

GATEWAY ONE

ONE COMMUNITY, ENDLESS OPPORTUNITIES

11400 SE 8TH STREET, BELLEVUE WA



CBRE

DISCOVER THE GATEWAY EXPERIENCE



Dilettante Mocha Café



Vibrant atrium lobby



Putting green



Year-round tenant events



Take a break or casual meeting
outdoors on the deck



Conference room



Fitness center
Virtual Tour



Conveniently located in south Bellevue, with
easy access to downtown and the surrounding
commuter freeways



Parking
- 3.7/1,000 SF
- Free surface parking with
covered parking available



Operating expenses
\$15.21/SF/year



AVAILABLE SPACE

SUITE	SQ. FT	AVAILABILITY	FLOOR PLAN	VIRTUAL TOUR	NOTES
SUITE 225	796	APRIL 1, 2026			CAN BE COMBINED WITH SUITE 230
SUITE 230	3,732	APRIL 1, 2026			CAN BE COMBINED WITH SUITE 225
SUITE 230 + 225	4,528	APRIL 1, 2026			
SUITE 325	5,204	NOW			MARKET READY SUITE
SUITE 360	2,590	NOW			
SUITE 455	2,719	NOW			MARKET READY SUITE



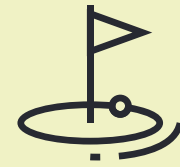


REFRESHED LOBBY



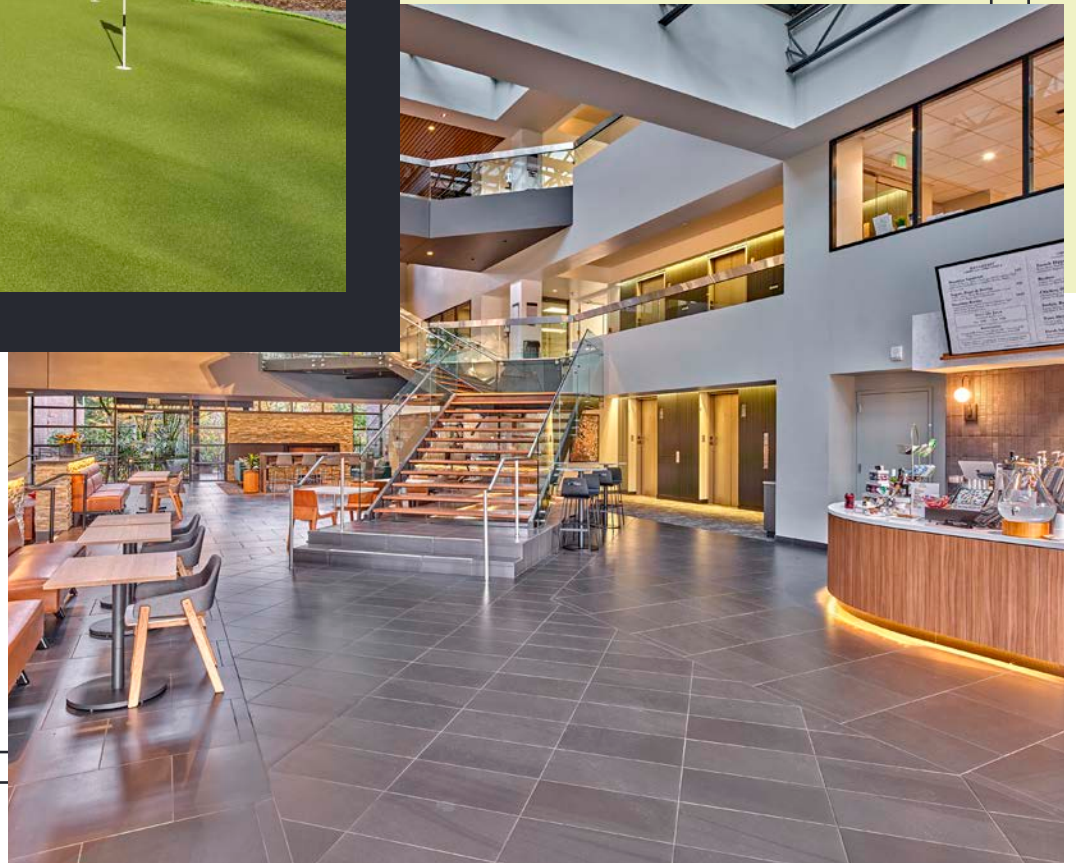
MARKET READY SUITES





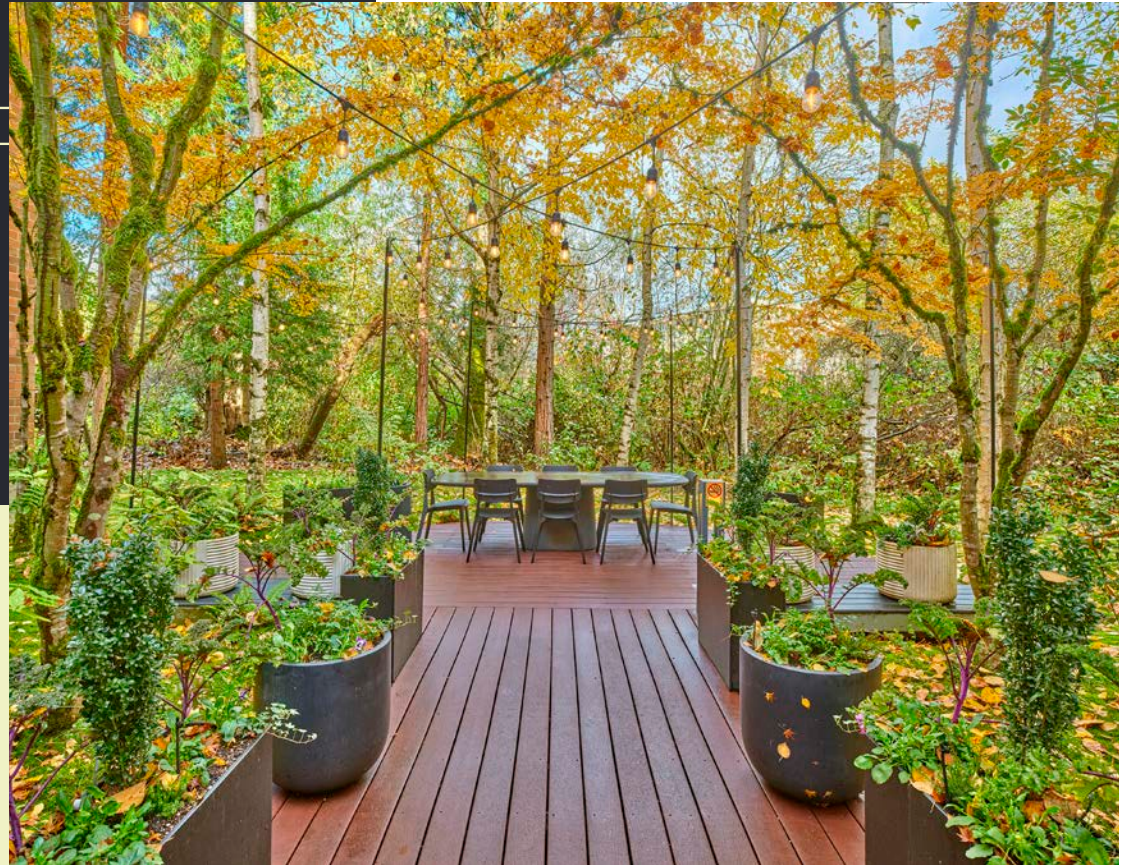
PUTTING GREEN

**DILETTANTE
MOCHA CAFE SERVING
TENANTS COFFEE,
BREAKFAST & LUNCH**

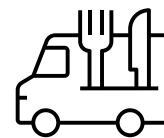




**OUTDOOR DECK
SPACE FOR
CASUAL MEETINGS
AND EVENTS**



**FOOD TRUCKS
NEARBY DAILY**



TRANSIT & ACCESS



±10-minute walk from
the East Main Light
Rail station



Surrounding
walking and
bike trails



Direct access
to I-405



Lake Washington

5 MINUTES TO
DOWNTOWN
BELLEVUE



DOWNTOWN
BELLEVUE
LIGHT RAIL
STATION



EAST MAIN
LIGHT RAIL
STATION



10 MINUTE
