

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

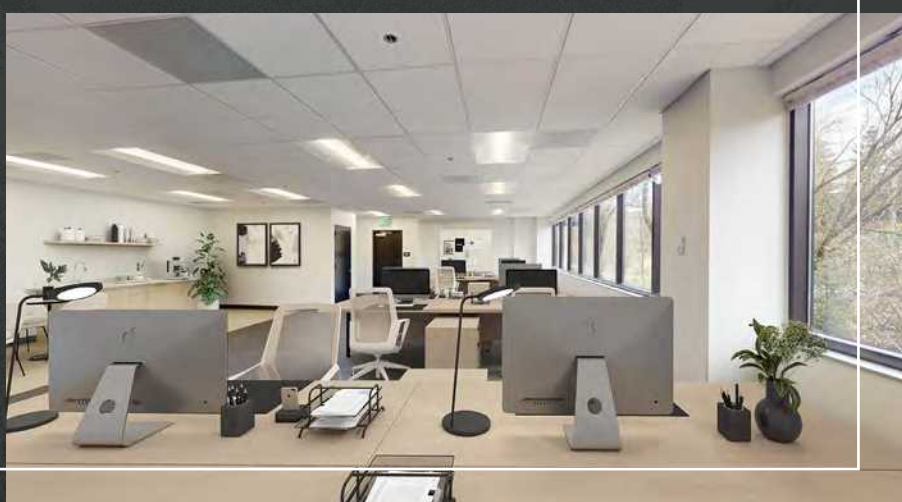


Mercer Slough Nature Park walking and bike trails nearby

2026 ESTIMATED  
OPERATING EXPENSES  
**\$15.05/SF**

## AVAILABLE SPACES

SUITE	±RSF	AVAILABILITY	COMMENTS
205	1,102	Now	Market Ready with efficient private office layout <a href="#">View Virtual Tour</a>
300	2,293	30 Days	Conference room, two private offices, open office area and kitchen/break area
310	2,235	Now	Market Ready with mix of offices and open office <a href="#">View Virtual Tour</a>



