

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
-  Mercer Slough Nature Park walking and bike trails nearby



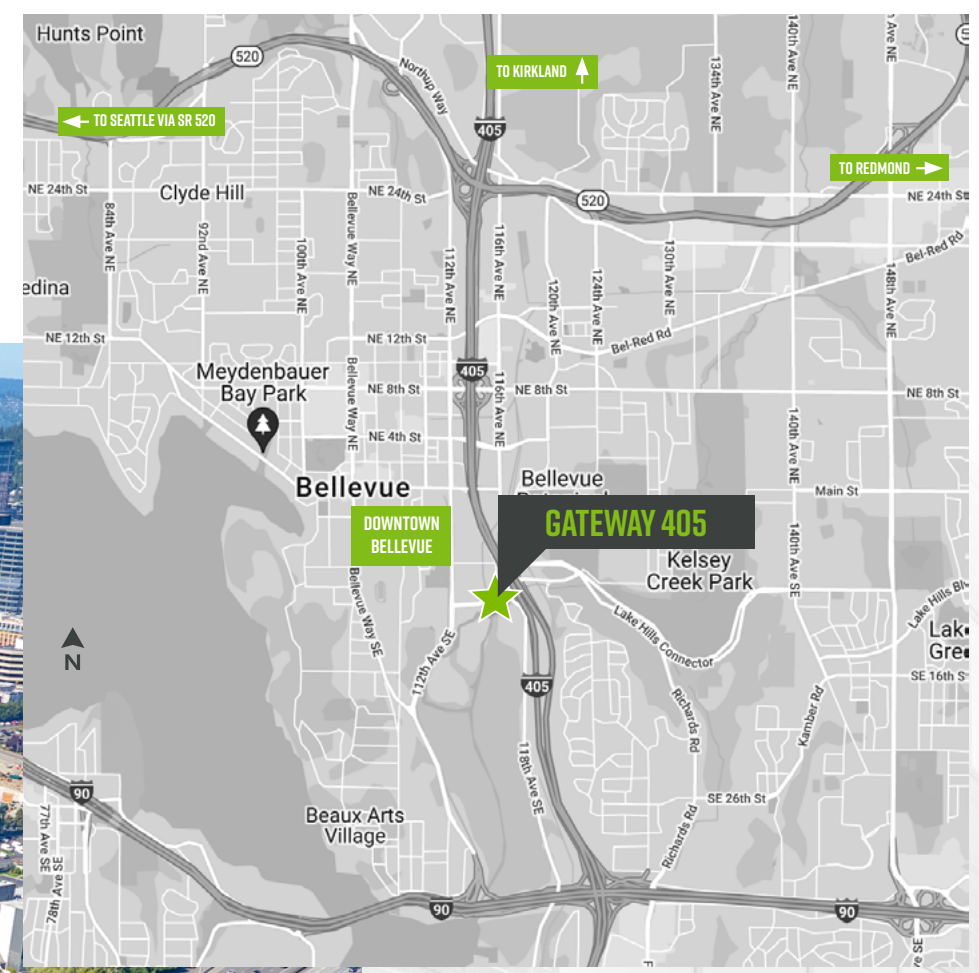
2025 ESTIMATED OPERATING EXPENSES
\$15.05/SF

AVAILABLE SPACES

| SUITE | ±RSF | AVAILABILITY | COMMENTS |
|-------|-------|-----------------|---|
| 110 | 2,557 | Now | Market Ready with prominent lobby exposure View Virtual Tour |
| 205 | 1,104 | Now | Efficient private office layout View Virtual Tour |
| 303 | 2,935 | Now | Modern open layout with private balcony View Virtual Tour |
| 310 | 2,235 | October 1, 2025 | Four private offices, two conference rooms and kitchen / break room |



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

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

JEFF.JOCHUMS@CBRE.COM

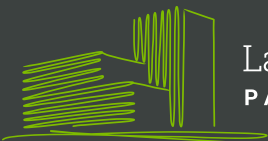
ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

