

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



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
\$13.58/SF/Year



AVAILABLE SPACE

SUITE	SQ. FT	AVAILABILITY	FLOOR PLAN	VIRTUAL TOUR	NOTES
SUITE 205	1,609	OCTOBER 1, 2025			
SUITE 325	5,204	NOW			MARKET READY SUITE
SUITE 360	2,590	NOW			
SUITE 455	2,719	NOW			MARKET READY SUITE



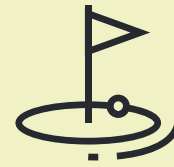


REFRESHED LOBBY



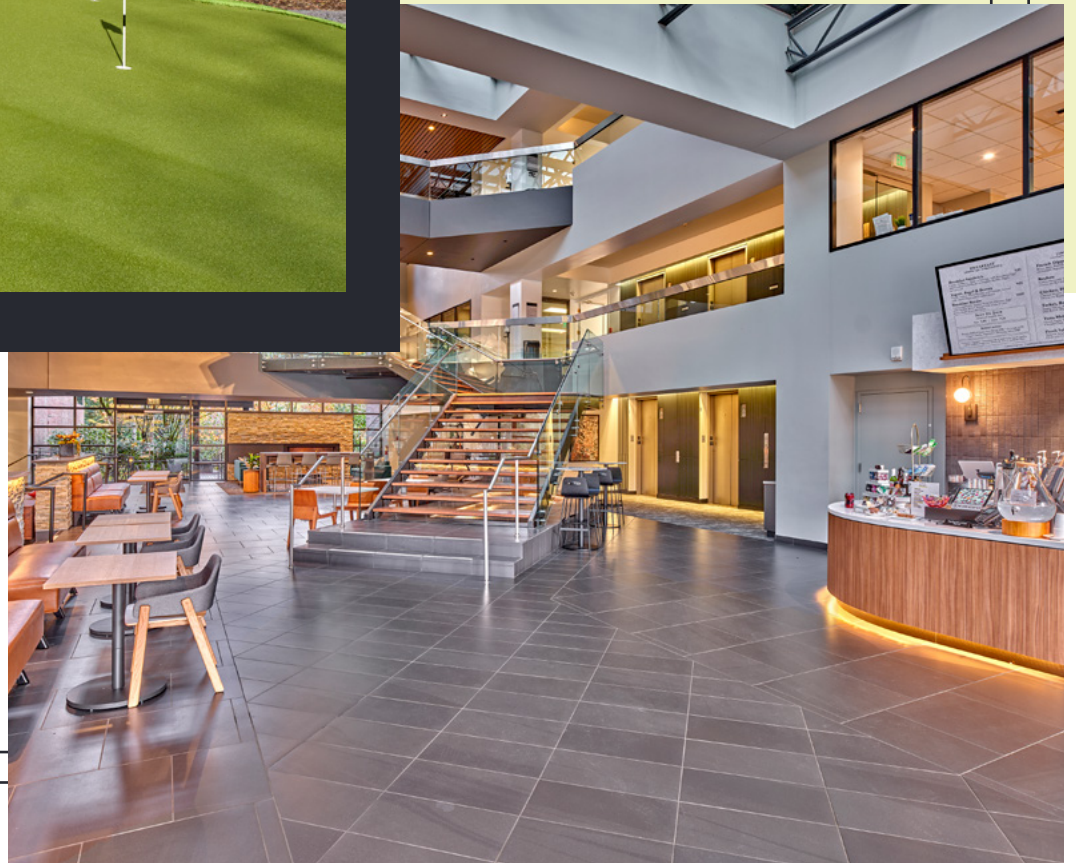
MARKET READY SUITES





NEW PUTTING GREEN

NEW DILETTANTE
MOCHA CAFE SERVING
TENANTS COFFEE,
BREAKFAST & LUNCH

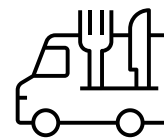




**OUTDOOR DECK
SPACE FOR
CASUAL MEETINGS
AND EVENTS**



**FOOD TRUCKS
NEARBY DAILY**





Direct access
to I-405



GATEWAY ONE

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FOR MORE INFORMATION
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