

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

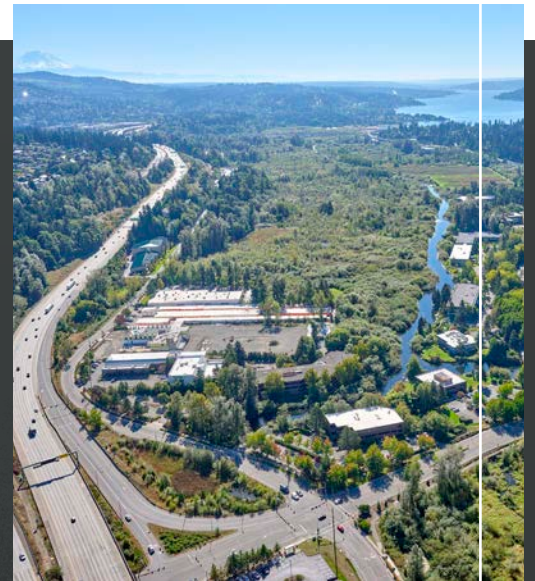


Mercer Slough Nature Park walking and bike trails nearby

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	Market Ready with efficient private office layout View Virtual Tour
310	2,235	Now	Four private offices, two conference rooms and kitchen / break room.



THE LOCATION

DOWNTOWN SEATTLE



The Bellin
Club

112TH AVE SE

SE 8TH STREET

GATEWAY 405



Wilbur
Park & Ride

N



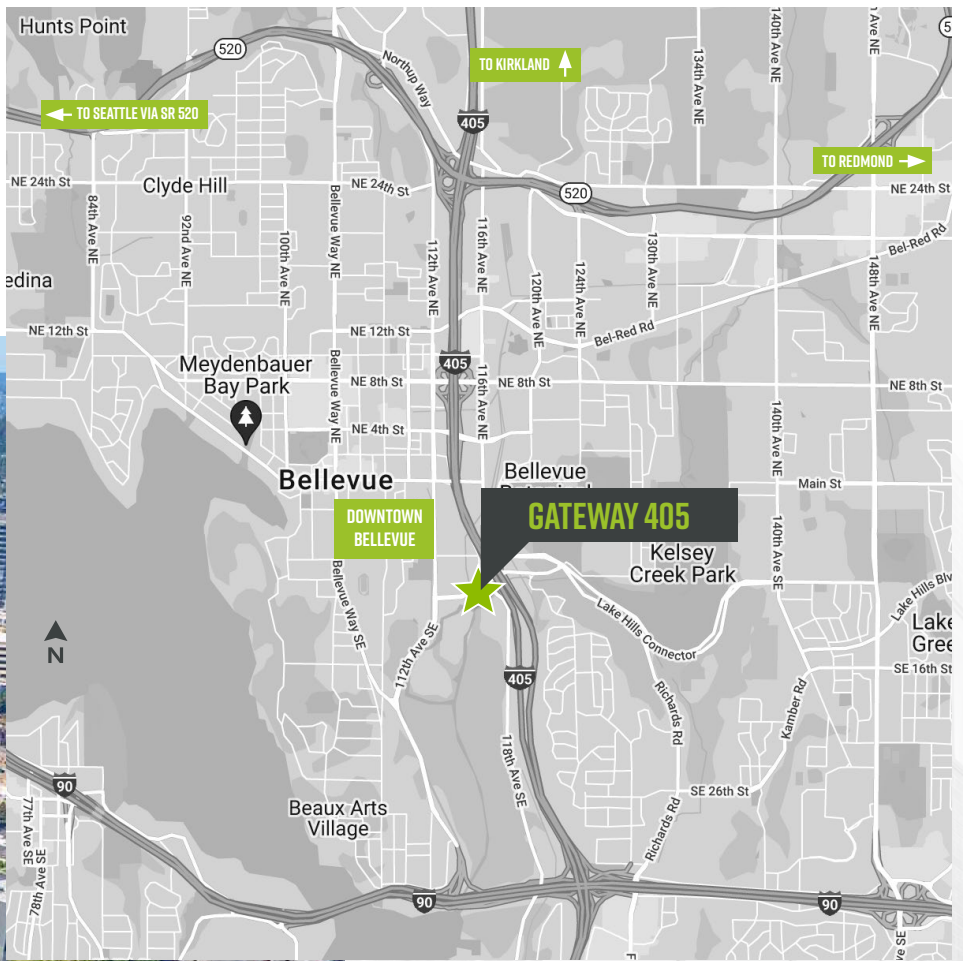
