

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

2021 ESTIMATED
OPERATING EXPENSES
\$12.46/SF

AVAILABLE SPACE

SUITE	±RSF	AVAILABILITY	COMMENTS
120	3,807	April 1, 2022	Private exterior entrance and Virtual Tour Available 



THE LOCATION

DOWNTOWN SEATTLE



The Bell
Club

112TH AVE SE

SE 8TH STREET

GATEWAY 405

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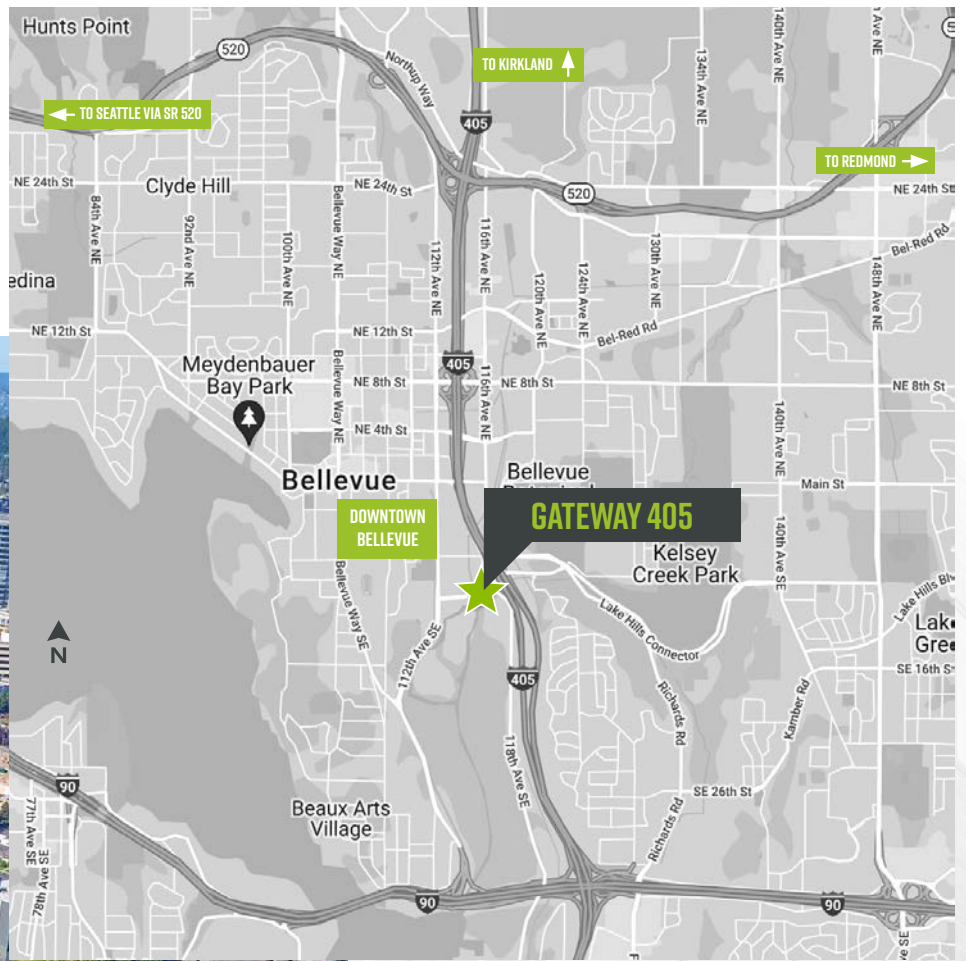
BELLEVUE CBD



East Link Main
Street Station



Wilburton
Park & Ride



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

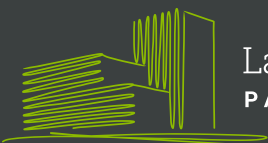
ROBERT BAKER

TRANSACTION SPECIALIST

+1 425 462 6974

ROBERT.BAKER@CBRE.COM

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



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