

FOR LEASE

GATEWAY 405



11711 SE 8TH STREET • BELLEVUE, WA 98005



CBRE

PROPERTY HIGHLIGHTS



2025 ESTIMATED
OPERATING EXPENSES
\$15.05/SF



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

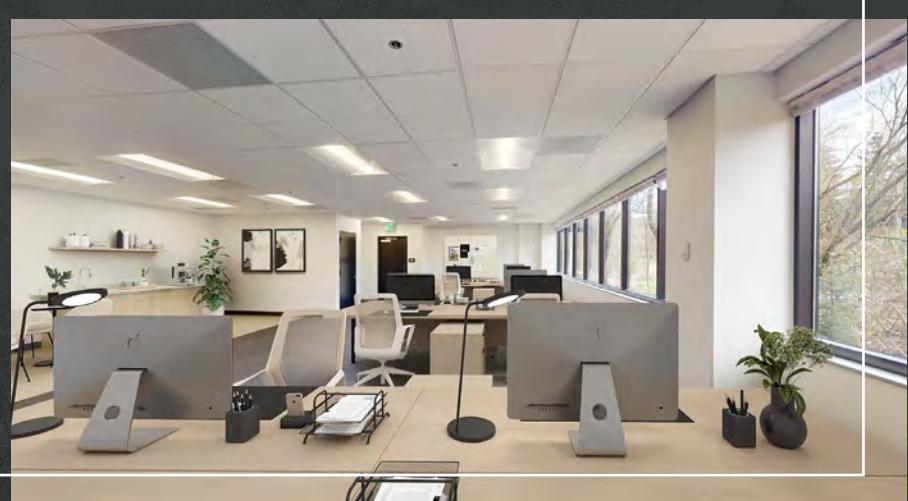
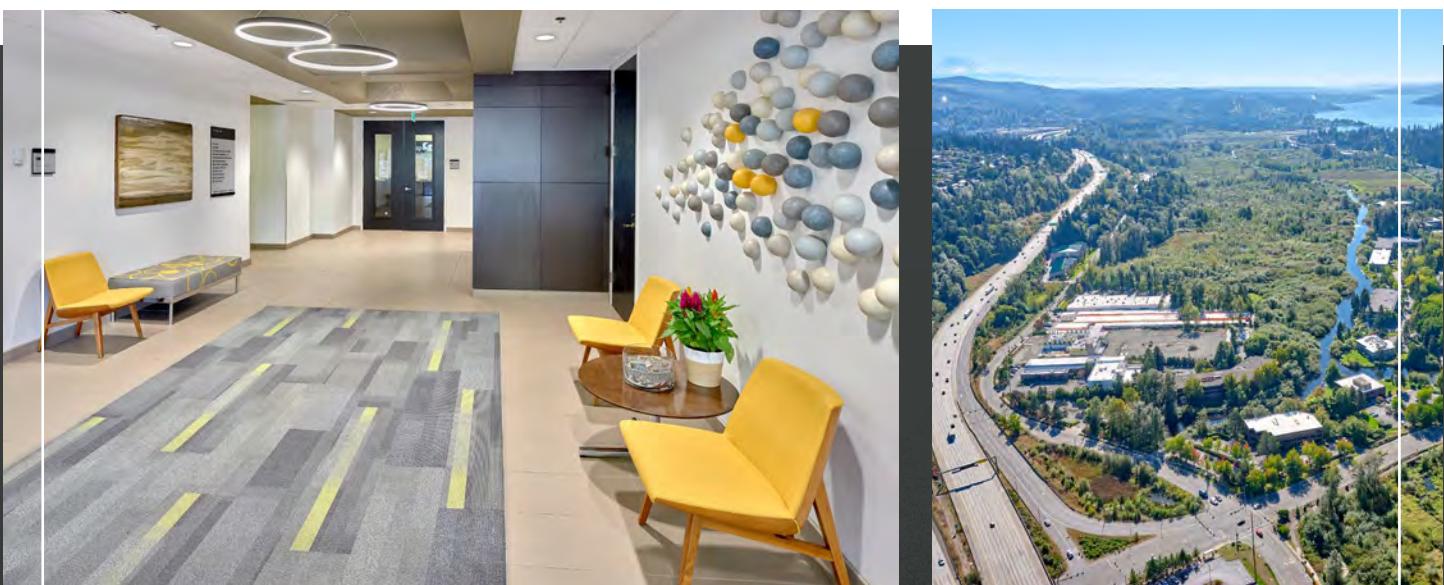


