



GATEWAY ONE

11400 SE 8TH STREET | BELLEVUE, WA



HOSPITALITY-INSPIRED COMMON AREAS

Creating a welcoming, amenity-rich environment



AMENITIES THAT ENRICH



FITNESS CENTER



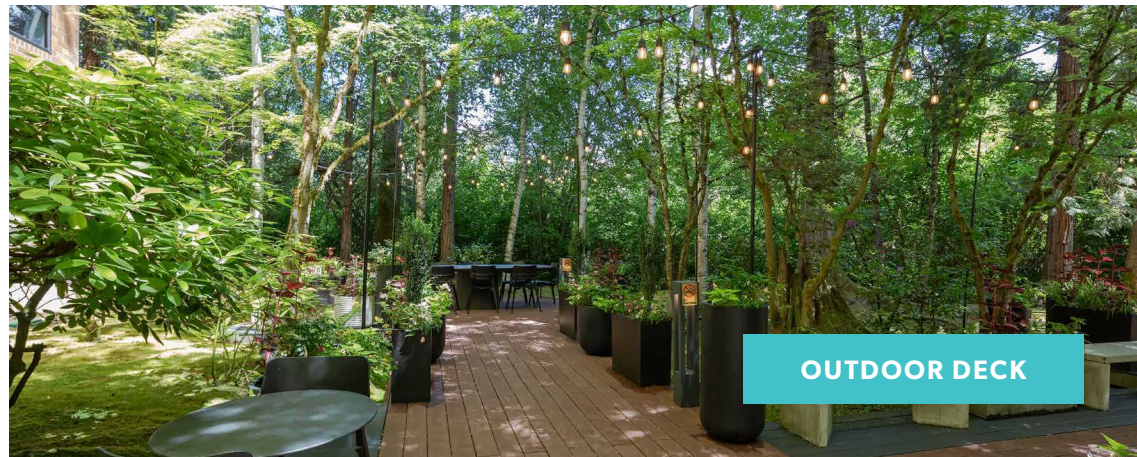
PUTTING GREEN



CONFERENCE ROOM



DILETTANTE COFFEE



OUTDOOR DECK



GATEWAY ONE

BUILDING FACTS

Convenient Parking:

3.7/1,000 SF

Free surface parking with covered parking available

Est. Opex:

\$15.50/SF

Internet Providers:

