

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<br><a href="#">View Virtual Tour</a> |
| 310   | 2,235 | Now          | Market Ready with mix of offices and open office<br><a href="#">View Virtual Tour</a>  |



# 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

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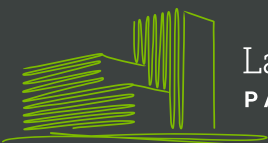
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# GATEWAY 405

## SUITE 205 / 1,102 SF

MARKET-READY



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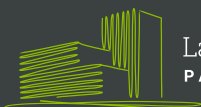
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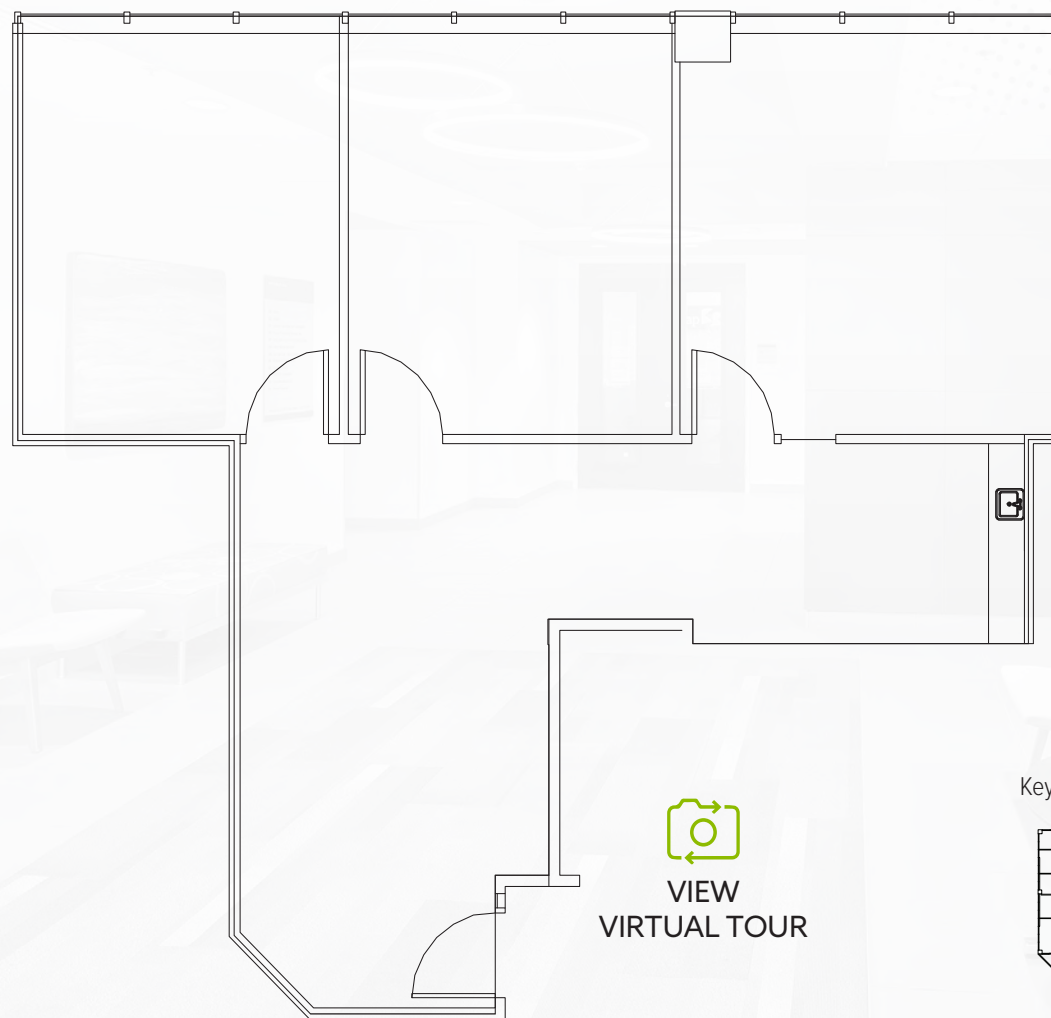
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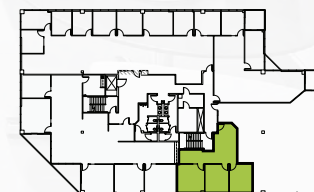


