

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

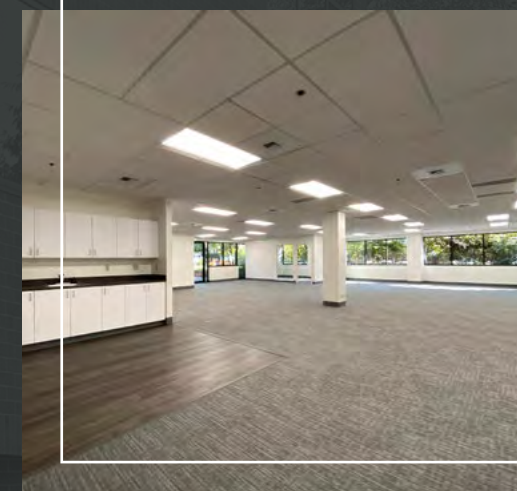
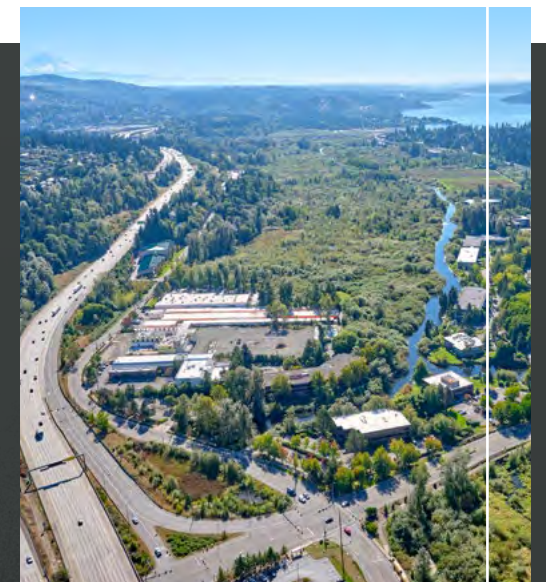


Walking and bike trails nearby

2022 ESTIMATED
OPERATING EXPENSES
\$12.78/SF

AVAILABLE SPACES

| SUITE | ±RSF | AVAILABILITY | COMMENTS |
|-------|-------|---|--|
| 220 | 2,494 | Immediate | Fully furnished suite with eight cubicles, one private office, one conference room, ample workspace and kitchen that opens to shared deck. |
| 303 | 2,935 | September 1, 2023 or potentially sooner | Modern open layout with large and small conference rooms. Furniture including adjustable standing desks potentially available. |
| 300 | 2,293 | January 1, 2023 or potentially sooner | Open office area with break room and sink. |



THE LOCATION



DOWNTOWN SEATTLE

BELLEVUE CBD

 East Link Main Street Station

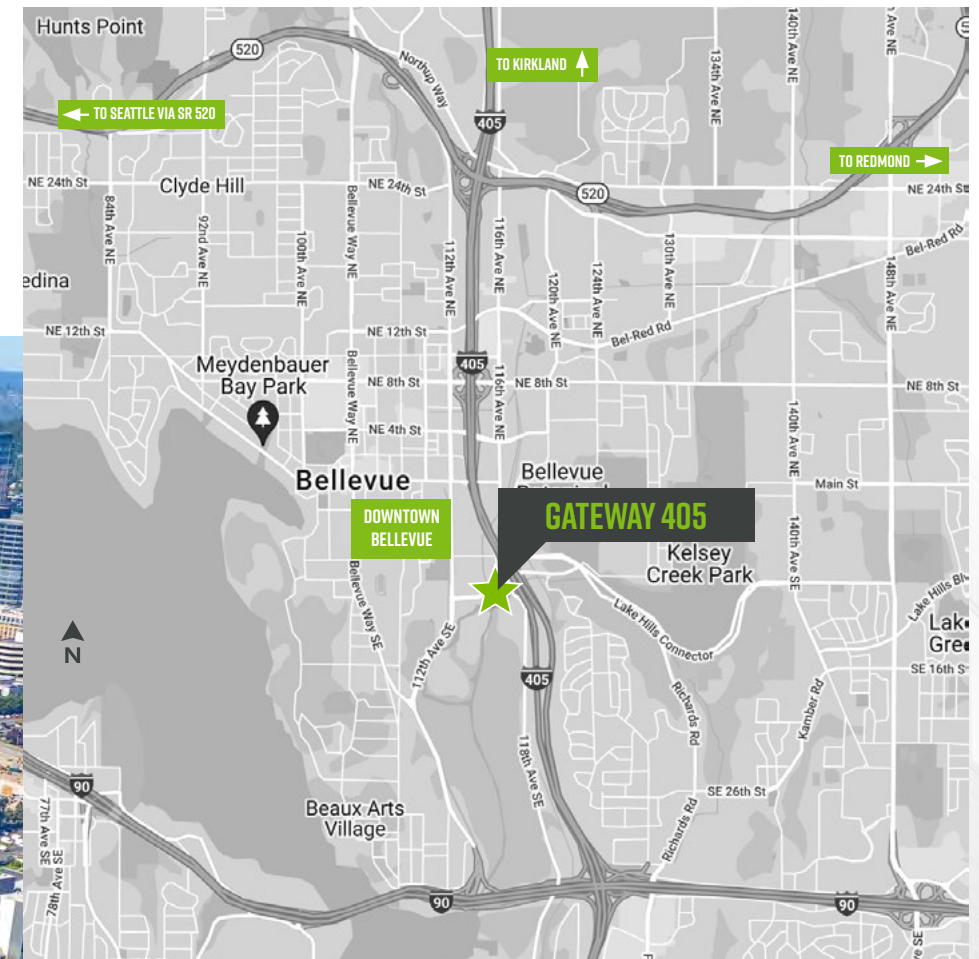
 The Bellevue Club

 Wilburton Park & Ride

GATEWAY 405

SE 8TH STREET

112TH AVE SE



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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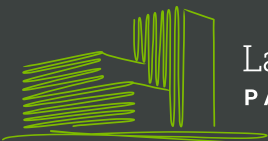
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GATEWAY 405