Mercer Slough Nature Park walking and bike trails nearby

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	Market Ready with mix of offices and open office View Virtual Tour

11711

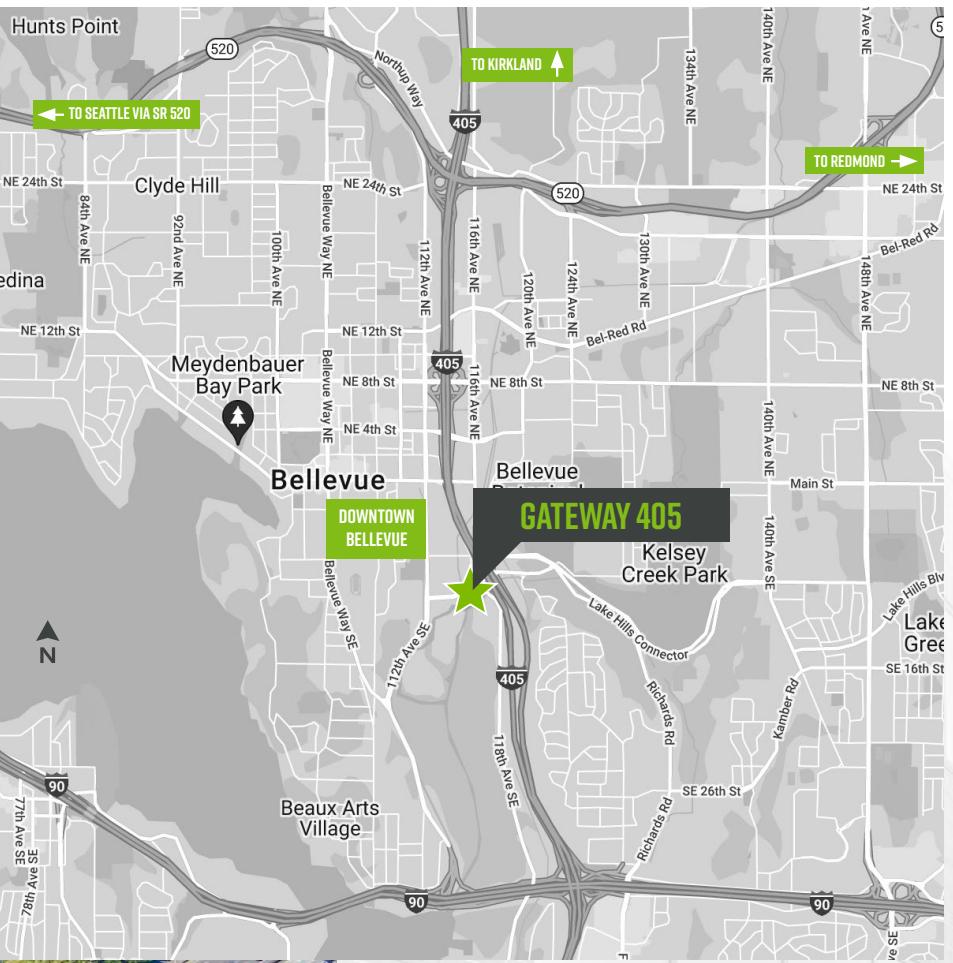


THE LOCATION





Bellevue



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 110 / 2,557 SF

