

FOR LEASE

GATEWAY 405



11711 SE 8TH STREET • BELLEVUE, WA 98005



Lake Washington
PARTNERS

CBRE



2024 ESTIMATED
OPERATING EXPENSES
\$13.52/SF

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



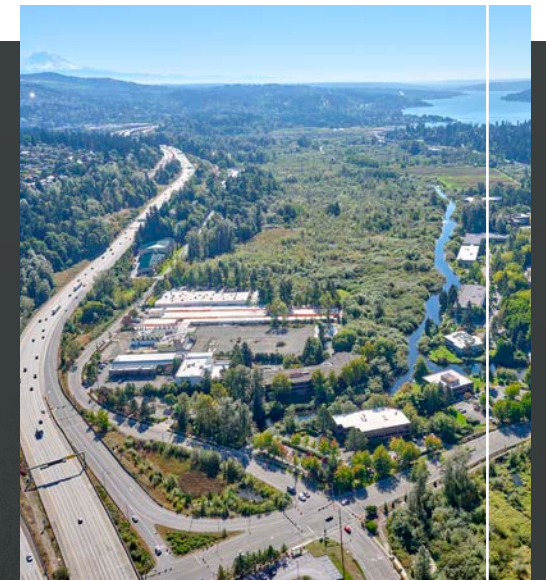
Deli within walking distance




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

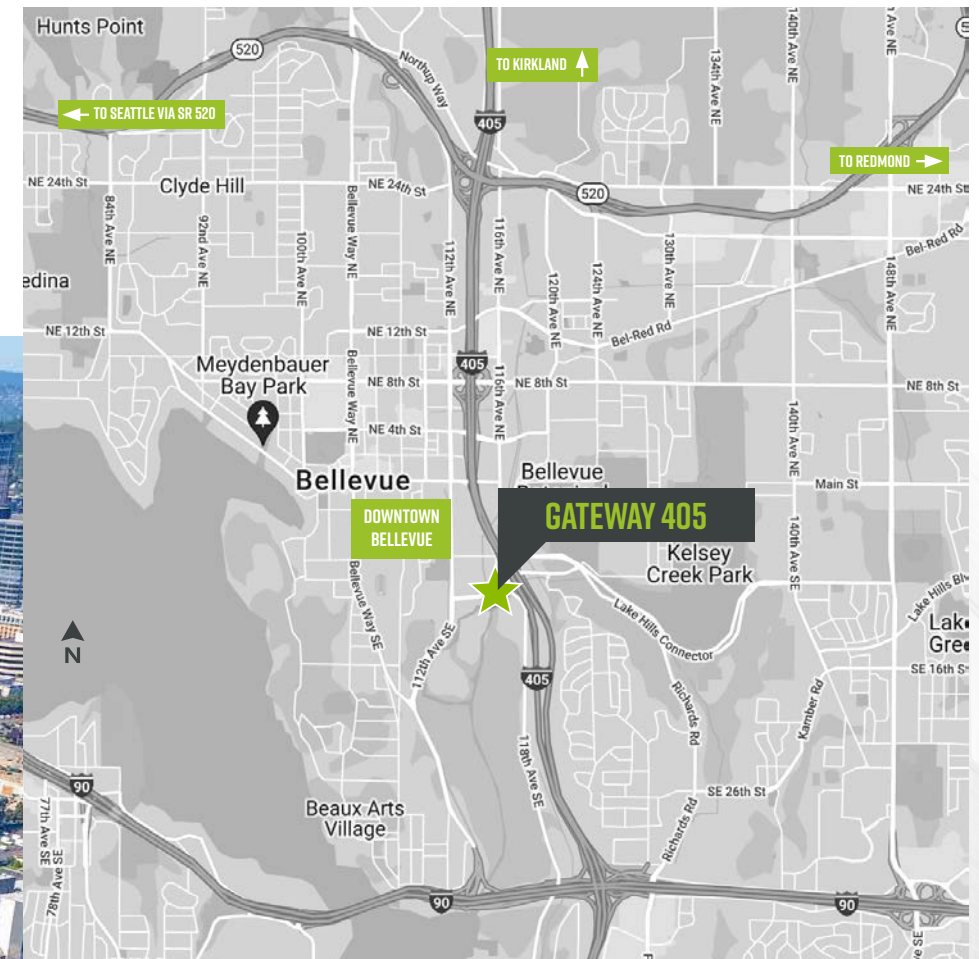


AVAILABLE SPACES

SUITE	±RSF	AVAILABILITY	COMMENTS
110	2,557	Now	Two private offices, open space for workstations and water/coffee bar
205	1,104	February 1, 2025	Two private offices, conference room and water/coffee bar
303	2,935	Now	 Virtual Tour Available
310	2,235	October 1, 2025	Four private offices, two conference rooms and kitchen / break room
315	2,253	August 1, 2025	Five private offices, two conference rooms, break area and reception



