

FOR LEASE

GATEWAY

405



11711 SE 8TH STREET · BELLEVUE, WA 98005



Lake Washington
PARTNERS

CBRE



PROPERTY HIGHLIGHTS

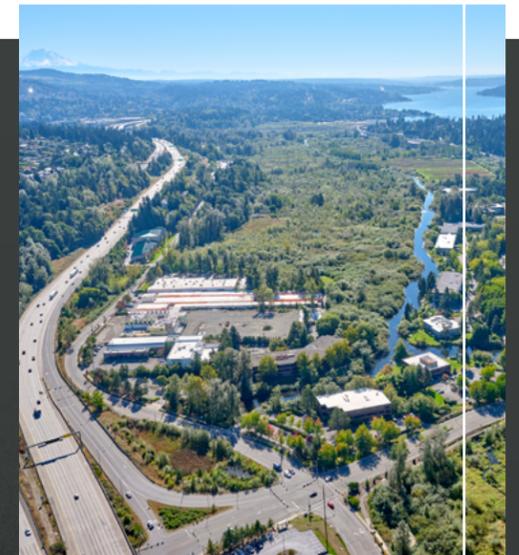
-  High image boutique office building
-  3 /1,000 RSF parking ratio
-  Great access to I-405 and I-90
-  Minutes from downtown Bellevue and Eastgate
-  Hotels and restaurants nearby
-  Natural setting
-  Deli within walking distance
-  Across the street from Wilburton Park & Ride and less than a mile 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