BELLEVUE CBD



East Link Main
Street Station

Bellevue

Arton
& 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



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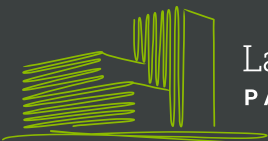
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GATEWAY 405

SUITE 110 / 2,557 SF

MARKET-READY



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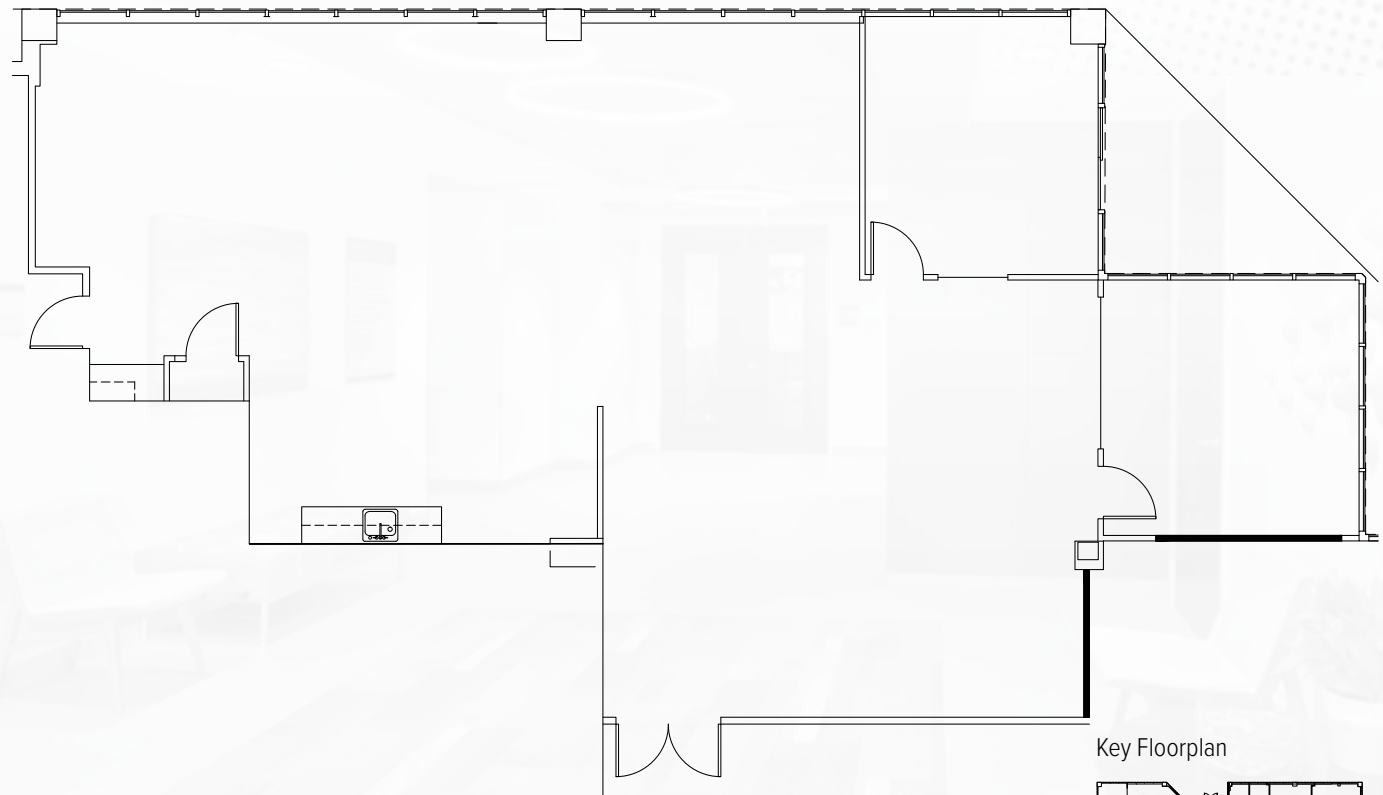
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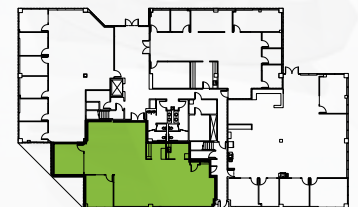


