

GATEWAY TWO

915 118th Avenue SE, Bellevue, WA



FOR LEASE

GATEWAY TWO

915 118th Avenue SE, Bellevue, WA

EXCLUSIVELY REPRESENTED BY

JOE LYNCH

Executive Managing Director
joe.lynch@ngkf.com
425.362.1399

DAN HARDEN

Senior Managing Director
dan.harden@ngkf.com
425.362.1393

Newmark Knight Frank
10900 NE 4th St, Suite 1430
Bellevue, WA 98004

ngkf.com



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



BUILDING HIGHLIGHTS

ADDRESS	915 118th Avenue SE, Bellevue, WA
BUILDING SIZE	68,776 SF
FLOORS	Three (3)
2019 ESTIMATED OPEX	\$11.50 NNN
PARKING RATIO	3.20/1,000 SF (Free surface parking, covered parking available, rate \$75.00/mo + WSST)
AVERAGE FLOOR PLATES	22,800 SF
CABLE PROVIDERS	CenturyLink* TW Telecom *Fiber available
PROPERTY MANAGEMENT	Kidder Mathews
BUILDING HOURS	24 hour access, 365 days per year. Building system operates from 7:00 am to 6:00 pm each weekday and from 8:00 am to 1:00 pm on Saturdays.
AMENITIES	Fitness Center (including men's and women's showers/lockers) On-site Conference Facility Avanti Self Service Market



PROPERTY FEATURES

Immediate access to I-405 and I-90 via SE 8th Street

Newly renovated common areas, including grand two-story lobby with breakout areas and full height water feature

On-site fitness center, including men's and women's showers and lockers, conference facility and Avanti self-service market

Walking distance to South Bellevue Park and Ride, providing access to all major transit routes throughout King County