THE LOCATION



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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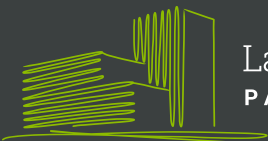
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GATEWAY 405

SUITE 110 **2,557 SF**

AVAILABLE NOW



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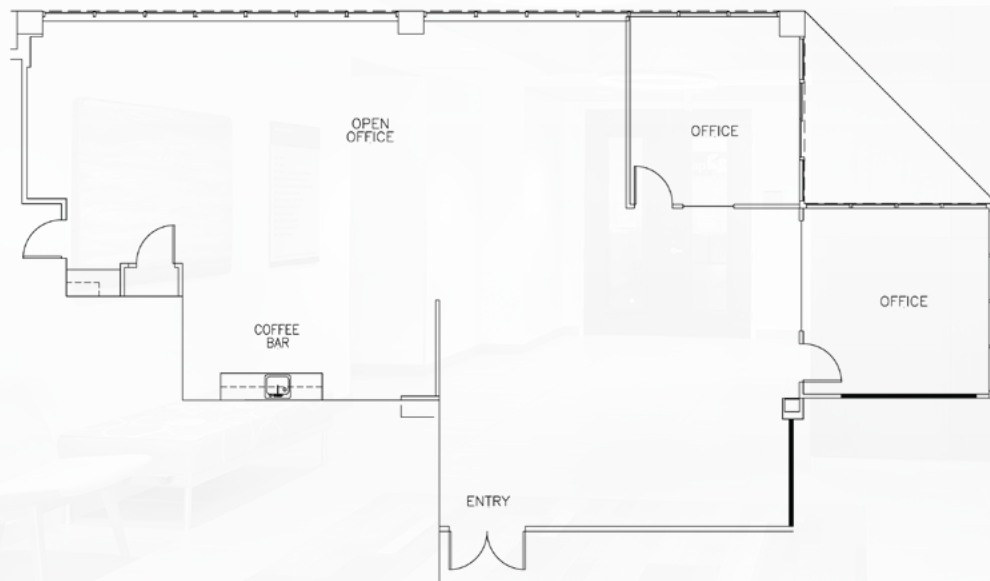
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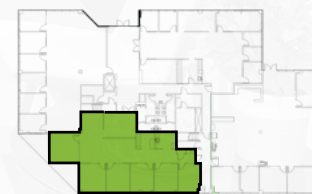
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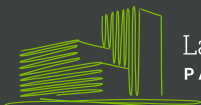
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Key Floorplan



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GATEWAY 405

SUITE 205 1,104 SF

AVAILABLE JANUARY 1, 2025



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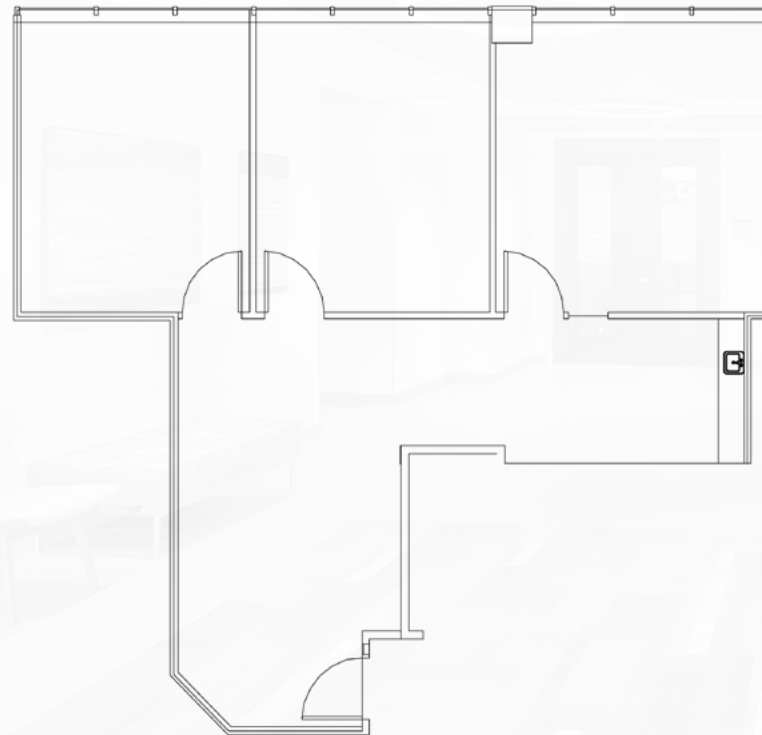
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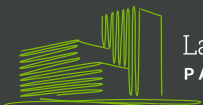
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Key Floorplan