VIEW
CONCEPTUAL
FURNITURE PLAN

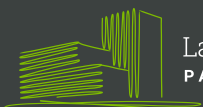


VIEW
VIRTUAL TOUR

Key Floorplan



CBRE



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GATEWAY 405

SUITE 110 / 2,557 SF

CONCEPTUAL FURNITURE PLAN



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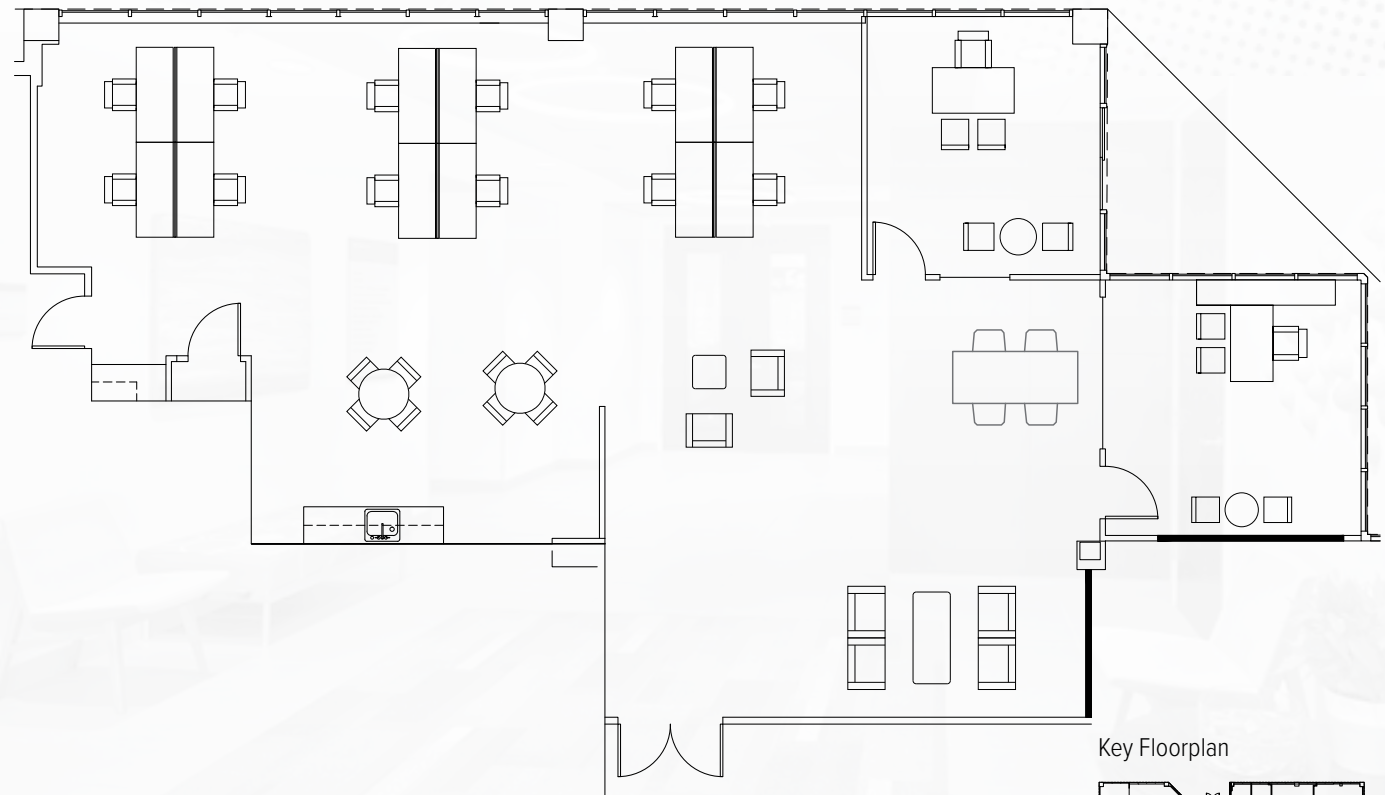
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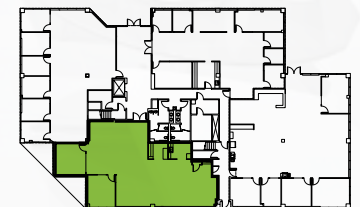