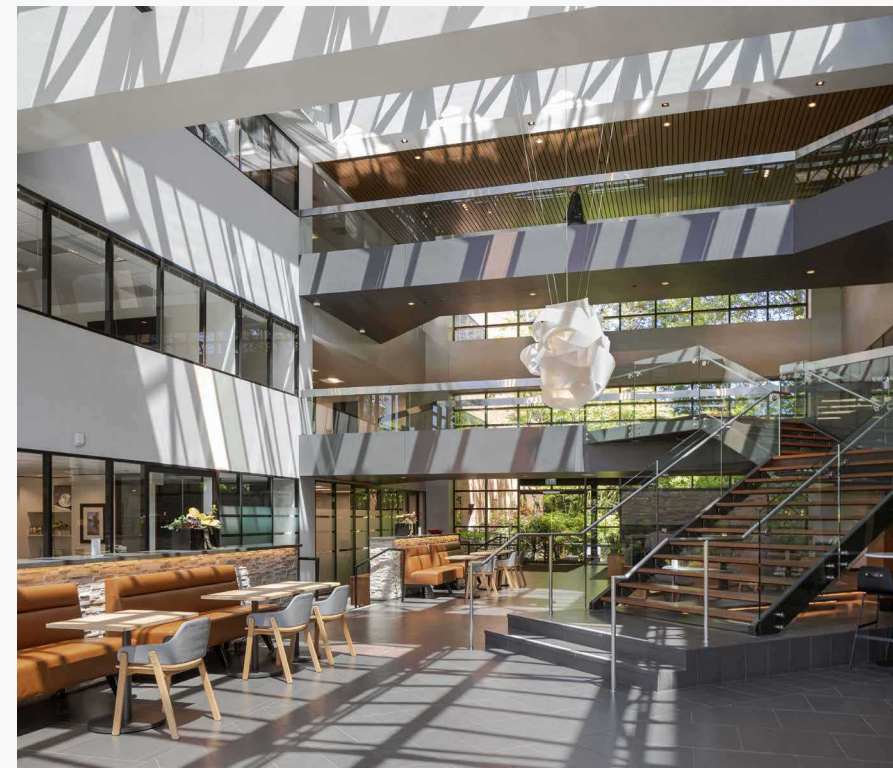
- COMCAST • AT&T
- LUMEN • ZAYO

Ownership:

Owned and Managed by Felton Stern Capital Partners

AVAILABLE SPACE

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





GATEWAY ONE

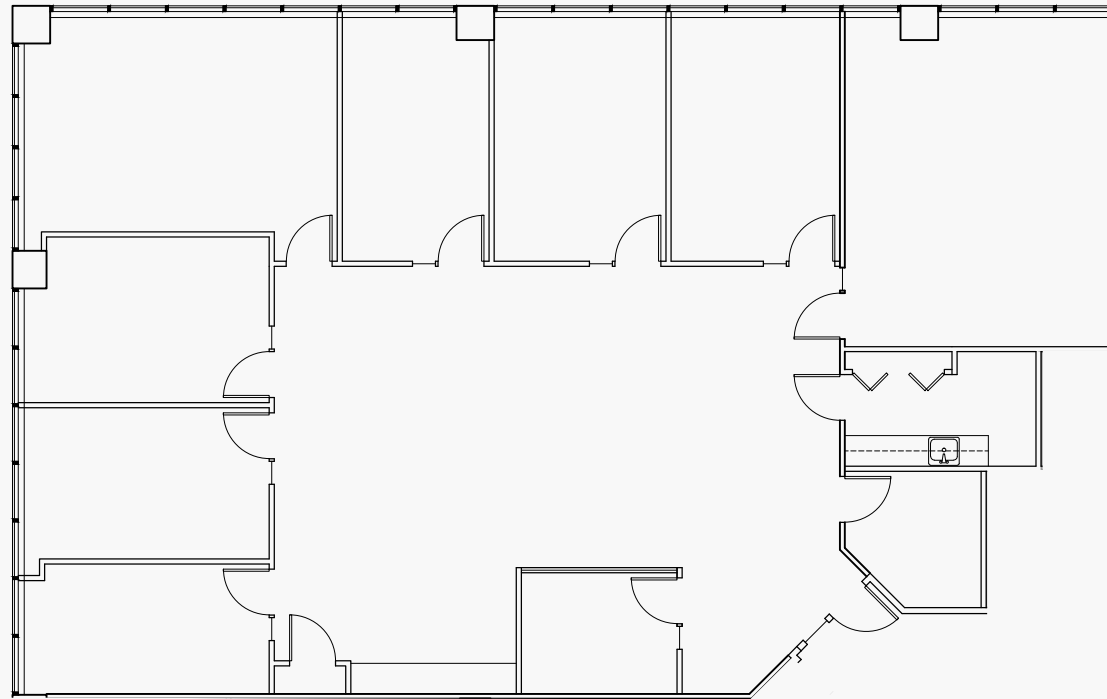
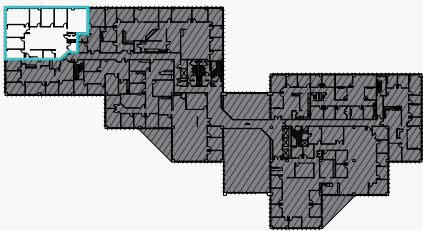
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SUITE 230

- 3,732 SF
- Available Now
- Market-ready corner suite with 7 private offices, conference room, 2 phone rooms, and kitchenette.

