

FOR LEASE

GATEWAY 405



11711 SE 8TH STREET • BELLEVUE, WA 98005



Lake Washington
PARTNERS

CBRE



2023 ESTIMATED
OPERATING EXPENSES
\$13.52/SF

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



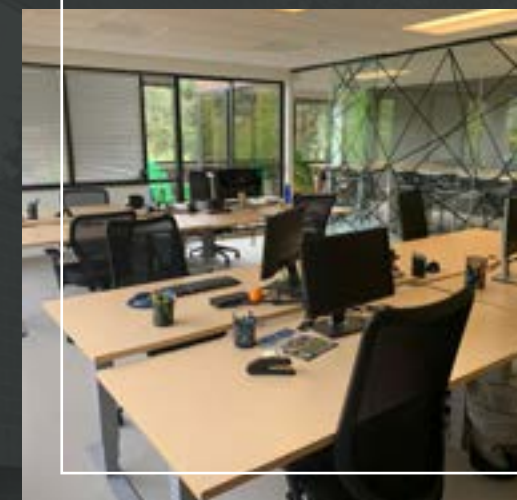
Deli within walking distance



Across the street from Wilburton Park
& Ride and less than a mile to future
light rail station



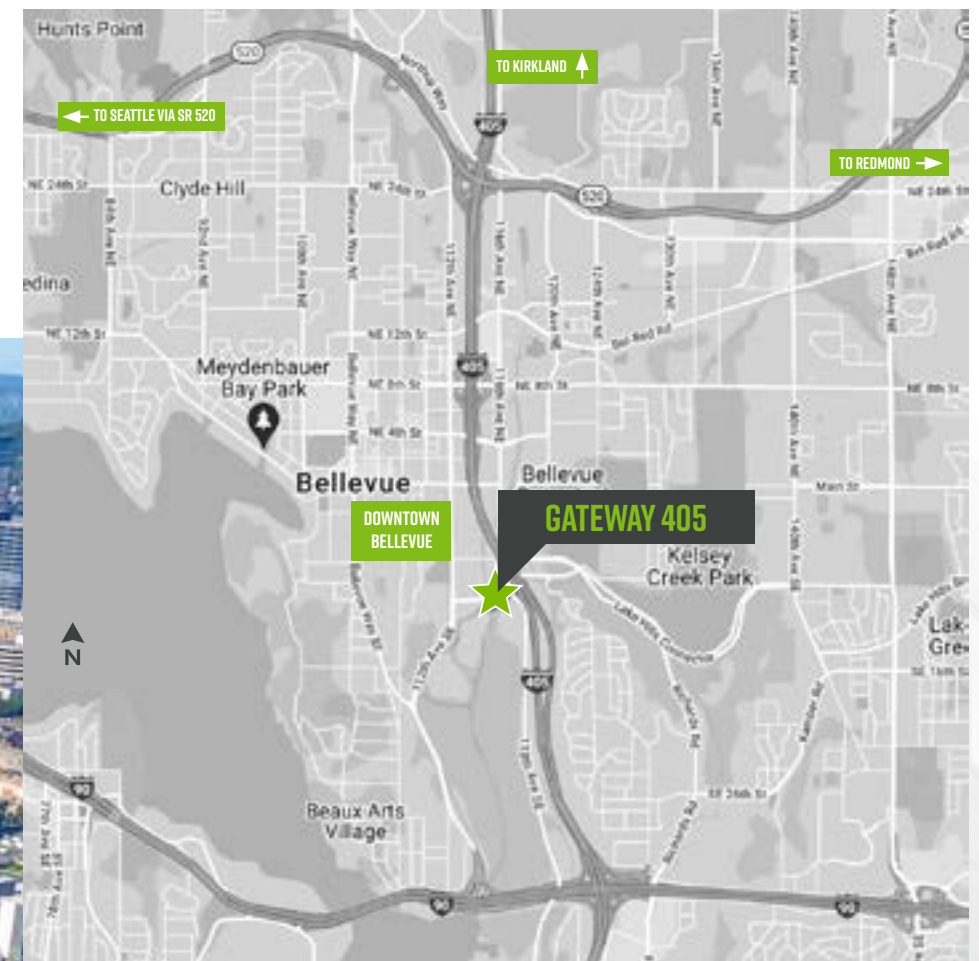
Mercer Slough Nature Park walking and
bike trails nearby



AVAILABLE SPACES

SUITE	±RSF	AVAILABILITY	COMMENTS
110	5,514	May 1, 2024	Potentially available sooner. Prominent first floor lobby visibility
201	3,860	June 1, 2024	Mix of private offices and open workspace
303	2,935	September 1, 2023	Modern open layout. Furniture potentially available
300	2,293	Now	Market ready improvements coming soon

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

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FOR MORE INFO PLEASE CONTACT

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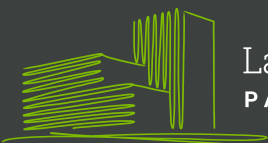
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