MARKET-READY



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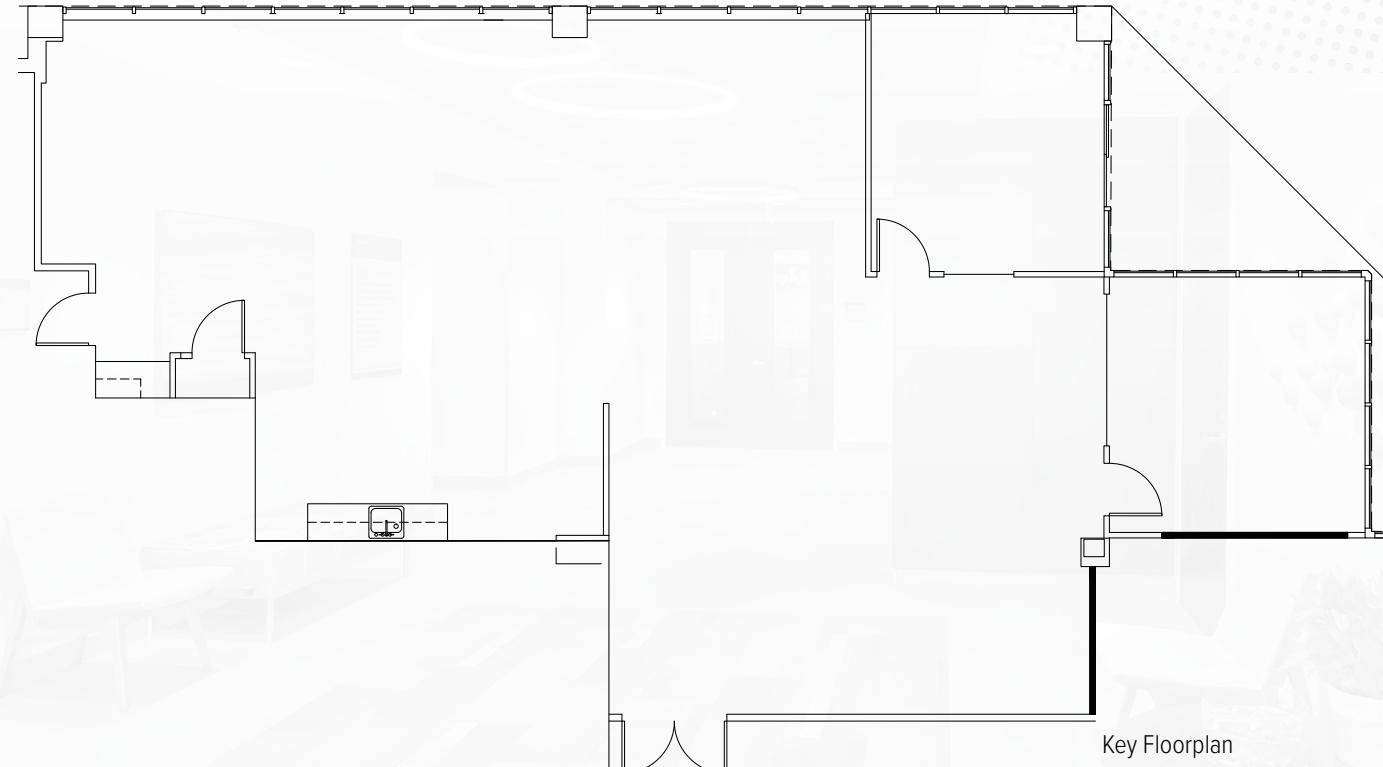
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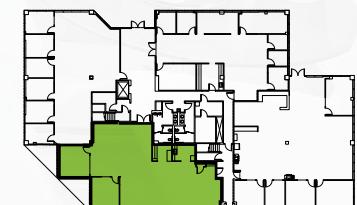
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**VIEW
CONCEPTUAL
FURNITURE PLAN**