 [CLICK TO VIEW VIRTUAL TOUR](#)





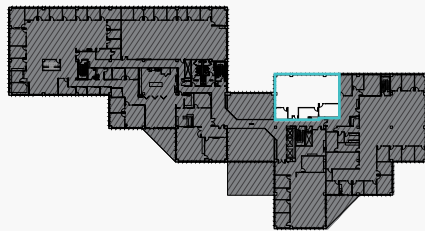
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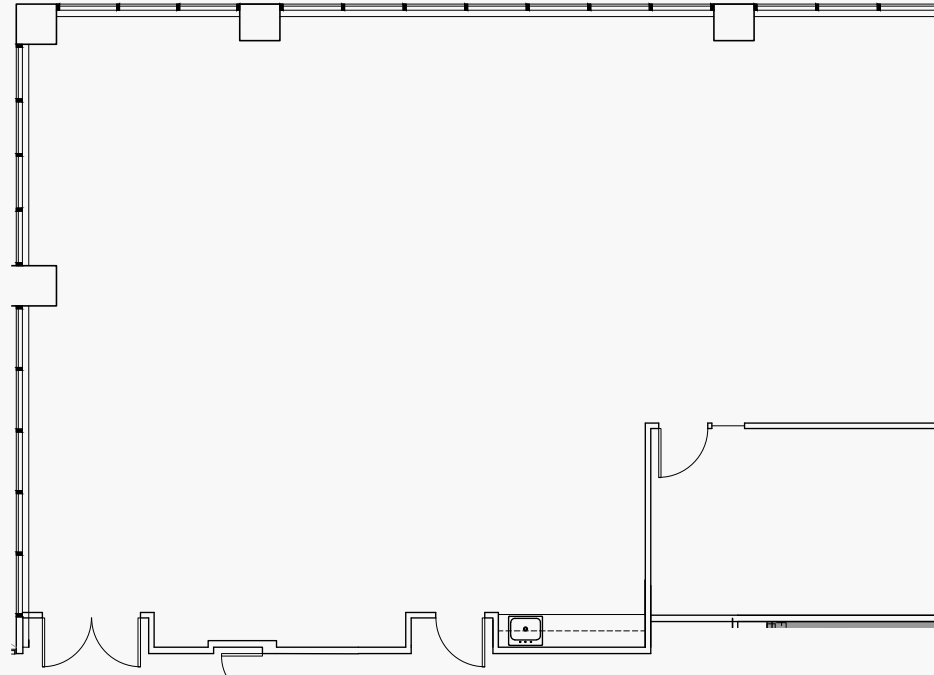
SUITE 360

- 2,590 SF
- Available Now
- Double door lobby exposure suite in warm shell condition. Speculative floor plan can be delivered quickly or option to customize layout.

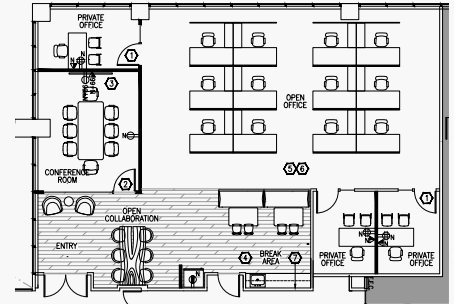
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AS-BUILT