SUITE 220 **2,527 SF**

AVAILABLE IMMEDIATELY



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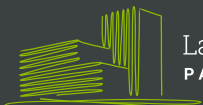
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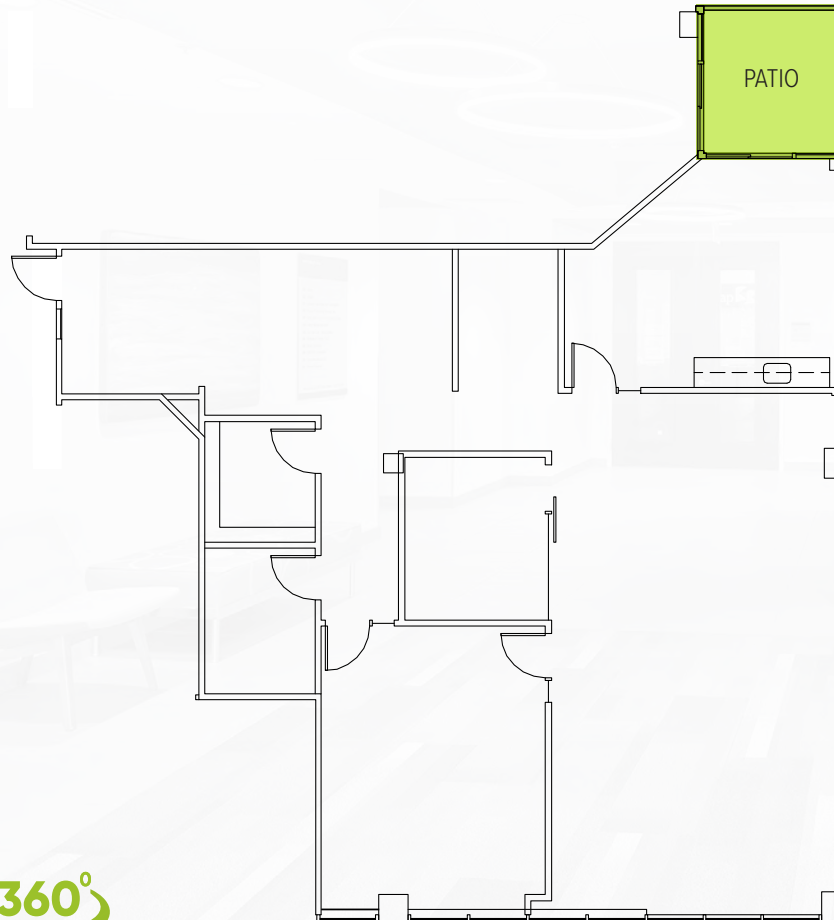
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Not to Scale

Key Floorplan



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GATEWAY 405

SUITE 300 2,293 SF

AVAILABLE JANUARY 1, 2023

OR POTENTIALLY SOONER



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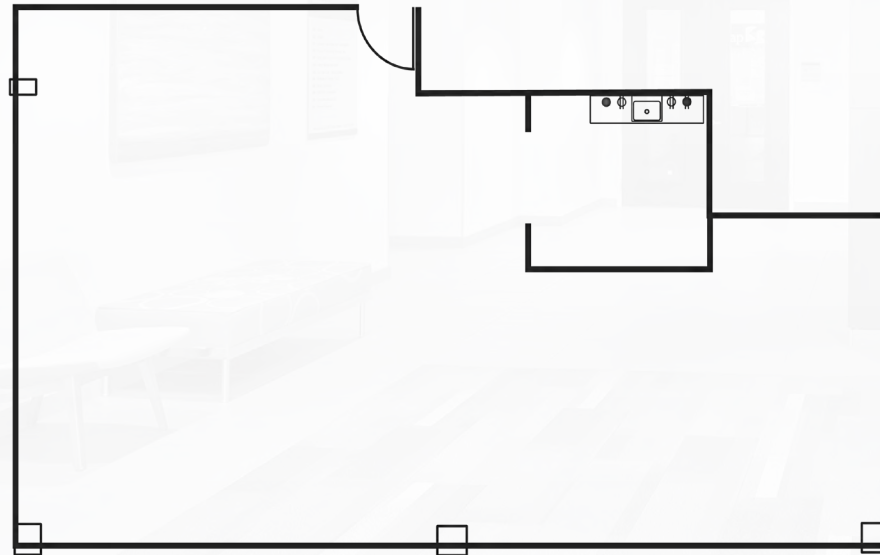
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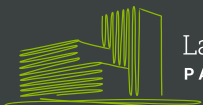


Key Floorplan



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GATEWAY 405

SUITE 303 2,935 SF

AVAILABLE SEPTEMBER 1, 2023
OR POTENTIALLY SOONER



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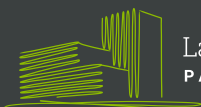
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FURNITURE POTENTIALLY AVAILABLE



Key Floorplan



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