VIEW
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FURNITURE PLAN

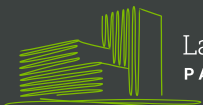


VIEW
VIRTUAL TOUR

Key Floorplan



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GATEWAY 405

SUITE 205 / 1,104 SF

MARKET-READY



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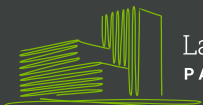
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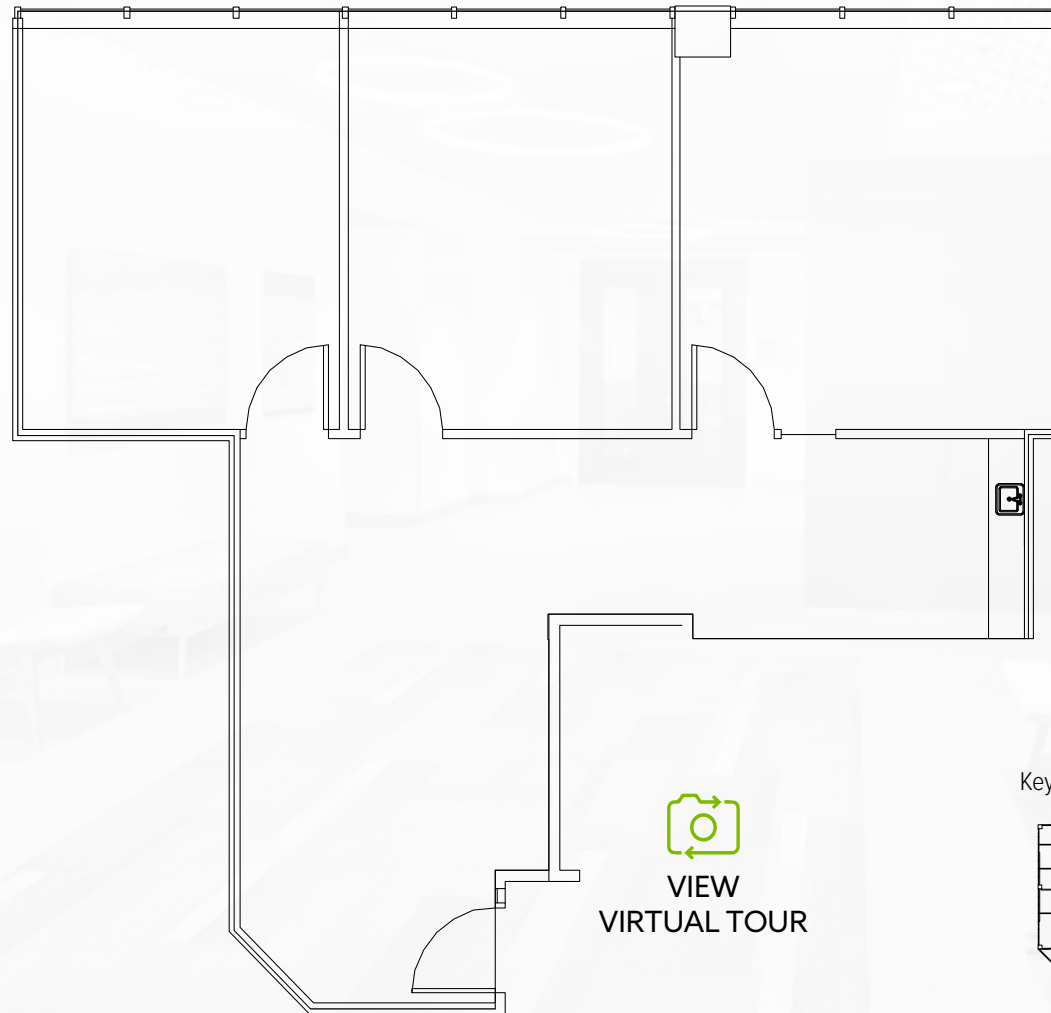
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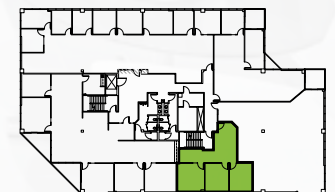


