

FOR LEASE

GATEWAY

405



11711 SE 8TH STREET · BELLEVUE, WA 98005



Lake Washington
PARTNERS

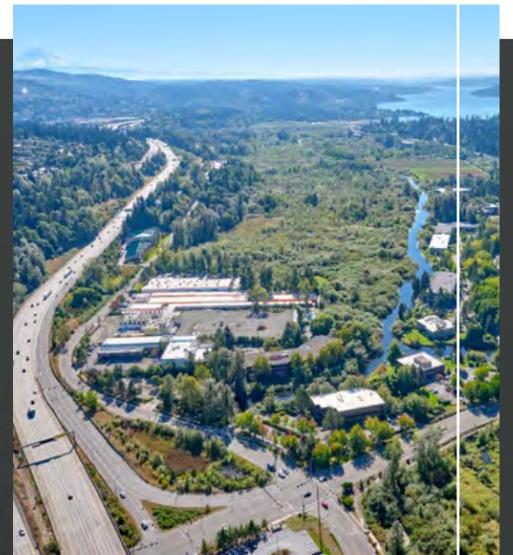
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PROPERTY HIGHLIGHTS

-  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

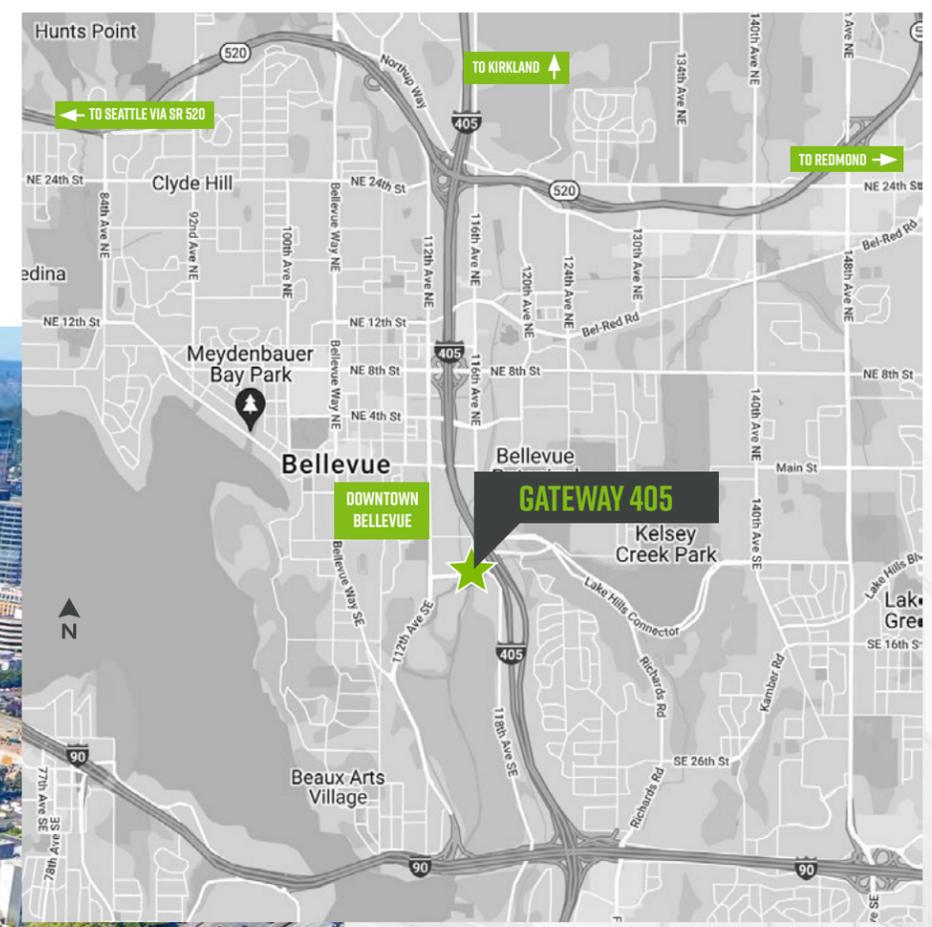
BELLEVUE CBD

East Link Main Street Station

The Bellevue Club

Wilburton Park & Ride

GATEWAY 405



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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GATEWAY 405

