

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

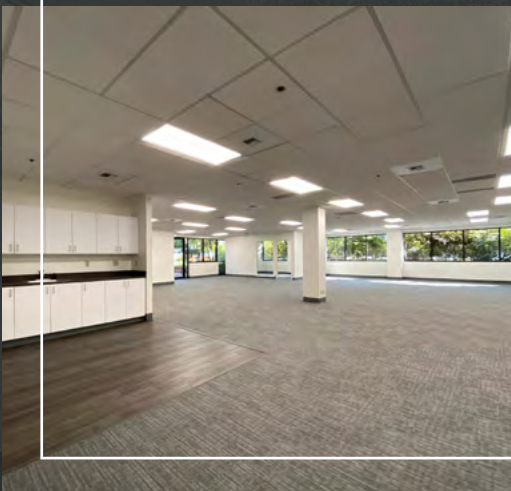
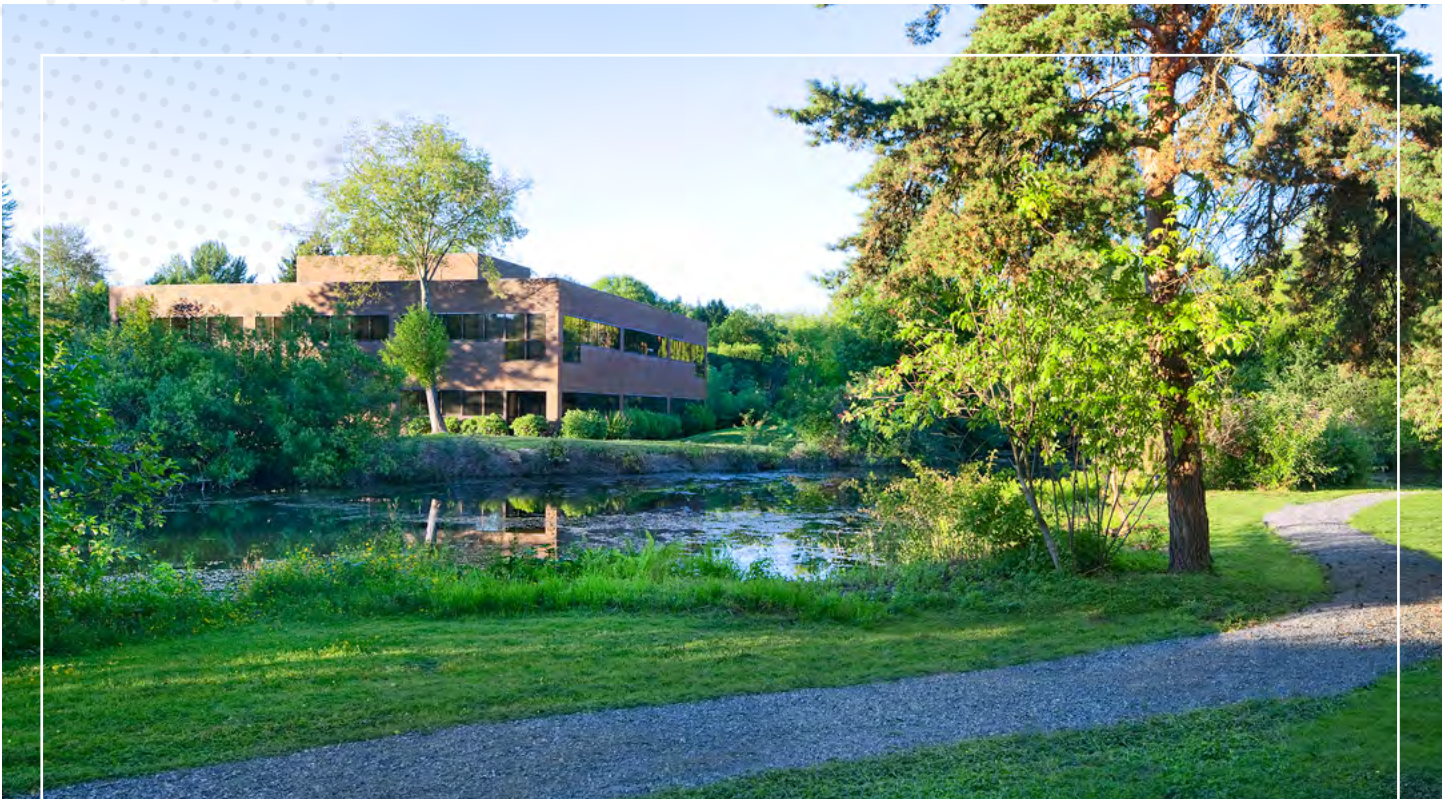