DOWNTOWN SEATTLE

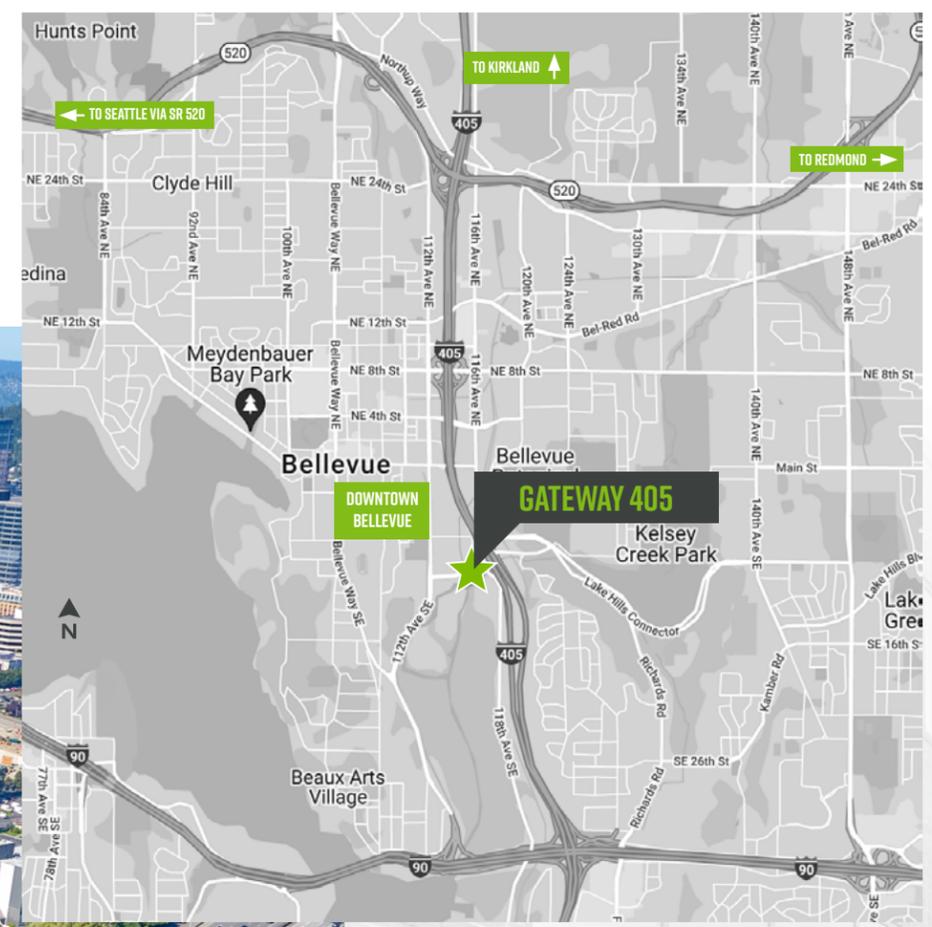
BELLEVUE CBD

East Link Main Street Station

The Bellevue Club

Wilburton Park & Ride

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



FOR MORE INFO PLEASE CONTACT

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GATEWAY 405

SUITE 110 / 2,557 SF

MARKET-READY



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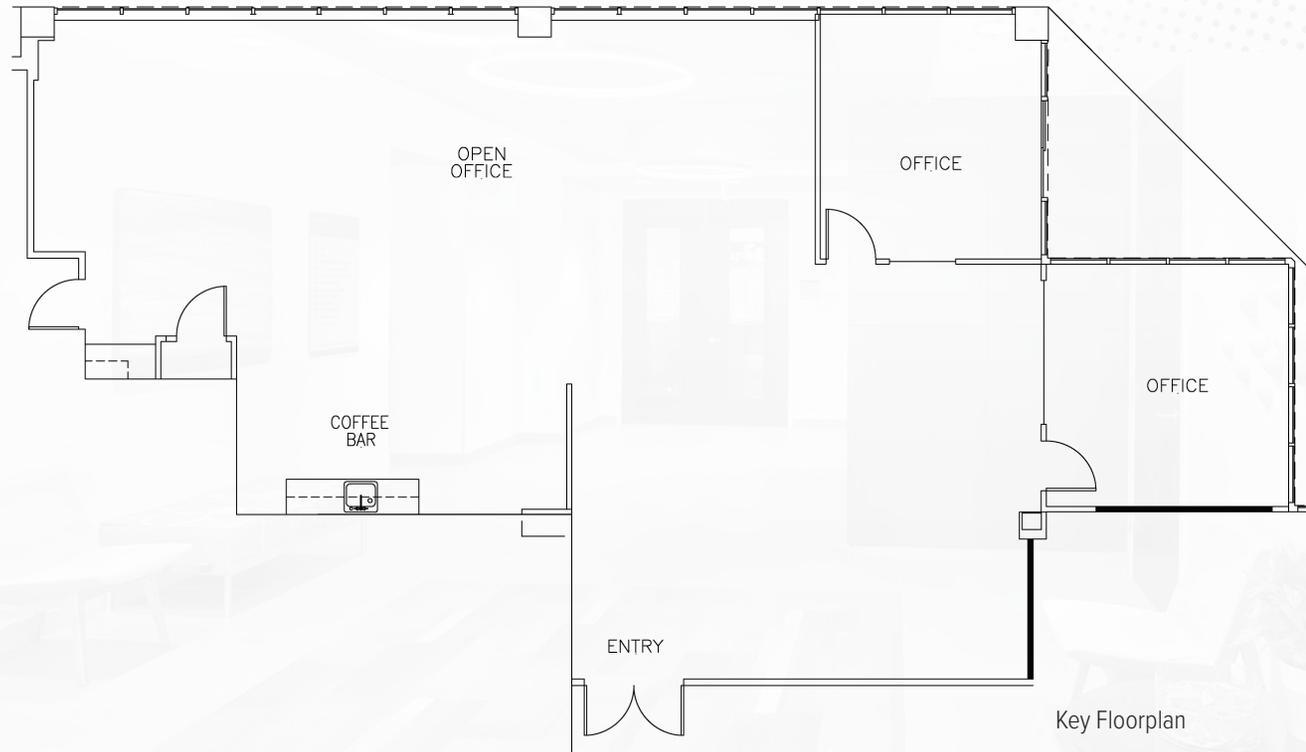
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VIEW
VIRTUAL TOUR