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VIEW
VIRTUAL TOUR

Key Floorplan



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GATEWAY 405

SUITE 310 / 2,235 SF

AVAILABLE NOW



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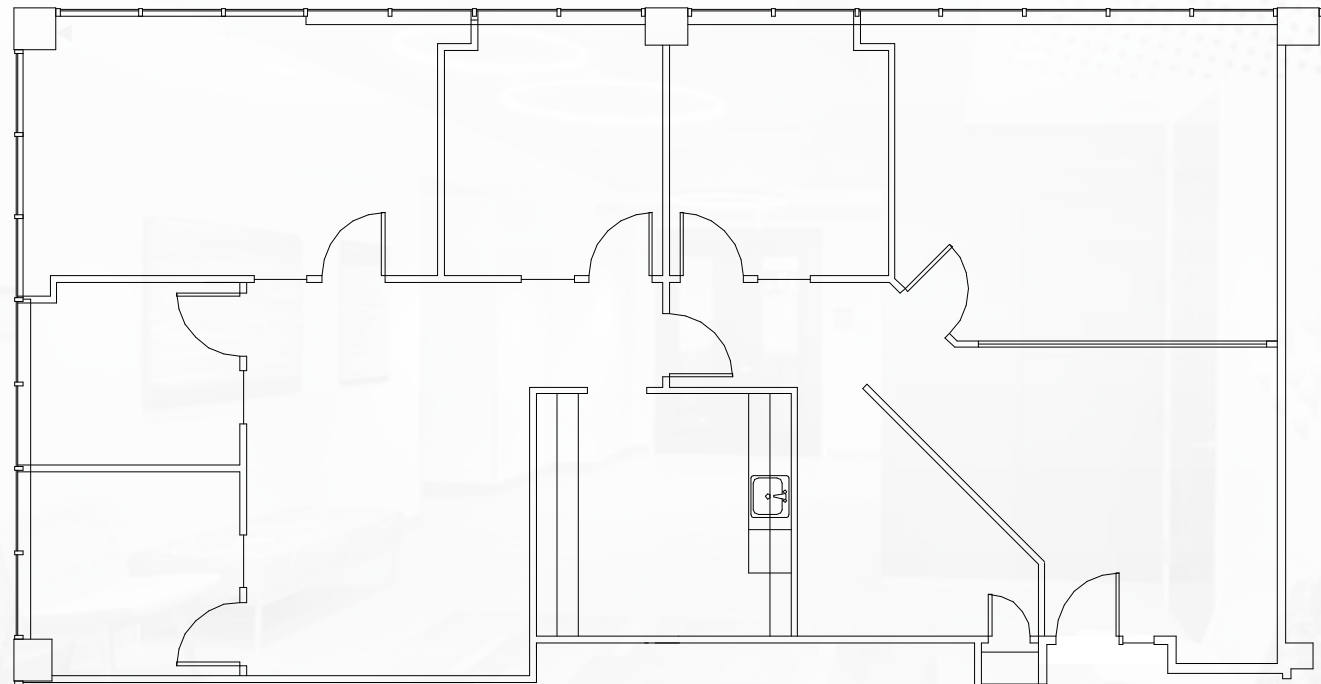
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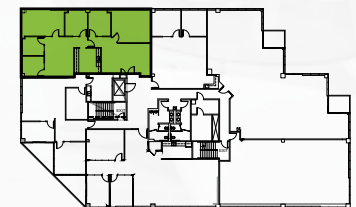
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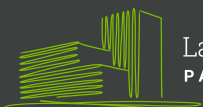
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Key Floorplan



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