Walking and bike trails nearby

2022 ESTIMATED
OPERATING EXPENSES
\$12.78/SF

AVAILABLE SPACE

SUITE	±RSF	AVAILABILITY	COMMENTS
220	2,494	September 1, 2022 (or potentially sooner)	Fully furnished suite with eight cubicles, one private office, one conference room, ample workspace and kitchen that opens to shared deck.



THE LOCATION

DOWNTOWN SEATTLE



The Bell Club

112TH AVE SE

SE 8TH STREET

GATEWAY 405

N





BELLEVUE CBD

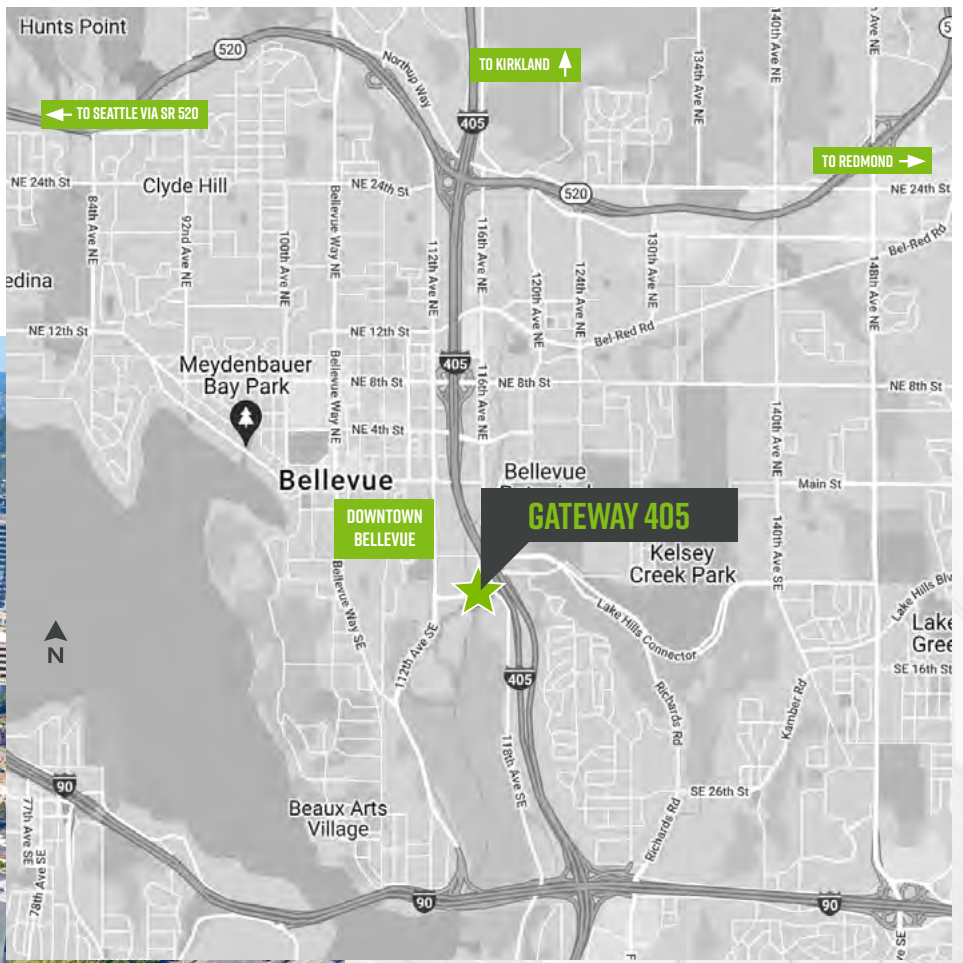


East Link Main Street Station

Bellevue



Wilburton Park & Ride



← TO SEATTLE VIA SR 520

↑ TO KIRKLAND

→ TO REDMOND

DOWNTOWN BELLEVUE