Key Floorplan



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GATEWAY 405

SUITE 205 / 1,104 SF

AVAILABLE NOW



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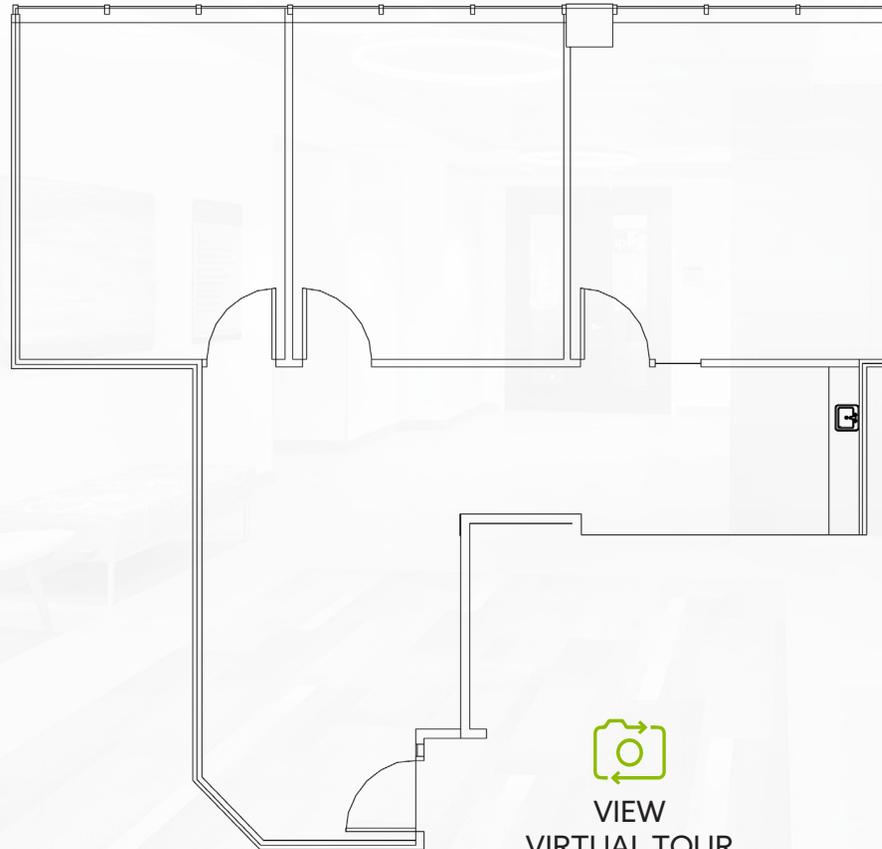
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VIEW
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GATEWAY 405

SUITE 303 / 2,935 SF

MARKET-READY



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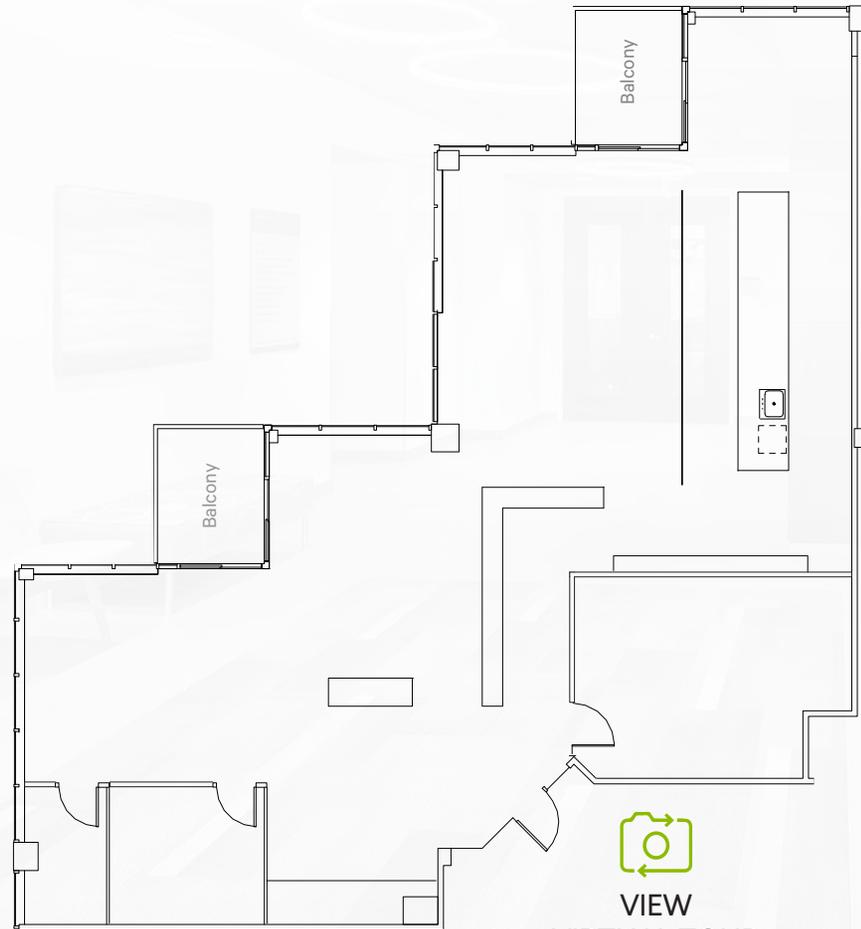
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Key Floorplan



