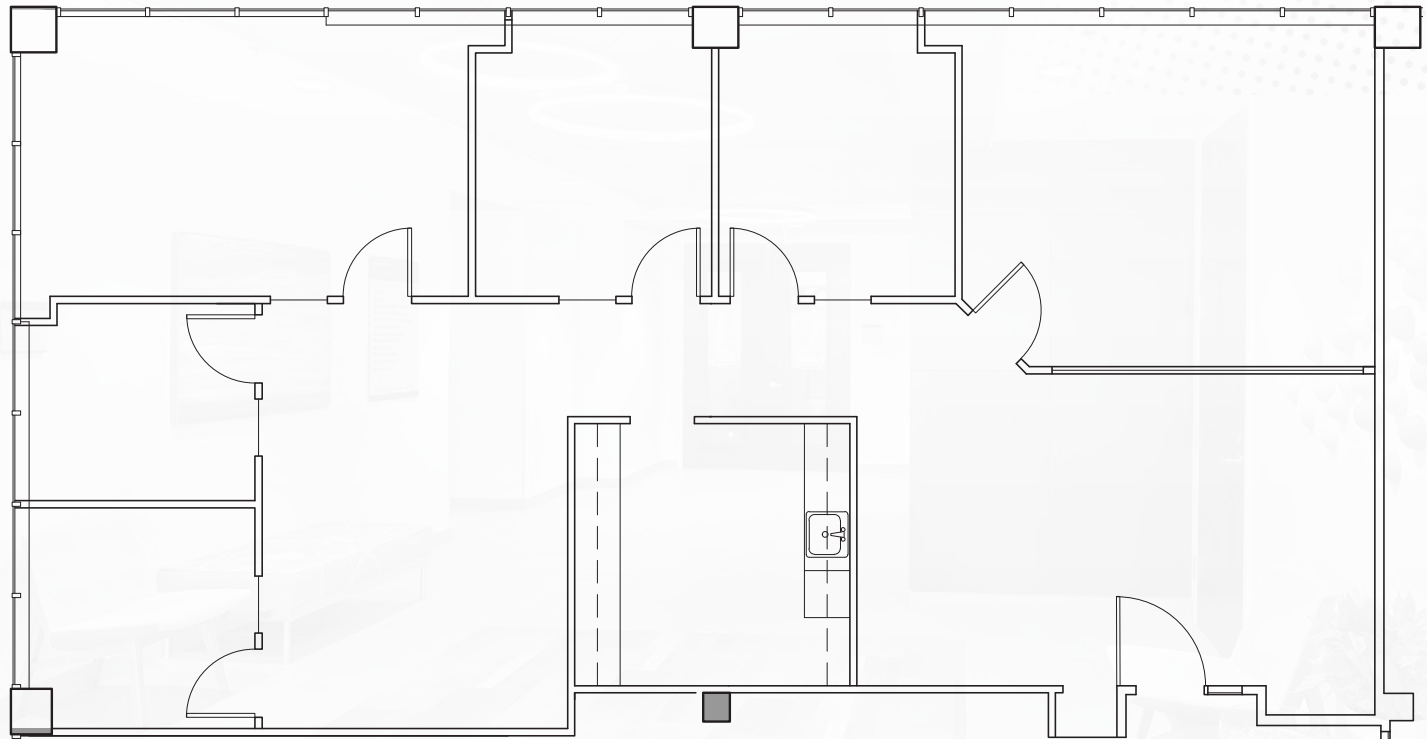
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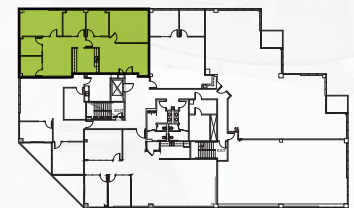
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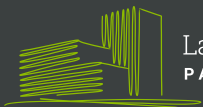
Key Floorplan



VIEW
VIRTUAL TOUR



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