WALK TO LIGHT
RAIL STATION

THE BELLEVUE
CLUB

GATEWAY ONE



WILBURTON
PARK & RIDE



ACCESS
TO I-405

LINK LIGHT RAIL LINE



ACCESS
TO I-90

Mercer Slough

GATEWAY ONE

11400 SE 8TH STREET, BELLEVUE WA

FOR MORE INFORMATION
PLEASE CONTACT:

TIM OWENS

+1 425 462 6913

tim.owens@cbre.com

LENNON ATTEBERRY

+1 425 462 6991

lennon.attedberry@cbre.com



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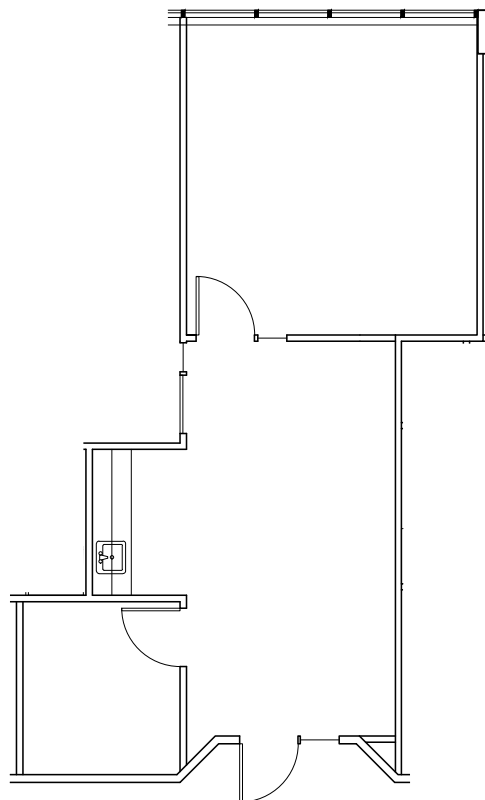
gateway-one.cbre-properties.com

 **FELTON PROPERTIES INC.**
REAL ESTATE OWNERSHIP AND MANAGEMENT

CBRE

GATEWAY ONE

SUITE 225 | FLOOR 2
796 SF | AVAILABLE APRIL 1, 2026



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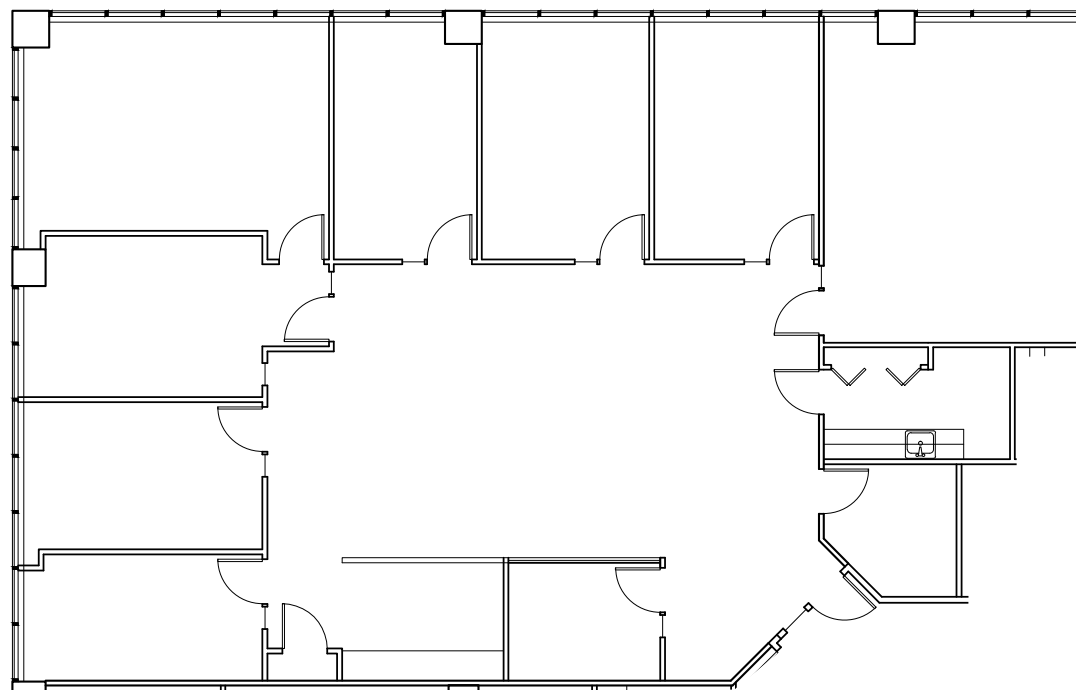
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GATEWAY ONE