SUITE 220 2,527 SF

AVAILABLE IMMEDIATELY



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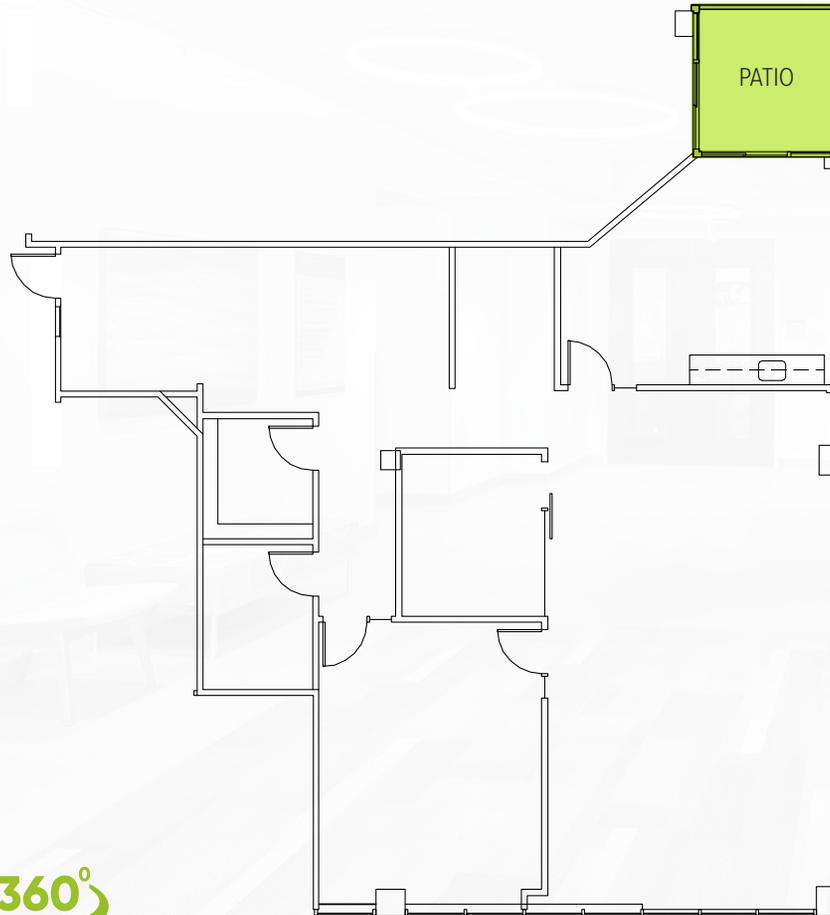
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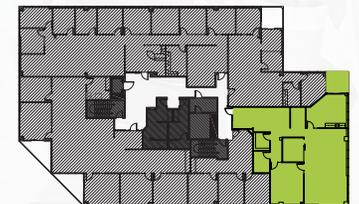
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Key Floorplan



VIRTUAL TOUR

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GATEWAY 405

SUITE 300 2,293 SF

AVAILABLE JANUARY 1, 2023

OR POTENTIALLY SOONER



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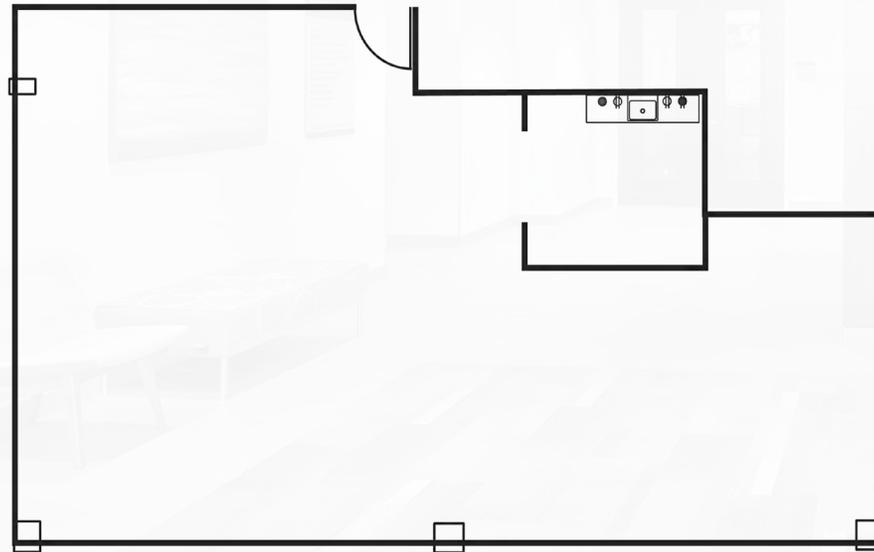
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Key Floorplan



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GATEWAY 405

SUITE 303 2,935 SF

AVAILABLE SEPTEMBER 1, 2023

OR POTENTIALLY SOONER



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FURNITURE POTENTIALLY AVAILABLE



Key Floorplan



Not to Scale

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