# THE LOCATION

DOWNTOWN SEATTLE



The Bellin Club

112TH AVE SE

SE 8TH STREET

GATEWAY 405



Wilbur Park & Ride





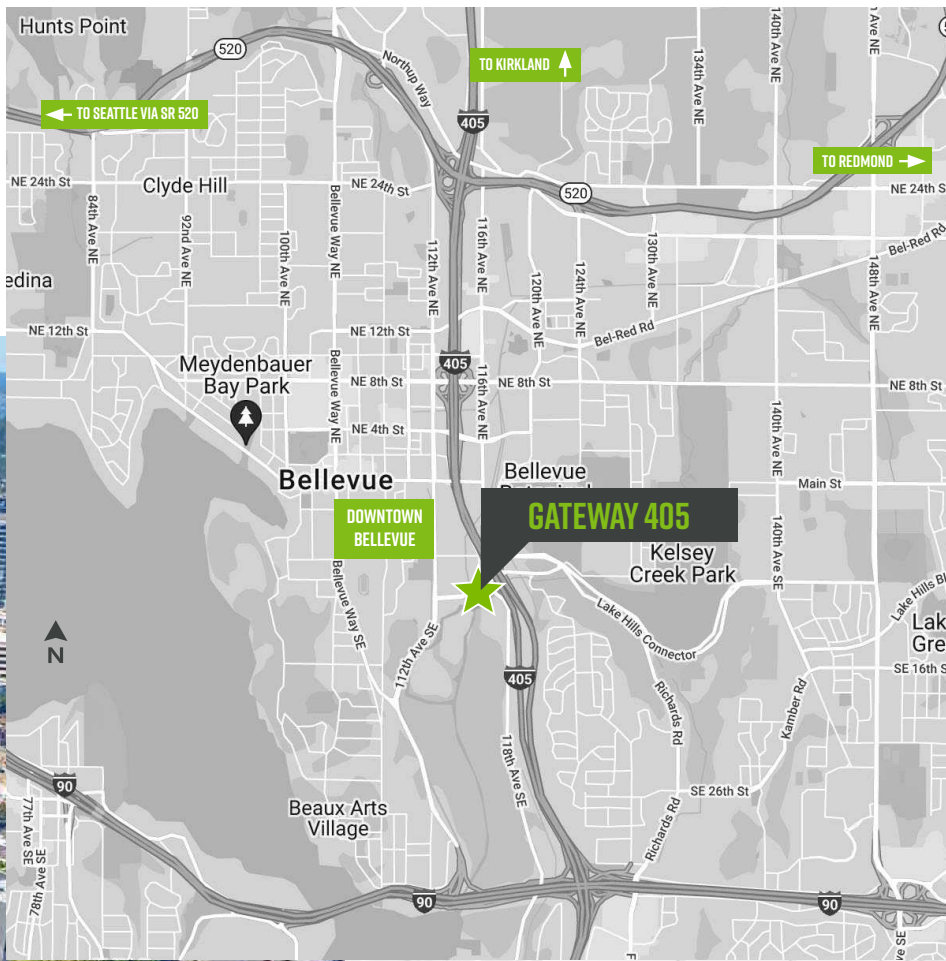
BELLEVUE CBD



East Link Main Street Station

Bellevue

Bellevue  
Ride



## 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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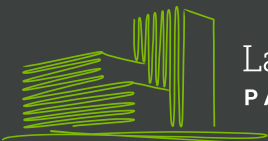
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# GATEWAY 405

## SUITE 205 / 1,102 SF

MARKET-READY



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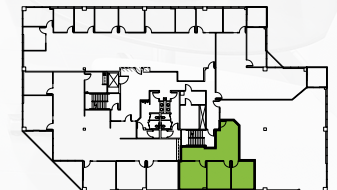
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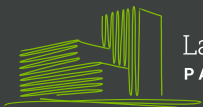


  
VIEW  
VIRTUAL TOUR

Key Floorplan



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# GATEWAY 405

## SUITE 310 / 2,235 SF

MARKET-READY



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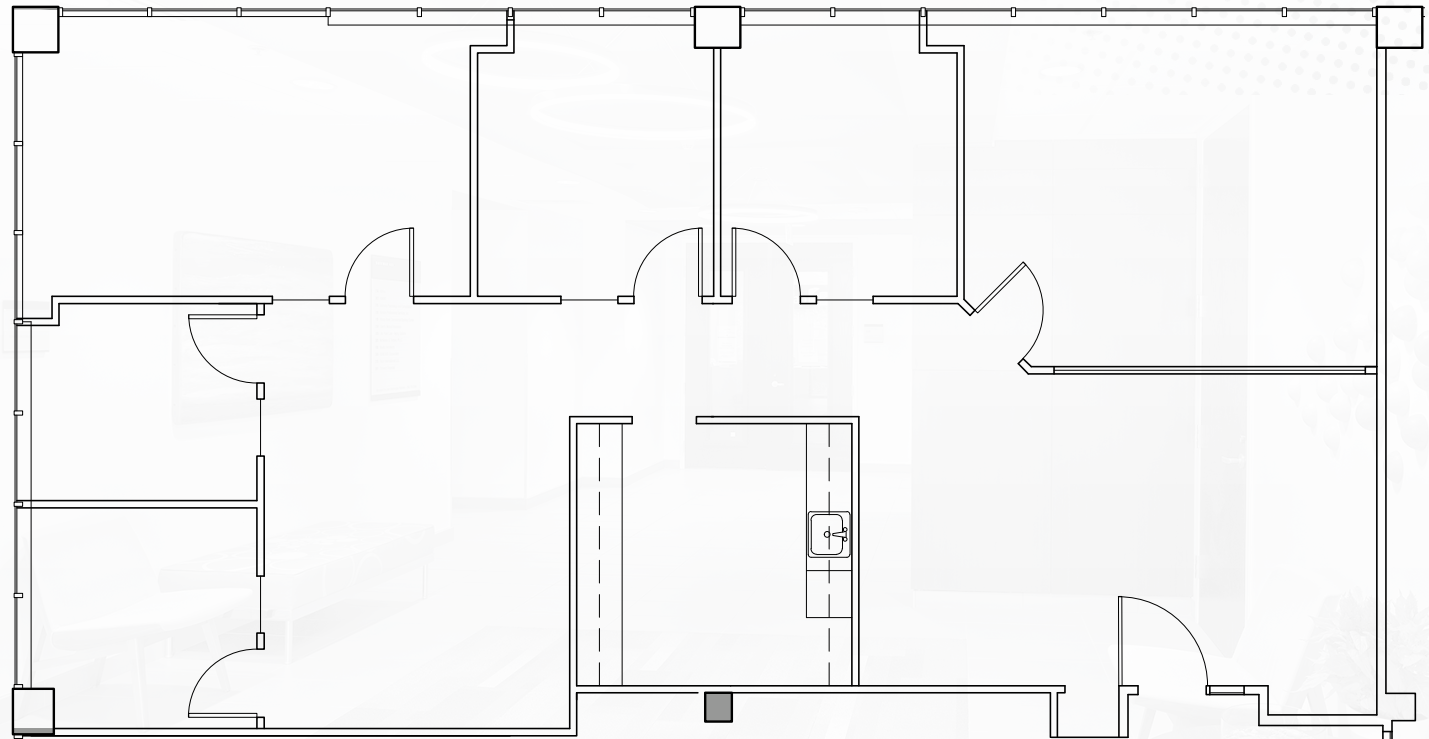
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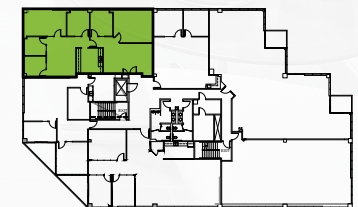
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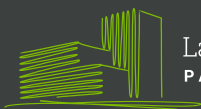
Key Floorplan