SUITE 230 | FLOOR 2

3,732 SF | AVAILABLE APRIL 1, 2026

NOTE: CAN BE COMBINED WITH SUITE 225 FOR 4,528 SF



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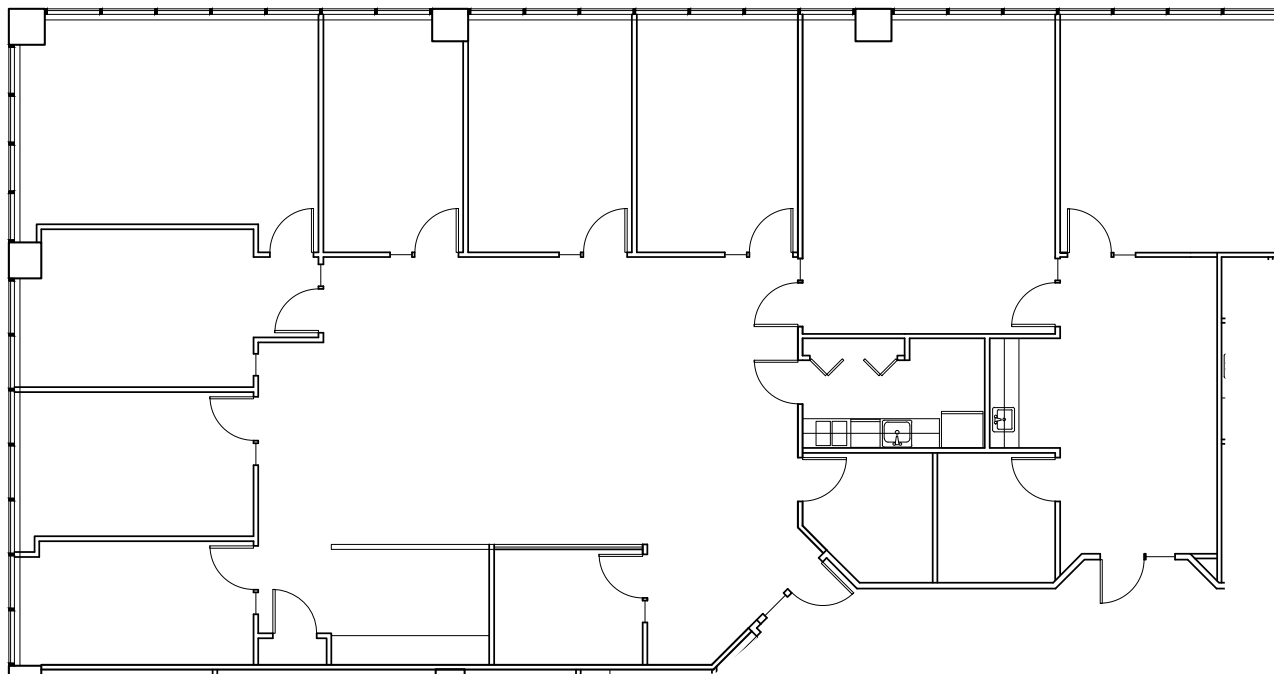