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GATEWAY 405

SUITE 310 / 2,235 SF

AVAILABLE OCTOBER 1, 2025



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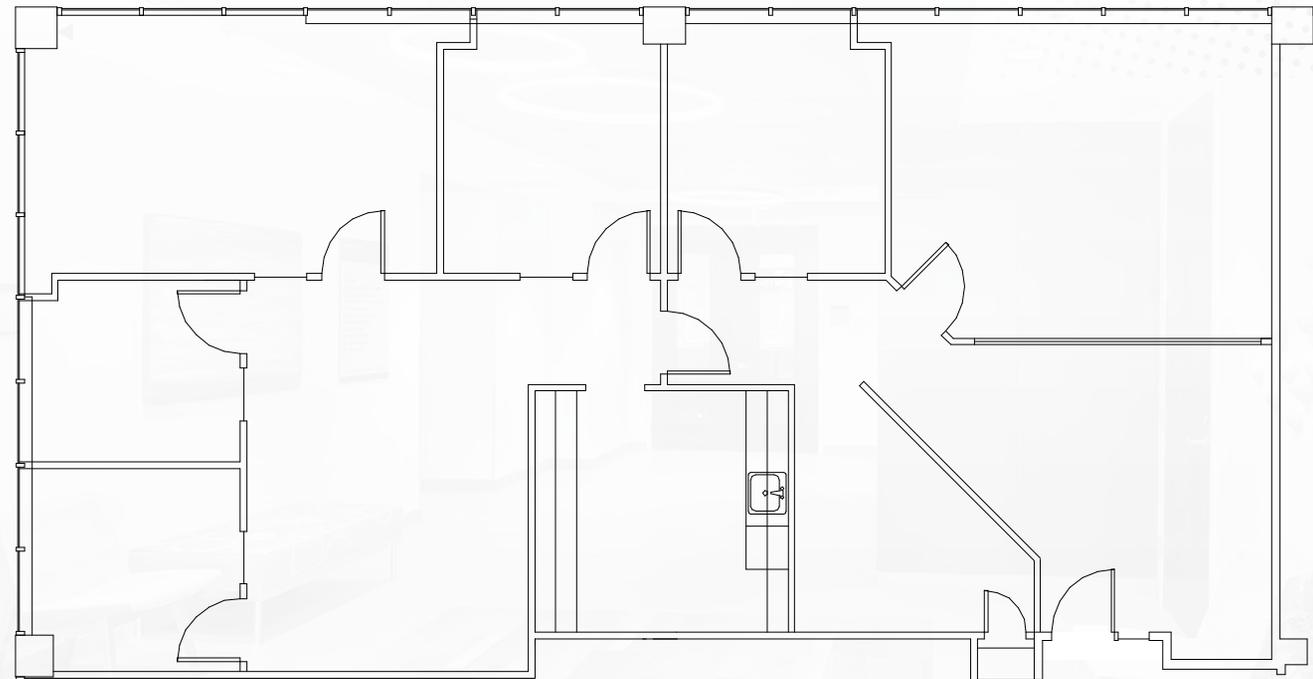
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