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VIEW  
VIRTUAL TOUR

Key Floorplan



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# GATEWAY 405

## SUITE 310 / 2,235 SF

MARKET-READY



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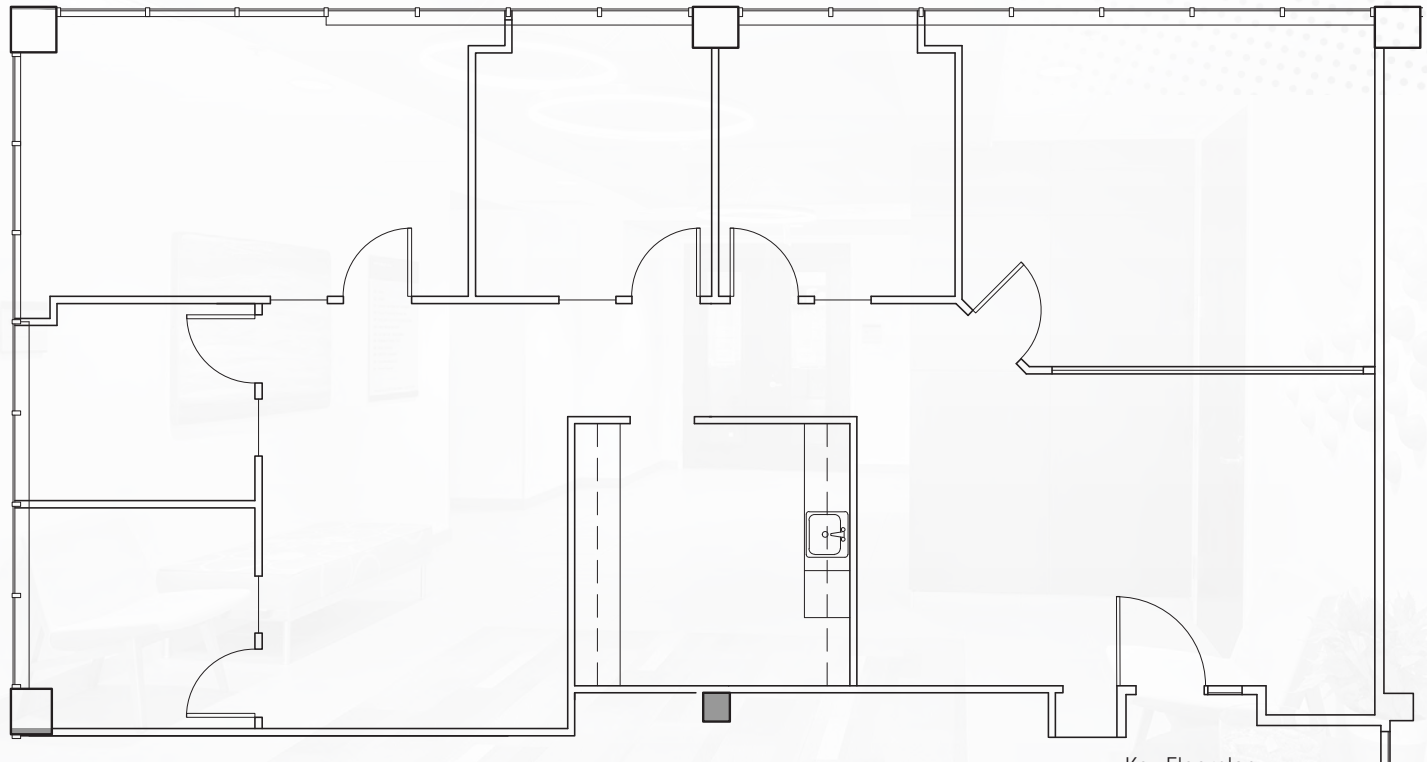
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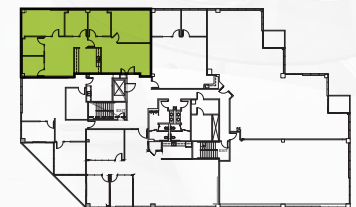
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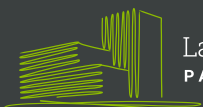
Key Floorplan



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