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GATEWAY ONE

SUITE 230 + 225 | FLOOR 2
4,528 SF | AVAILABLE APRIL 1, 2026



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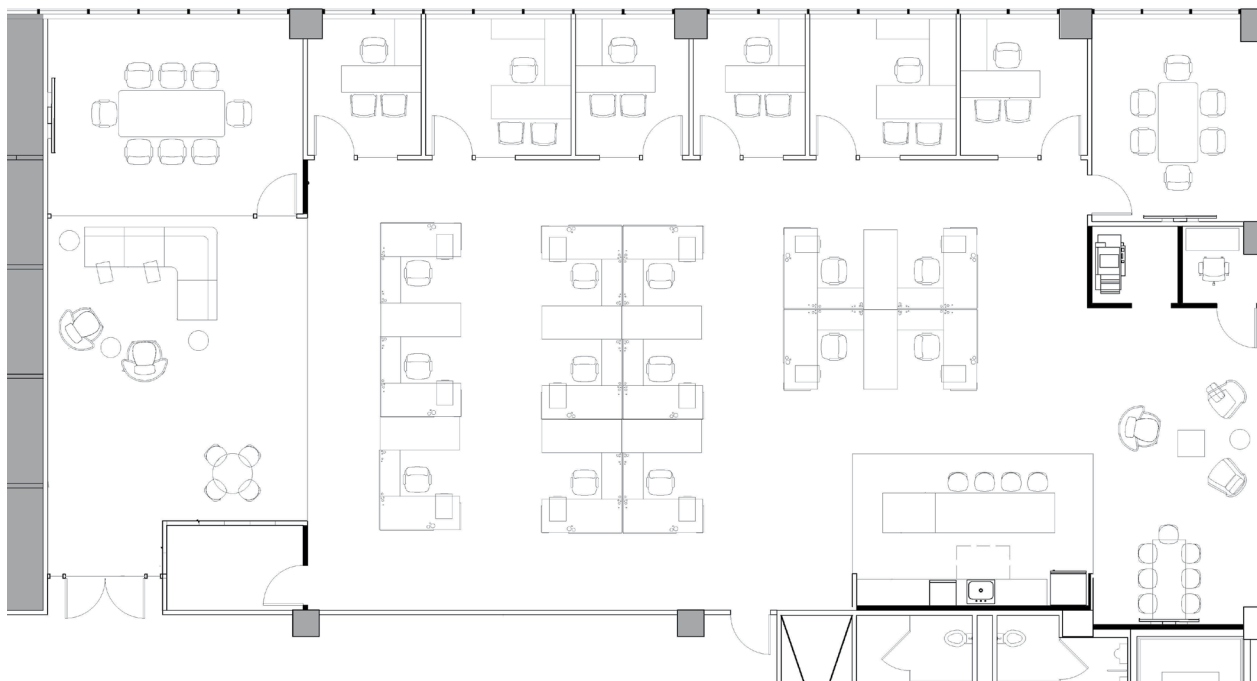
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GATEWAY ONE