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GATEWAY 405

SUITE 303 2,935 SF

MARKET-READY



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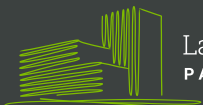
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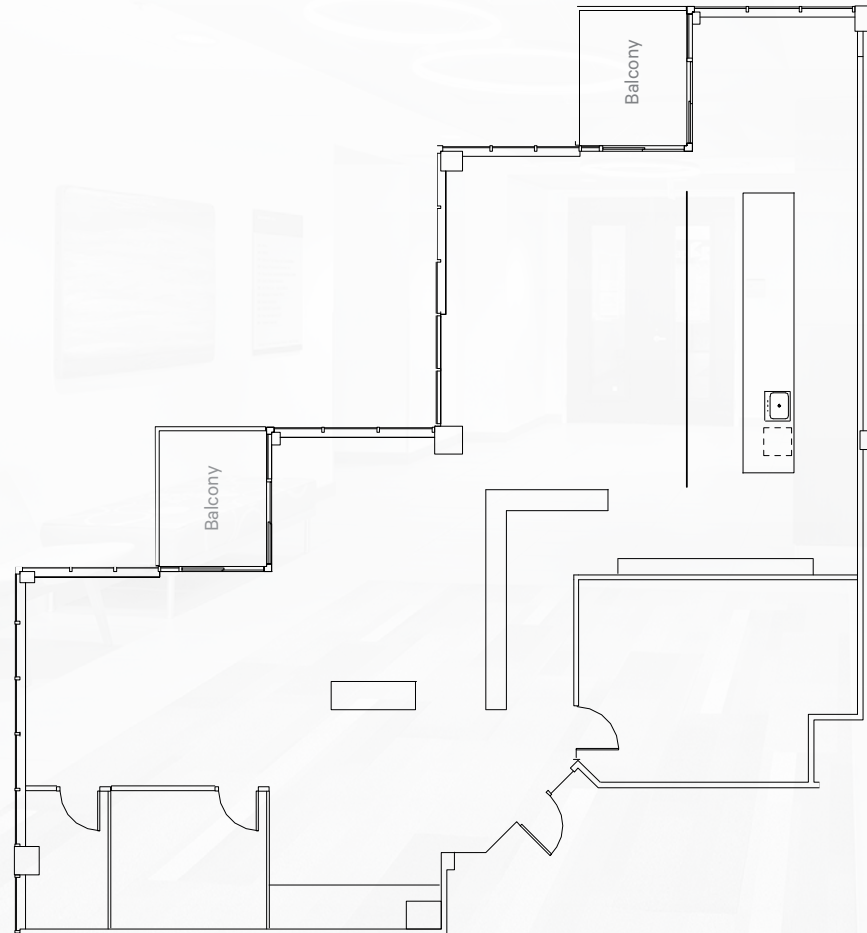
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Key Floorplan