CBRE, INC. | 929 108TH AVE NE | SUITE 700 | BELLEVUE, WA 98004



Lake Washington
PARTNERS

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_March_2025

GATEWAY 405

SUITE 110 / 2,557 SF

MARKET-READY



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

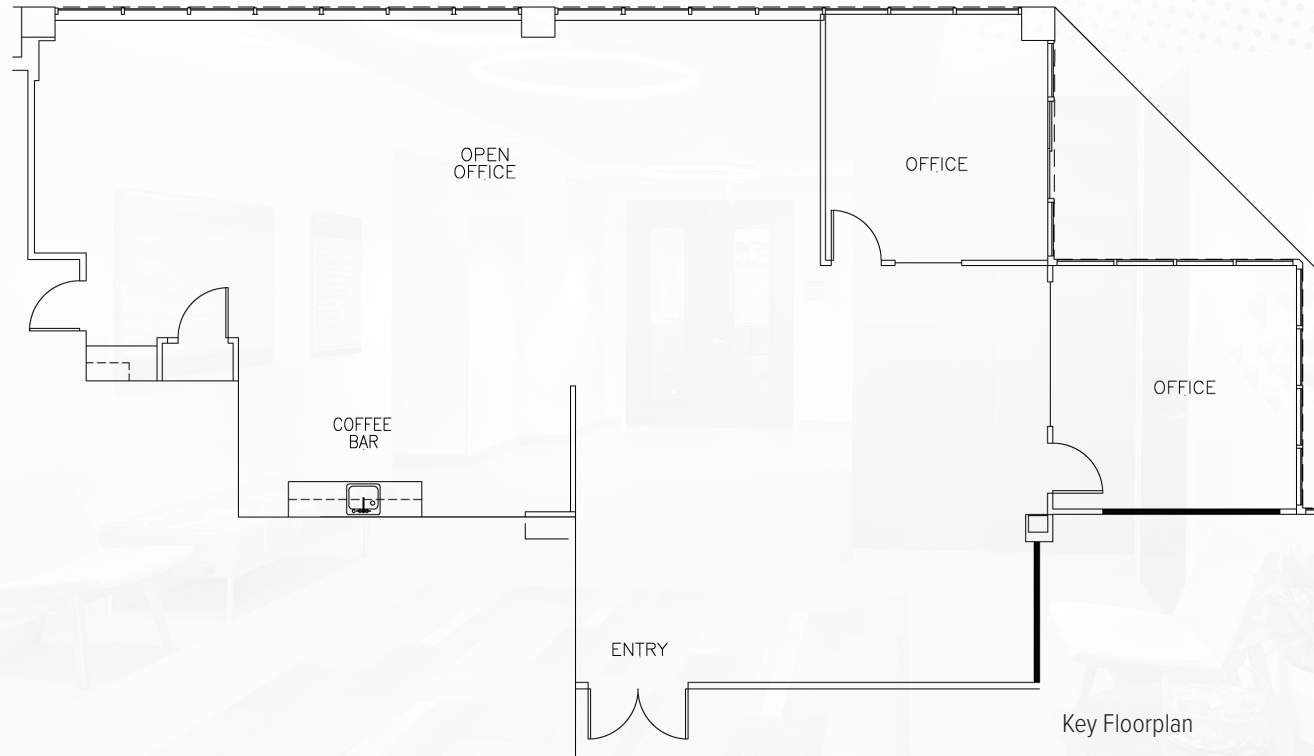
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