SPECULATIVE FLOOR PLAN





GATEWAY ONE

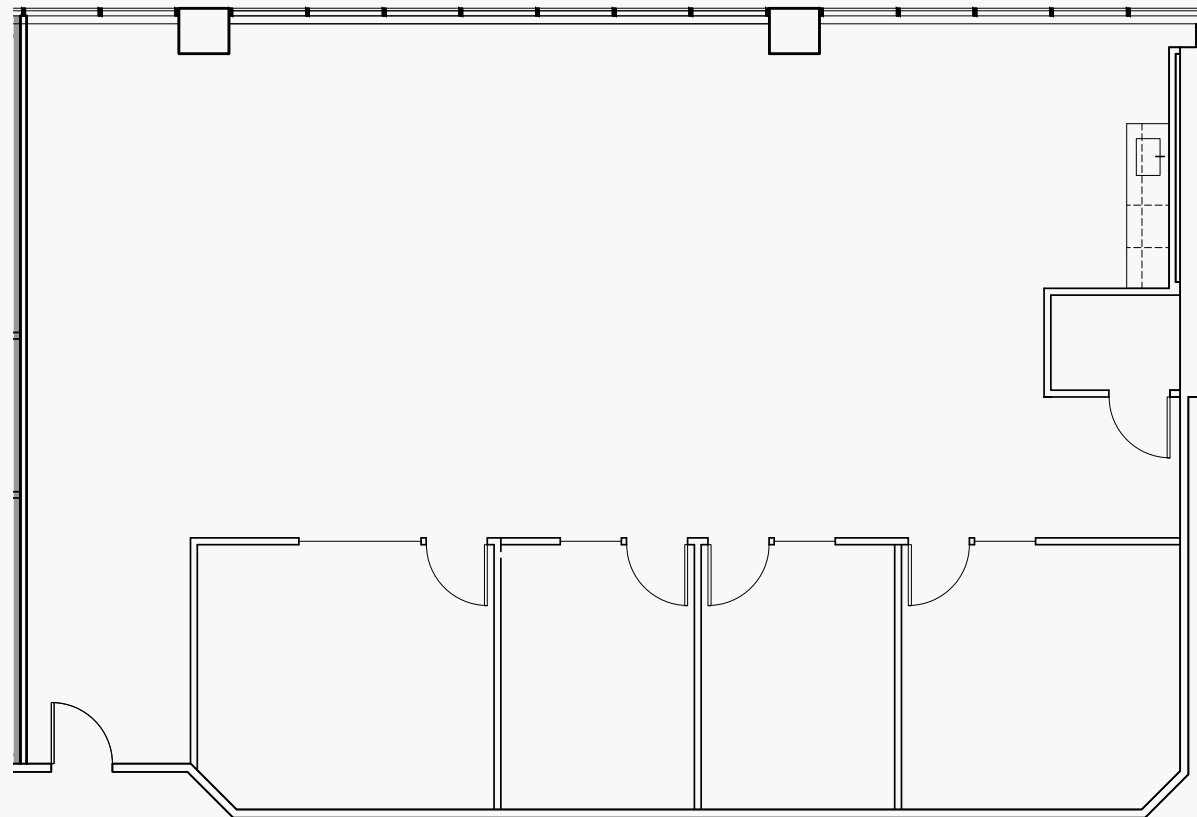
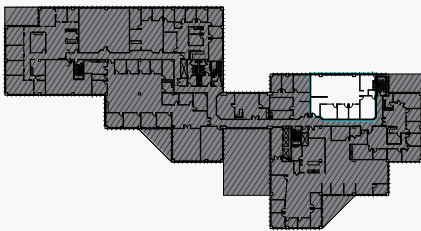
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SUITE 455

- 2,719 SF
- Available Now
- Market-ready suite with interior offices and conference rooms, leaving exposed window line and natural light.

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LOCATION

DOWNTOWN BELLEVUE

LAKE WASHINGTON

EAST MAIN LIGHT RAIL STATION

THE BELLEVUE CLUB



GATEWAY ONE

DOWNTOWN BELLEVUE LIGHT RAIL STATION

WILBURTON LIGHT RAIL STATION

WILBURTON PARK & RIDE

ACCESS TO I-90

IMMEDIATE ACCESS TO I-405



5 MINUTE

DRIVE TO DOWNTOWN BELLEVUE



10 MINUTE

WALK TO EAST MAIN LIGHT RAIL STATION



IMMEDIATE ACCESS

TO WALKING & BIKE TRAILS





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EXCLUSIVELY LISTED BY

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