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GATEWAY 405

SUITE 310 2,235 SF

AVAILABLE OCTOBER 1, 2025



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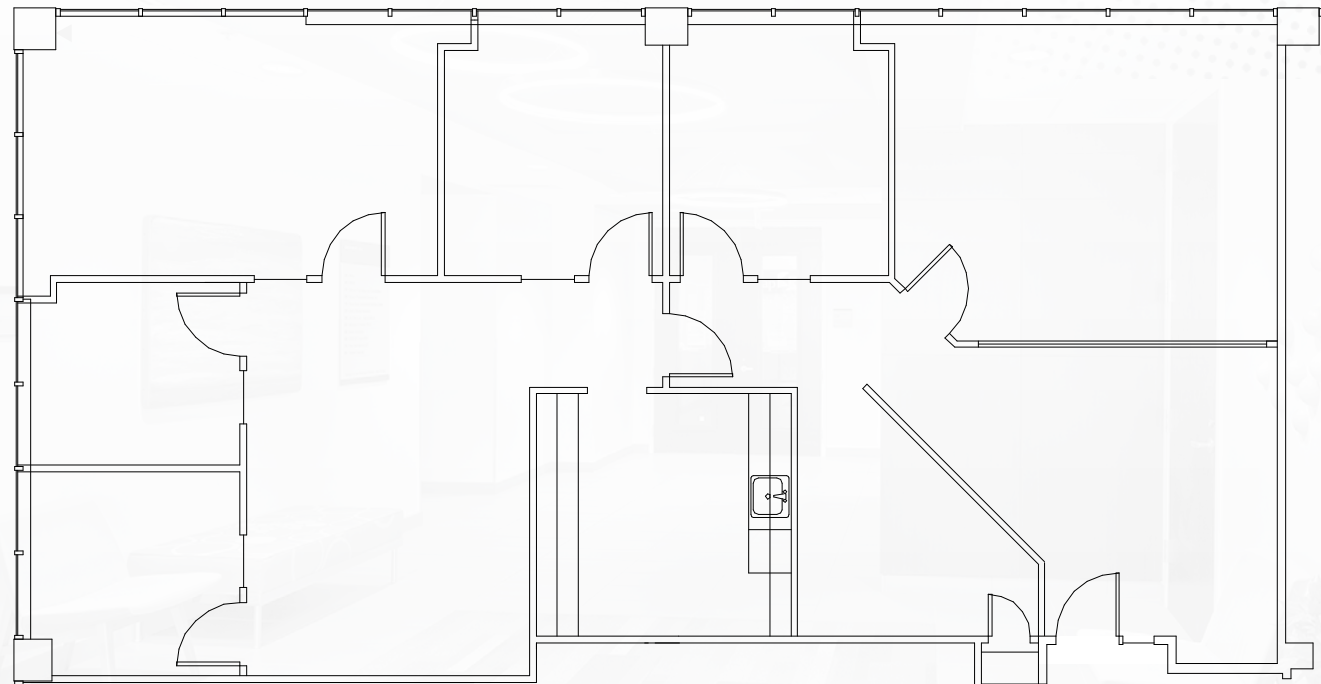
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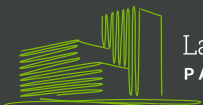
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Key Floorplan

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GATEWAY 405

SUITE 315 2,253 SF

AVAILABLE AUGUST 1, 2025



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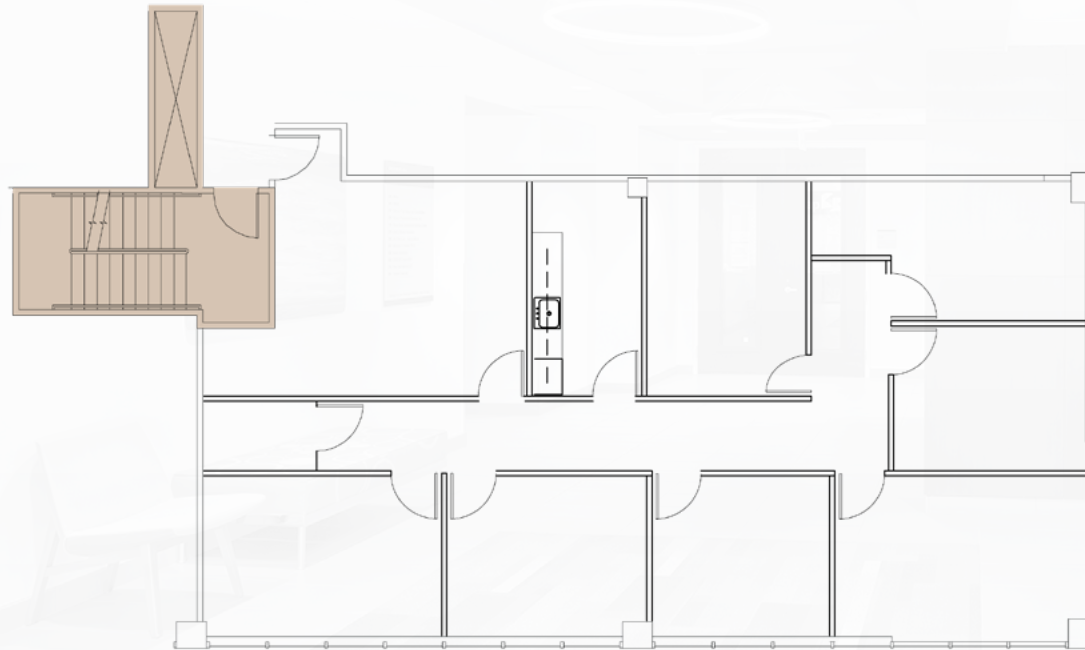
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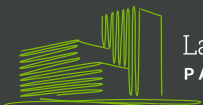
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