TRANSACTION SPECIALIST

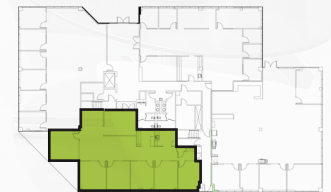
+1 425 462 6974

ROBERT.BAKER@CBRE.COM

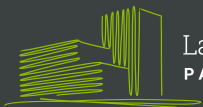


VIEW
VIRTUAL TOUR

Key Floorplan



CBRE



Lake Washington
PARTNERS

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_March2025

GATEWAY 405

SUITE 205 / 1,104 SF

AVAILABLE NOW



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

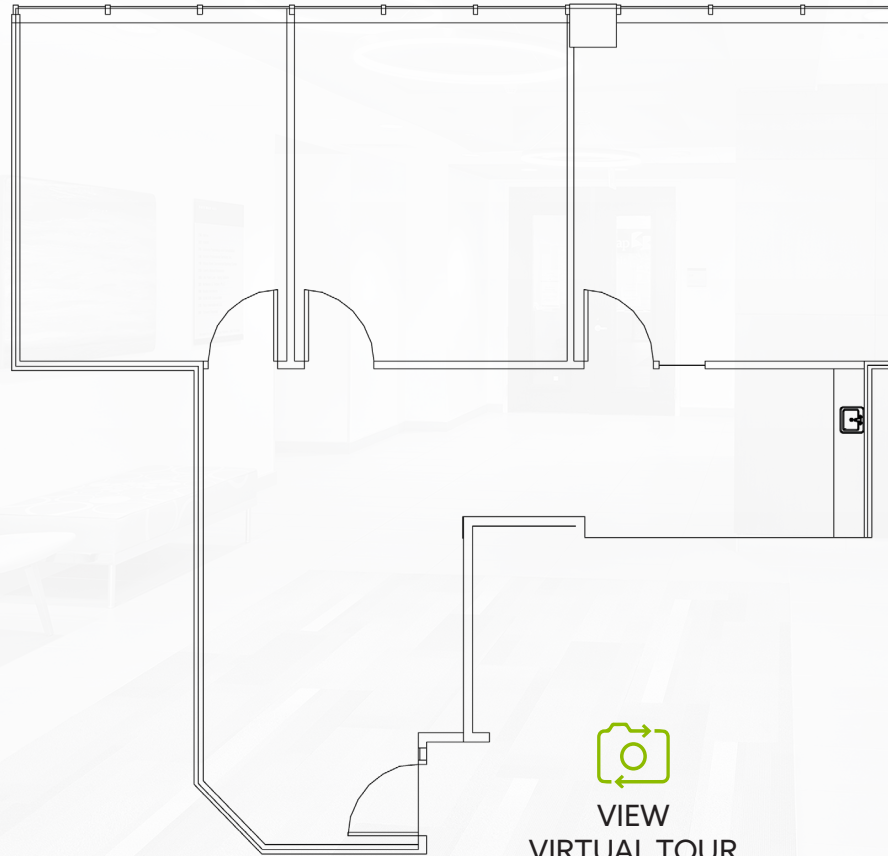
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

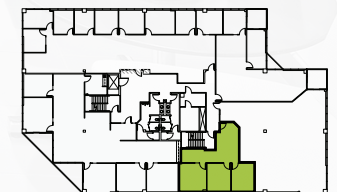
TRANSACTION SPECIALIST

+1 425 462 6974

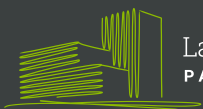
ROBERT.BAKER@CBRE.COM



Key Floorplan



CBRE



Lake Washington
PARTNERS

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_March2025

GATEWAY 405

SUITE 303 / 2,935 SF

MARKET-READY



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

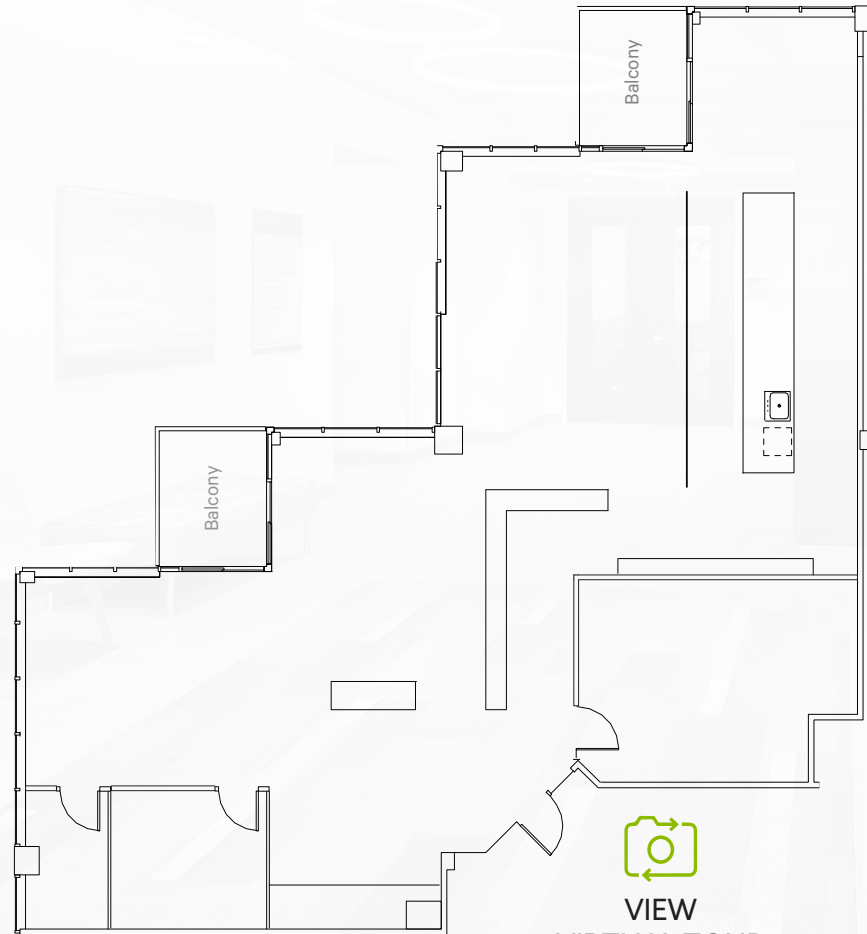
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