**VIEW
VIRTUAL TOUR**

Key Floorplan



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GATEWAY 405



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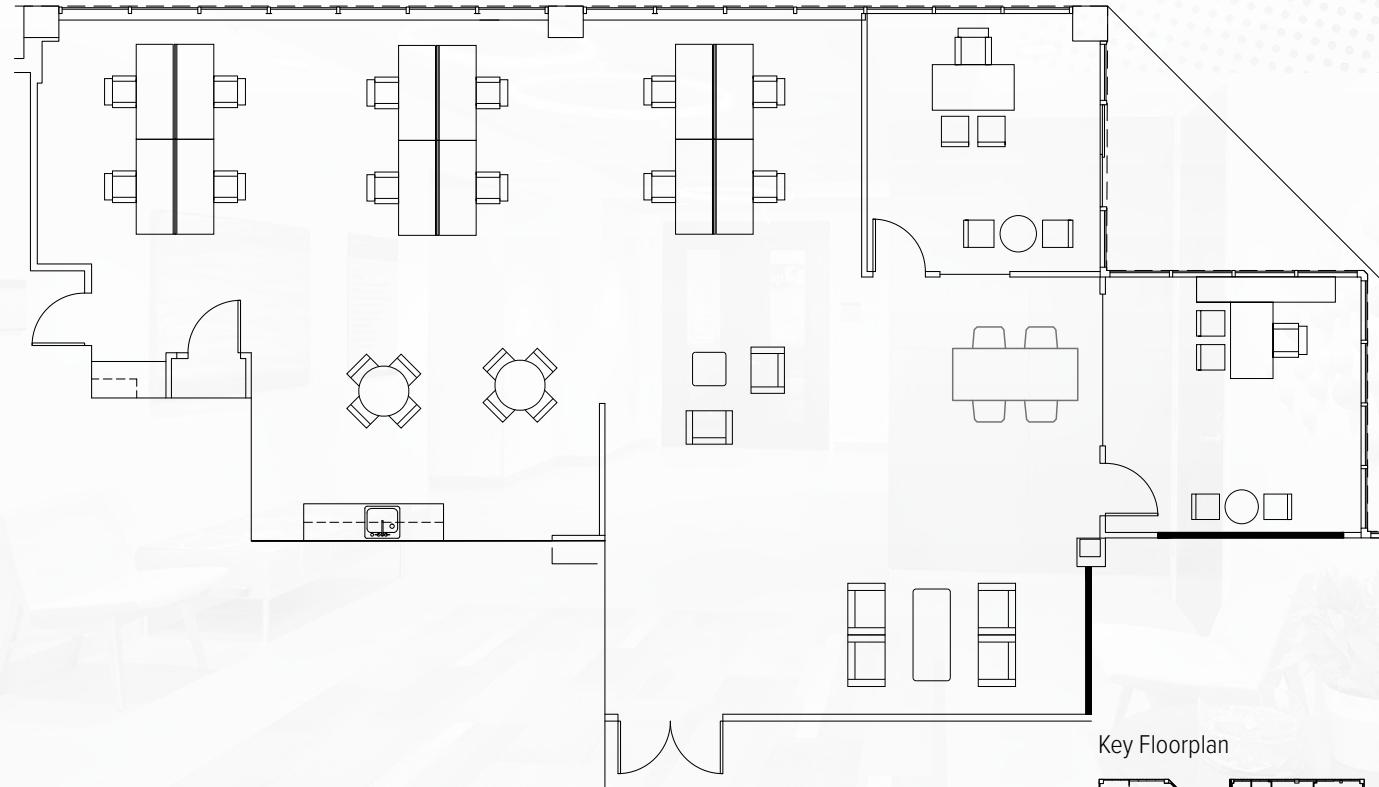
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SUITE 110 / 2,557 SF

CONCEPTUAL FURNITURE PLAN



[VIEW CONCEPTUAL FURNITURE PLAN](#)

[VIEW VIRTUAL TOUR](#)