SUITE 325 | FLOOR 3
5,204 SF | AVAILABLE NOW | MARKET READY

CONCEPTUAL FURNITURE PLAN



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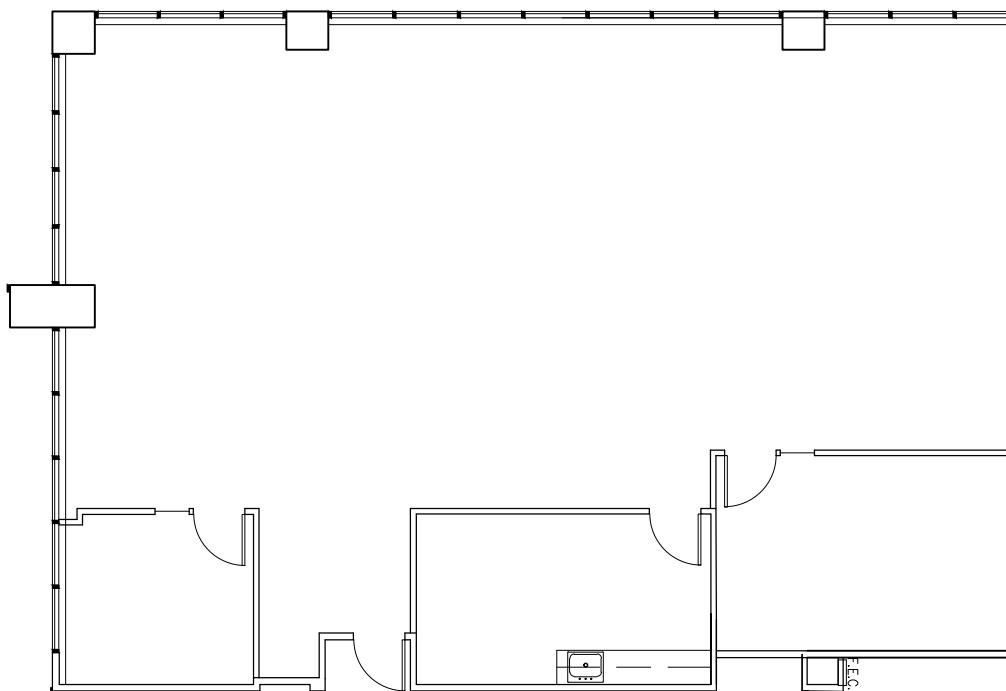
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GATEWAY ONE

SUITE 360 | FLOOR 3
2,590 SF | AVAILABLE NOW



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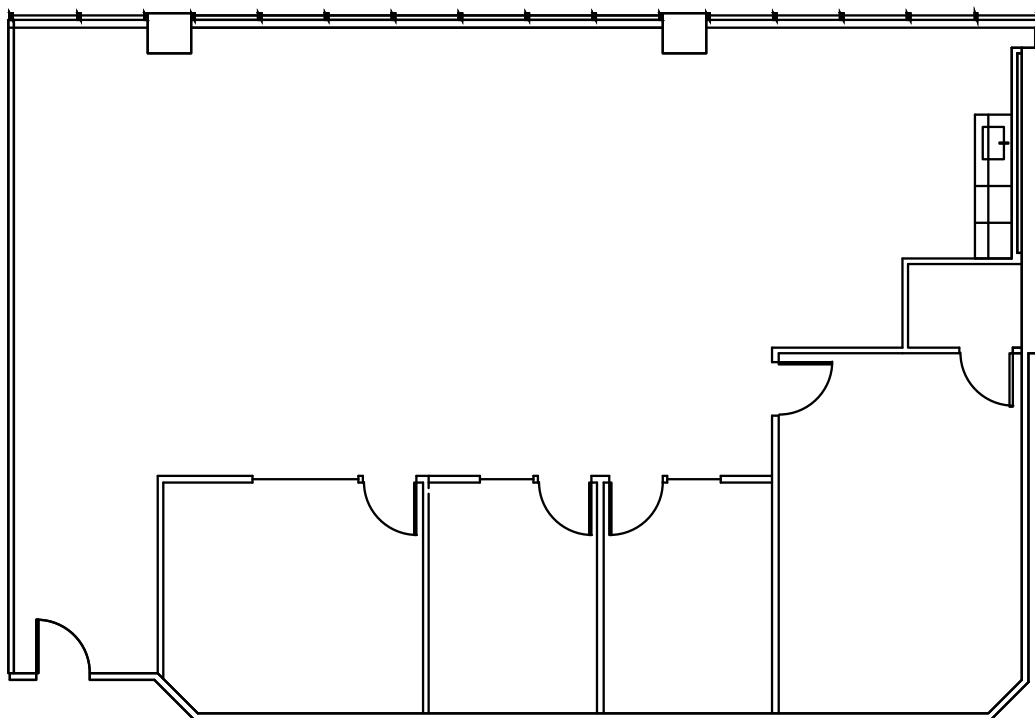
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GATEWAY ONE

SUITE 455 | FLOOR 4
2,719 SF | AVAILABLE NOW | MARKET READY



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