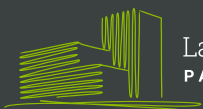
ROBERT.BAKER@CBRE.COM



Key Floorplan



CBRE



Lake Washington
PARTNERS

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_March2025

GATEWAY 405

SUITE 310 / 2,235 SF

AVAILABLE OCTOBER 1, 2025



FOR MORE INFO
PLEASE CONTACT

JEFF JOCHUMS

EXECUTIVE VICE PRESIDENT

+1 425 462 6971

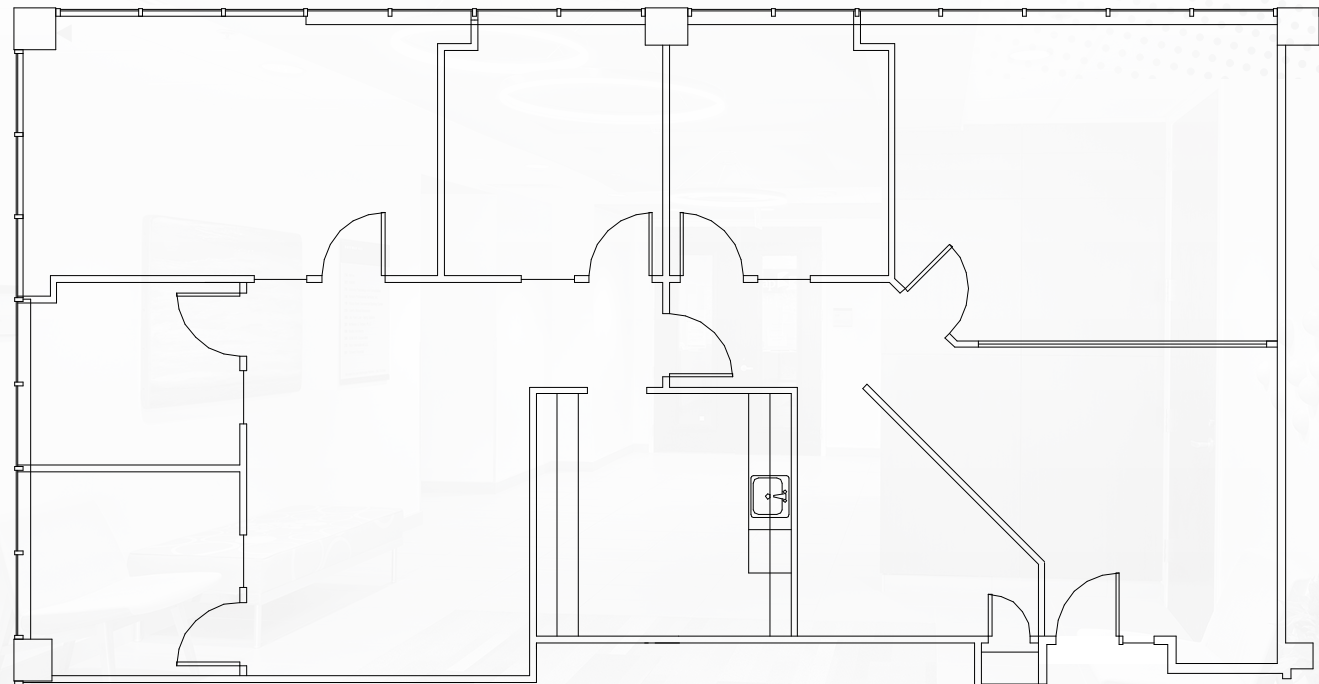
JEFF.JOCHUMS@CBRE.COM

ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

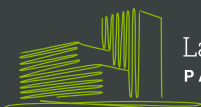
ROBERT.BAKER@CBRE.COM



Key Floorplan



CBRE



Lake Washington
PARTNERS

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_March2025