VIEW  
VIRTUAL TOUR



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# GATEWAY 405

## SUITE 300 / 2,293 SF

AVAILABLE WITH 30 DAYS NOTICE



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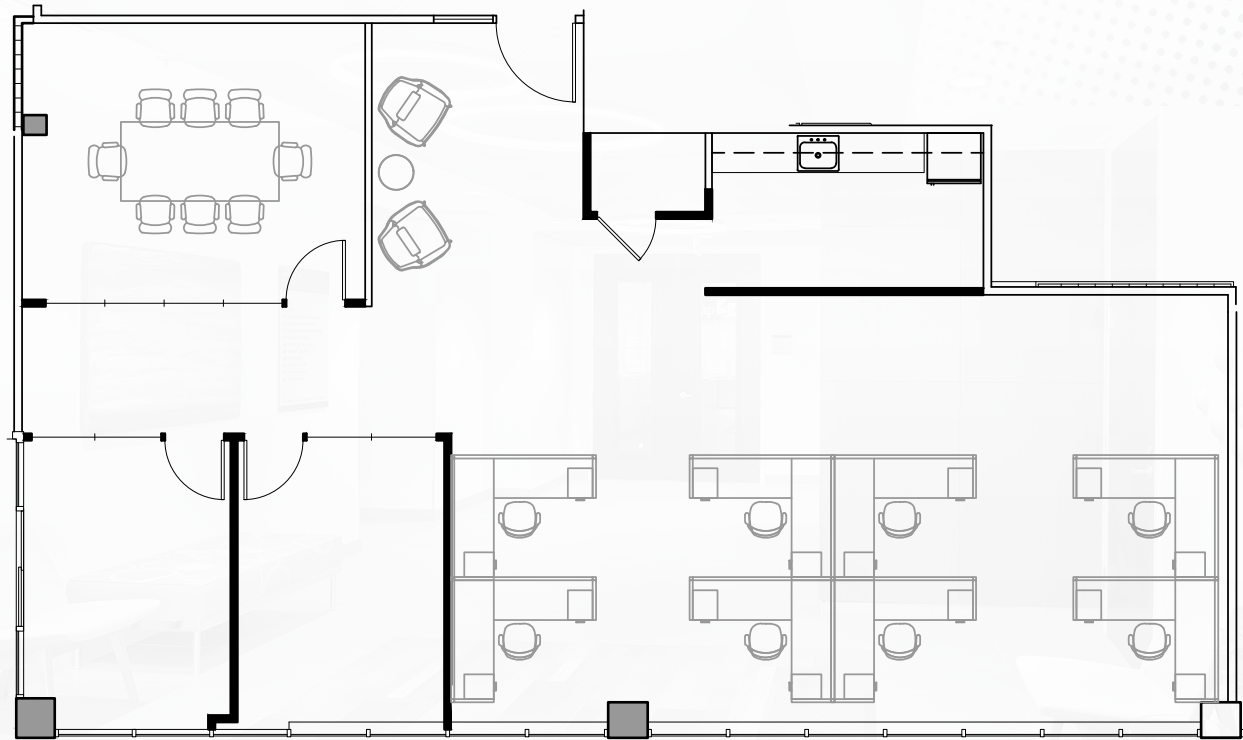
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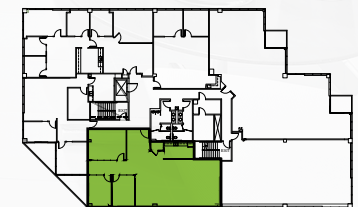
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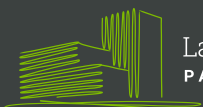
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Key Floorplan



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