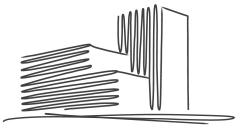


OFFICE SPACE FOR LEASE

GATEWAY 405

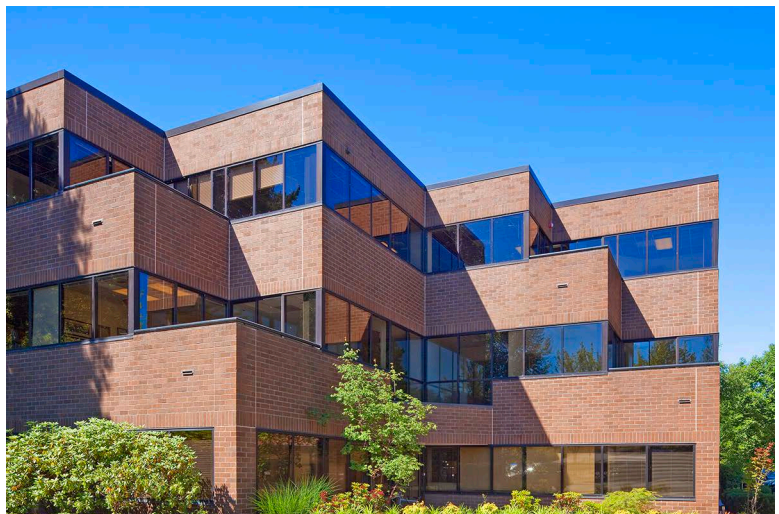
11711
SE 8TH STREET
Bellevue, WA 98005



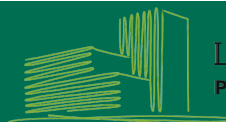
Lake Washington
PARTNERS

DRAFT

#1
FOR REVIEW



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www.lkwp.com



Lake Washington
PARTNERS

CBRE

FOR LEASE

GATEWAY 405



PROPERTY HIGHLIGHTS

- + High-image location with immediate freeway access
- + 3.0/1,000 SF parking ratio with free parking
- + On multiple Metro bus routes
- + Adjacent to Wilburton Park & Ride
- + 24/7 security with card-key entry
- + Close to bike/walking/jogging trails at Mercer Slough and Dilettante Mocha Café at Bellefield
- + Local, non-institutional ownership

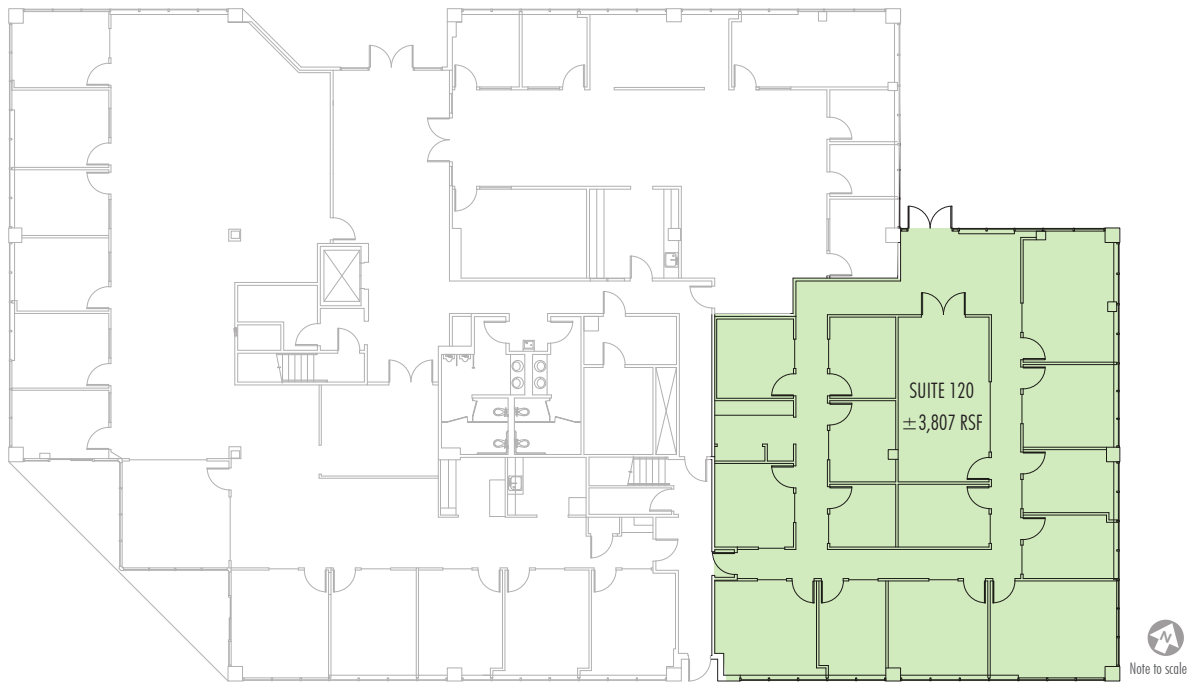
AVAILABLE SPACES		
Suite	Total (±RSF)	Comments
120	±3,807	Private exterior entrance Available February 1, 2020; potentially sooner
300/305	±3,919	Two private balconies Available April 1, 2020