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GATEWAY 405

SUITE 205 / 1,104 SF

MARKET-READY



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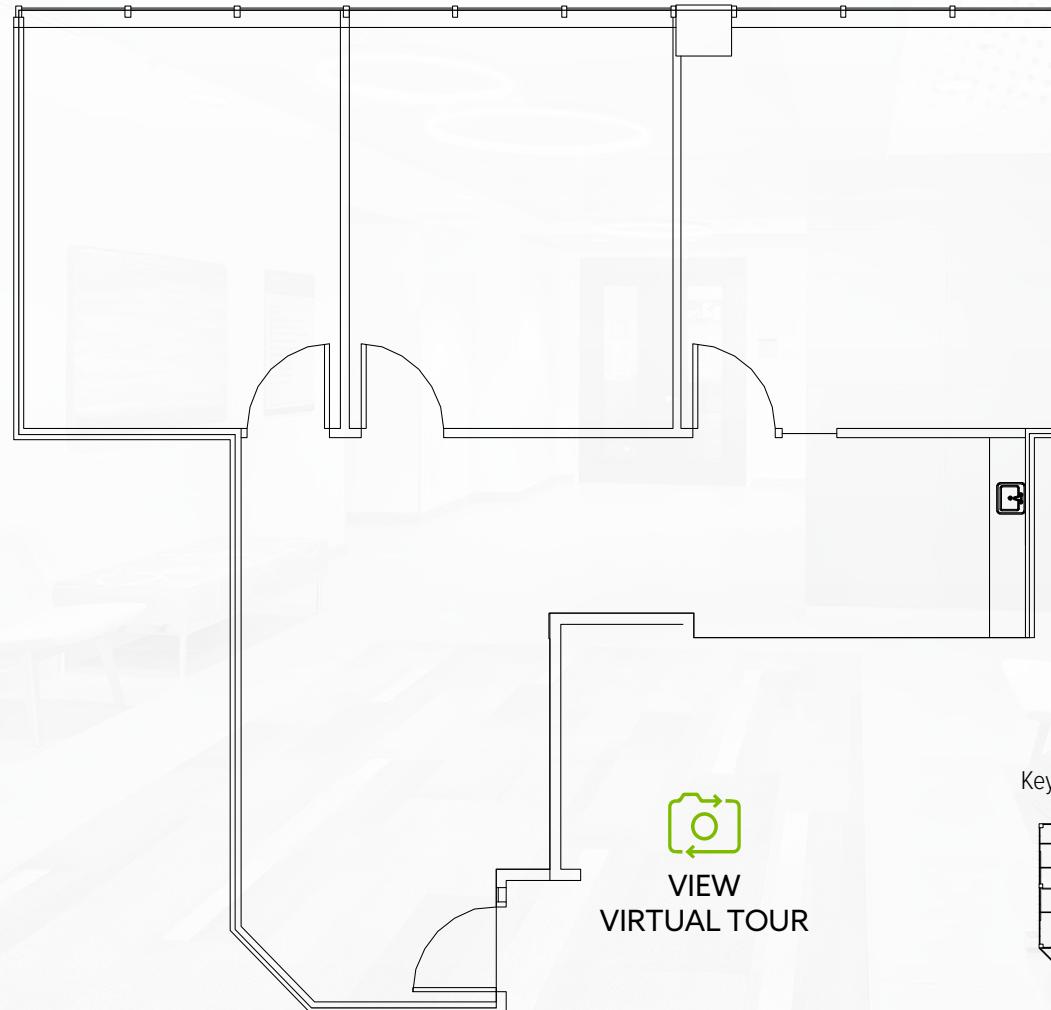
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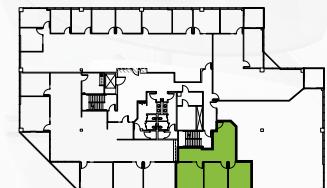
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Lake Washington
PARTNERS