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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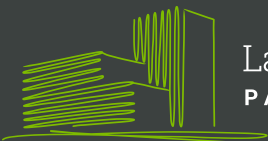
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GATEWAY 405

SUITE 220 2,527 SF

AVAILABLE 9/1/2022

(OR POTENTIALLY SOONER)



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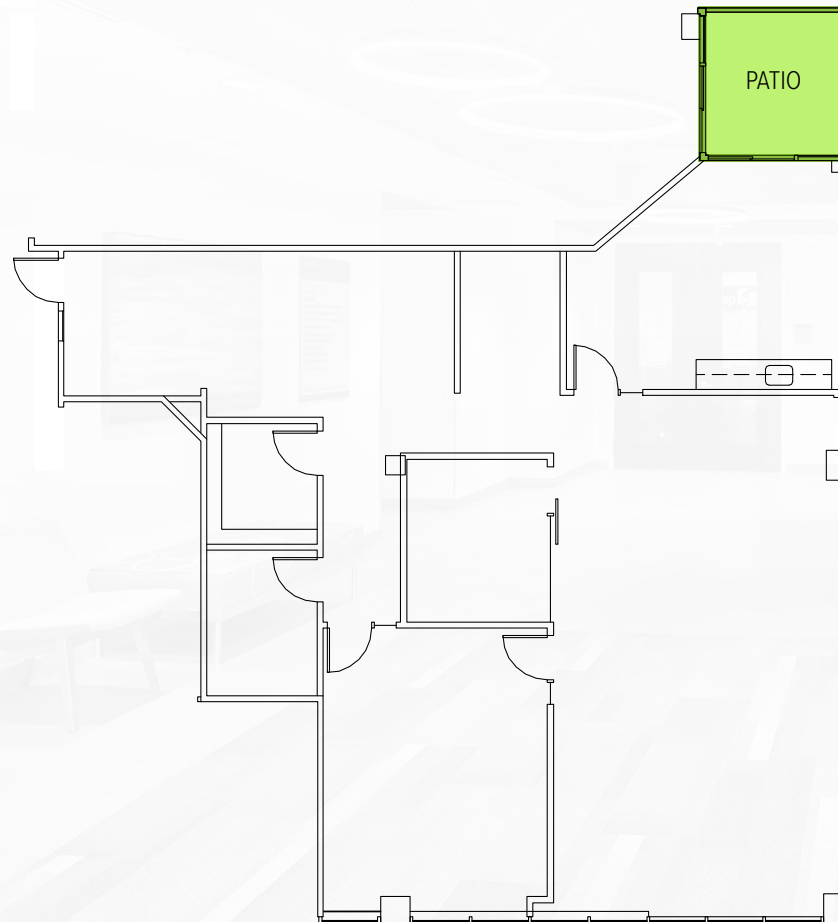
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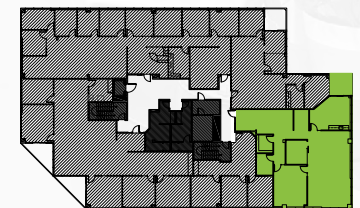
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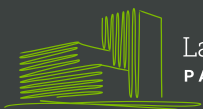


Not to Scale

Key Floorplan



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