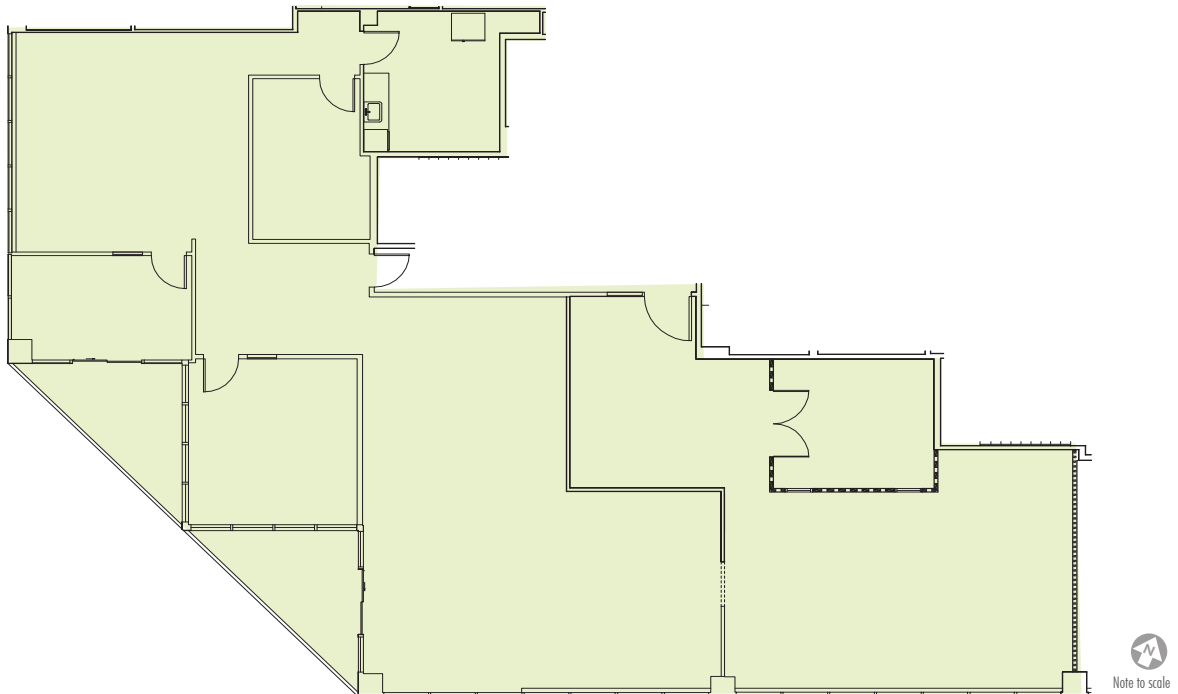
FLOOR PLANS

Suite 120: $\pm 3,807$ RSF



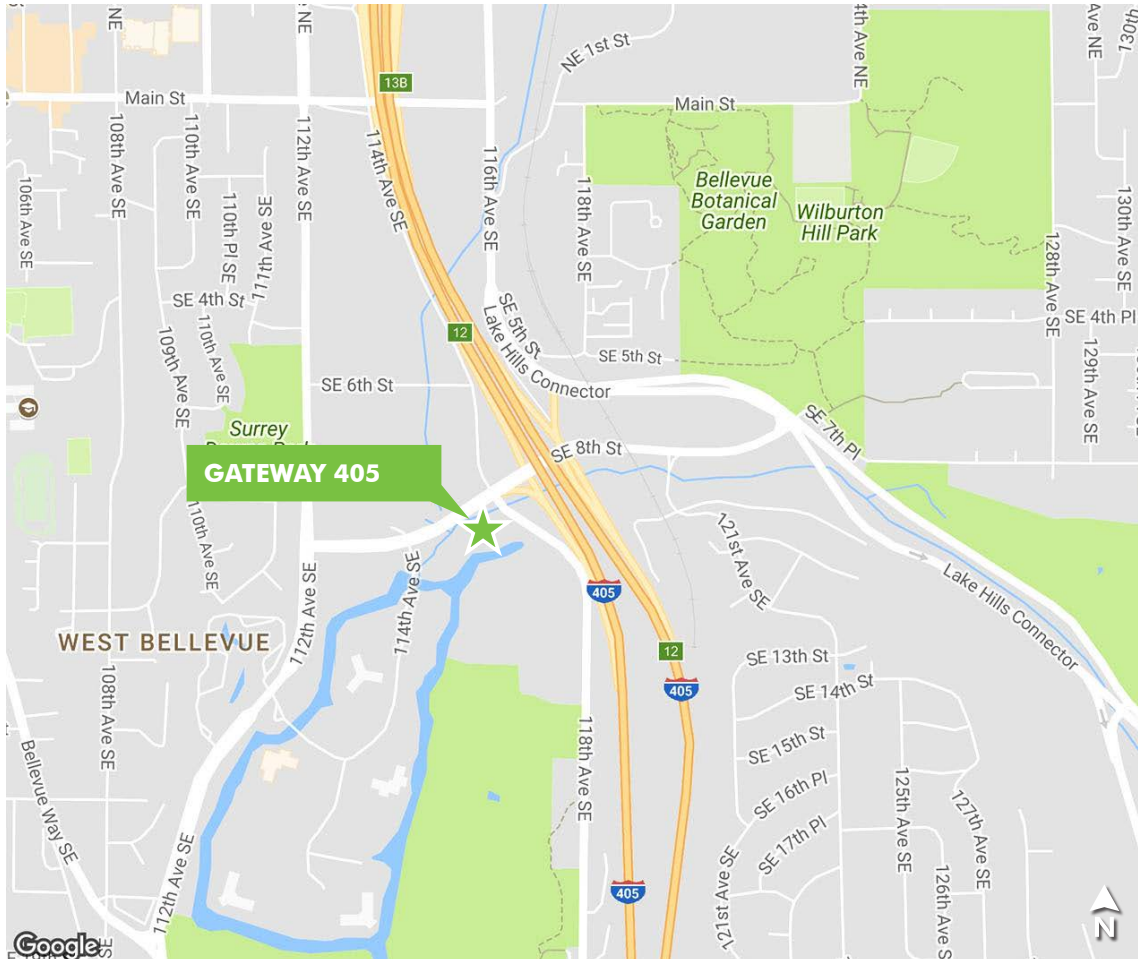
Suite 300/305: $\pm 3,919$ RSF

Divisible to 1,233 SF



FOR LEASE
GATEWAY 405

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