Key Floorplan



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GATEWAY 405

SUITE 310 / 2,235 SF

MARKET-READY



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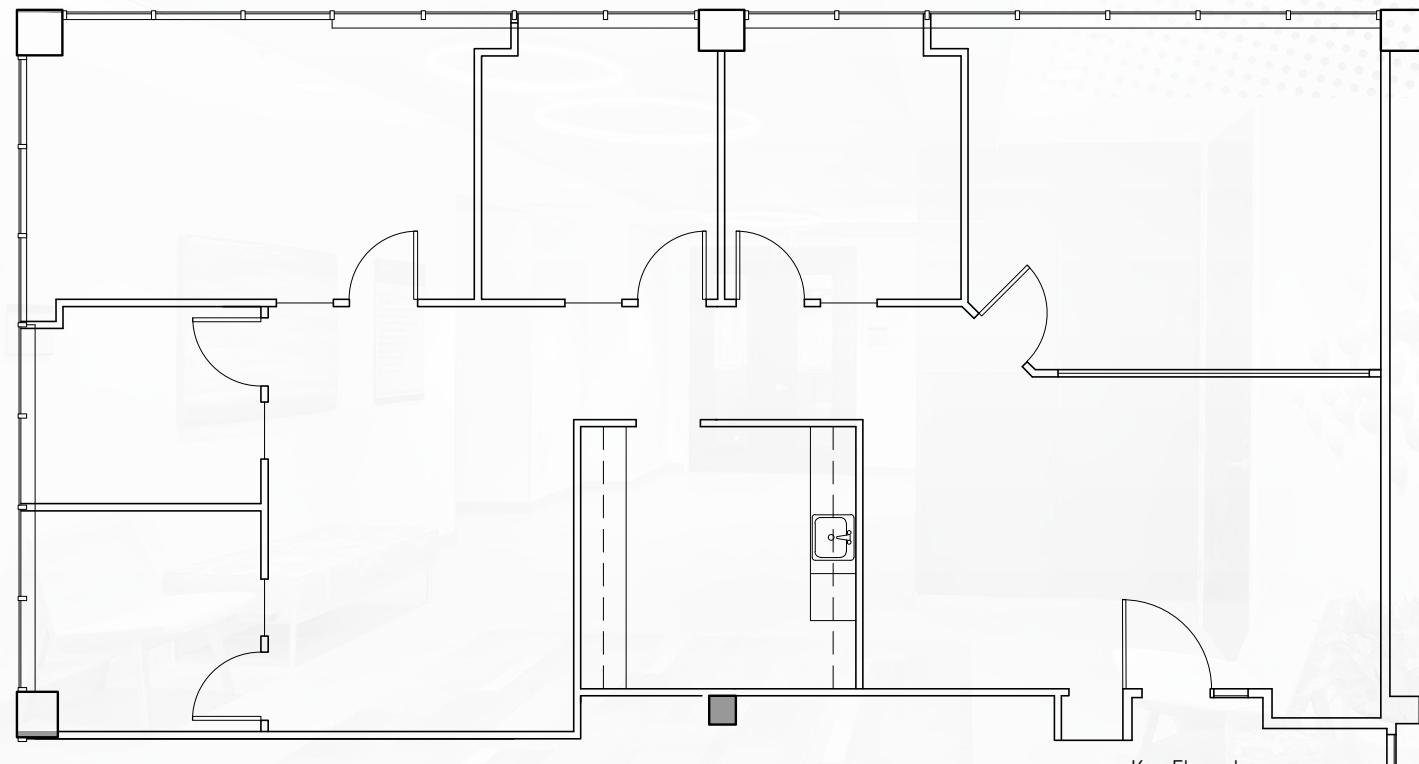
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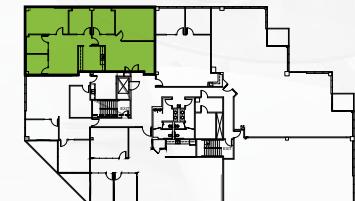
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Key Floorplan



**VIEW
VIRTUAL TOUR**



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