Restaurants, hotels, residential homes and shopping venues in close proximity



PROPERTY FEATURES

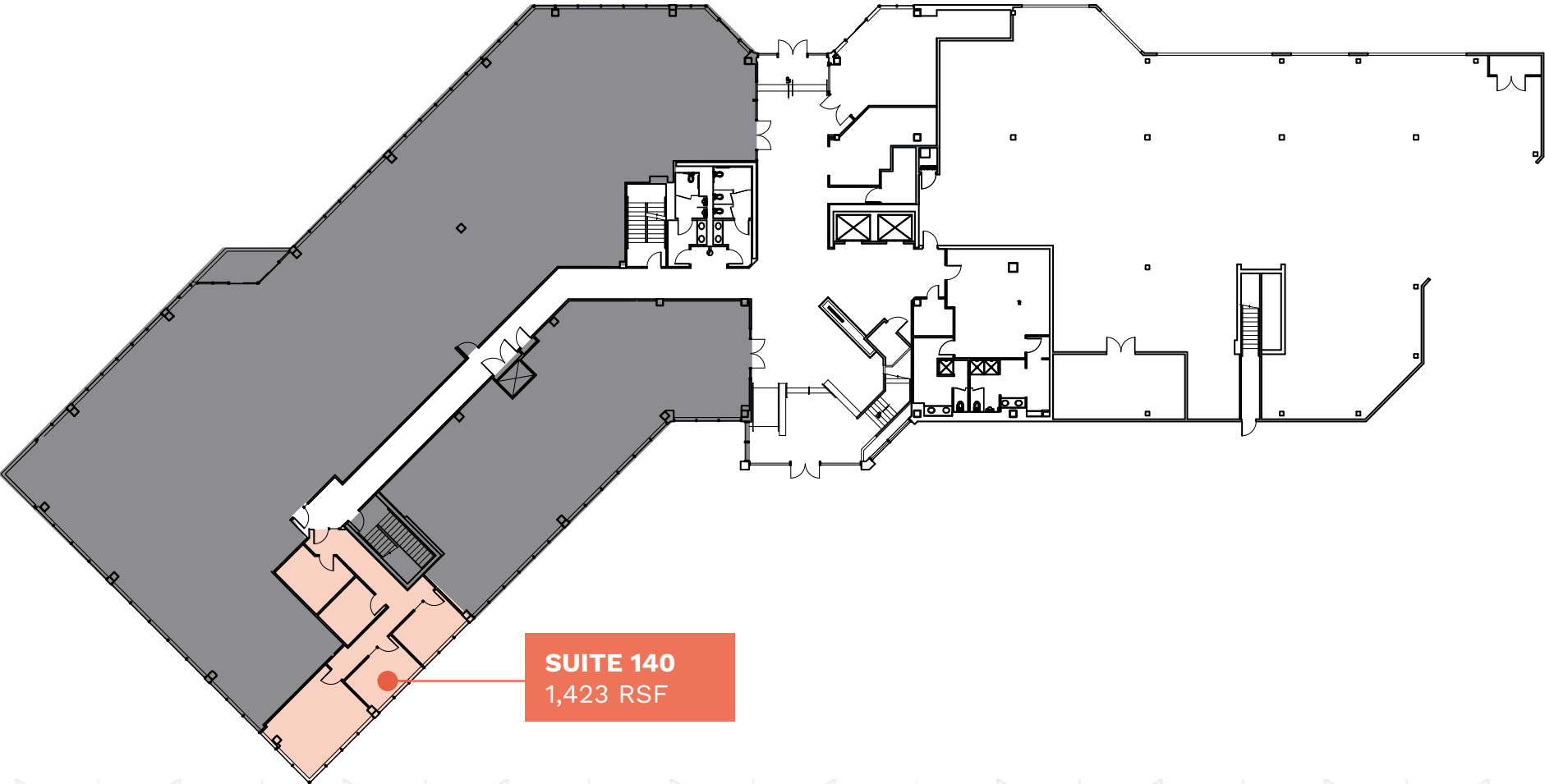


The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FULL FLOOR 1 LAYOUT

PENDING

Suite 140
1,423 RSF



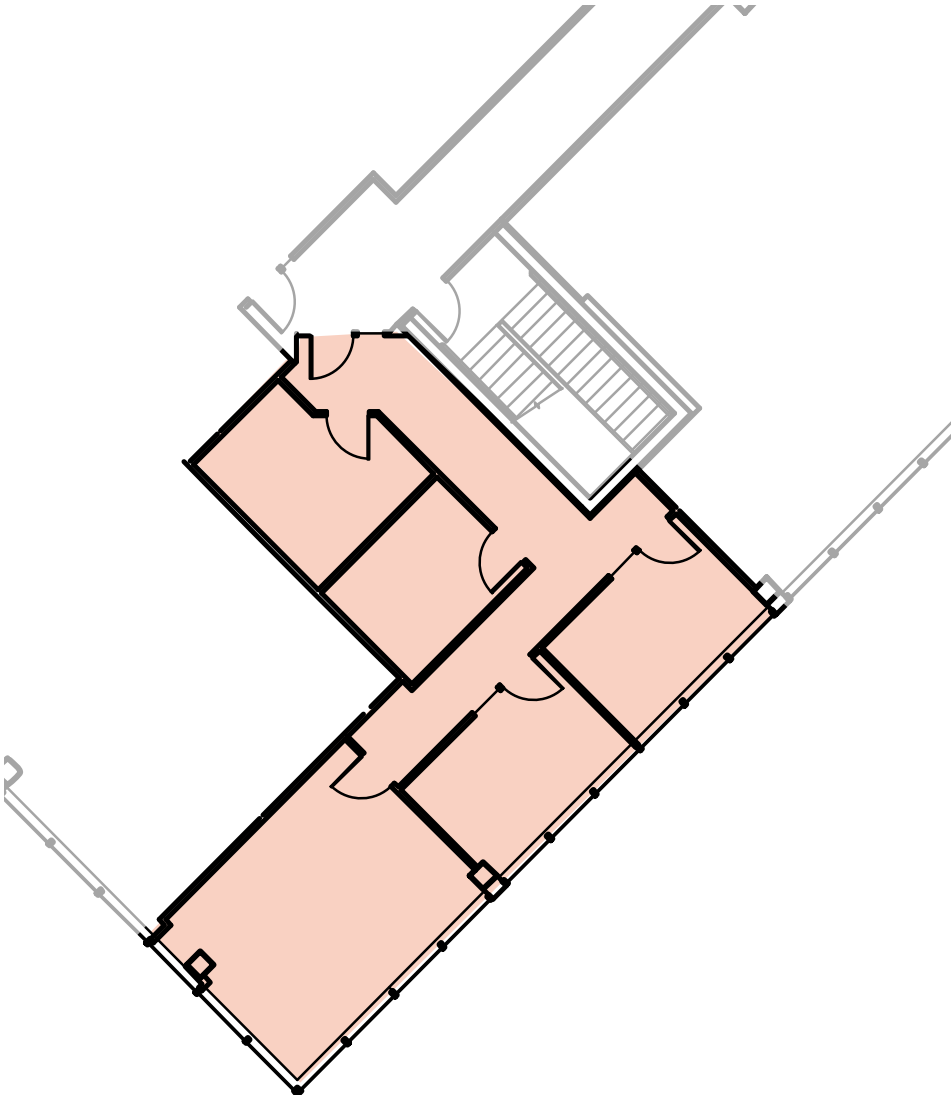
SUITE 140
1,423 RSF

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FLOOR 1

PENDING

Suite 140
1,423 RSF

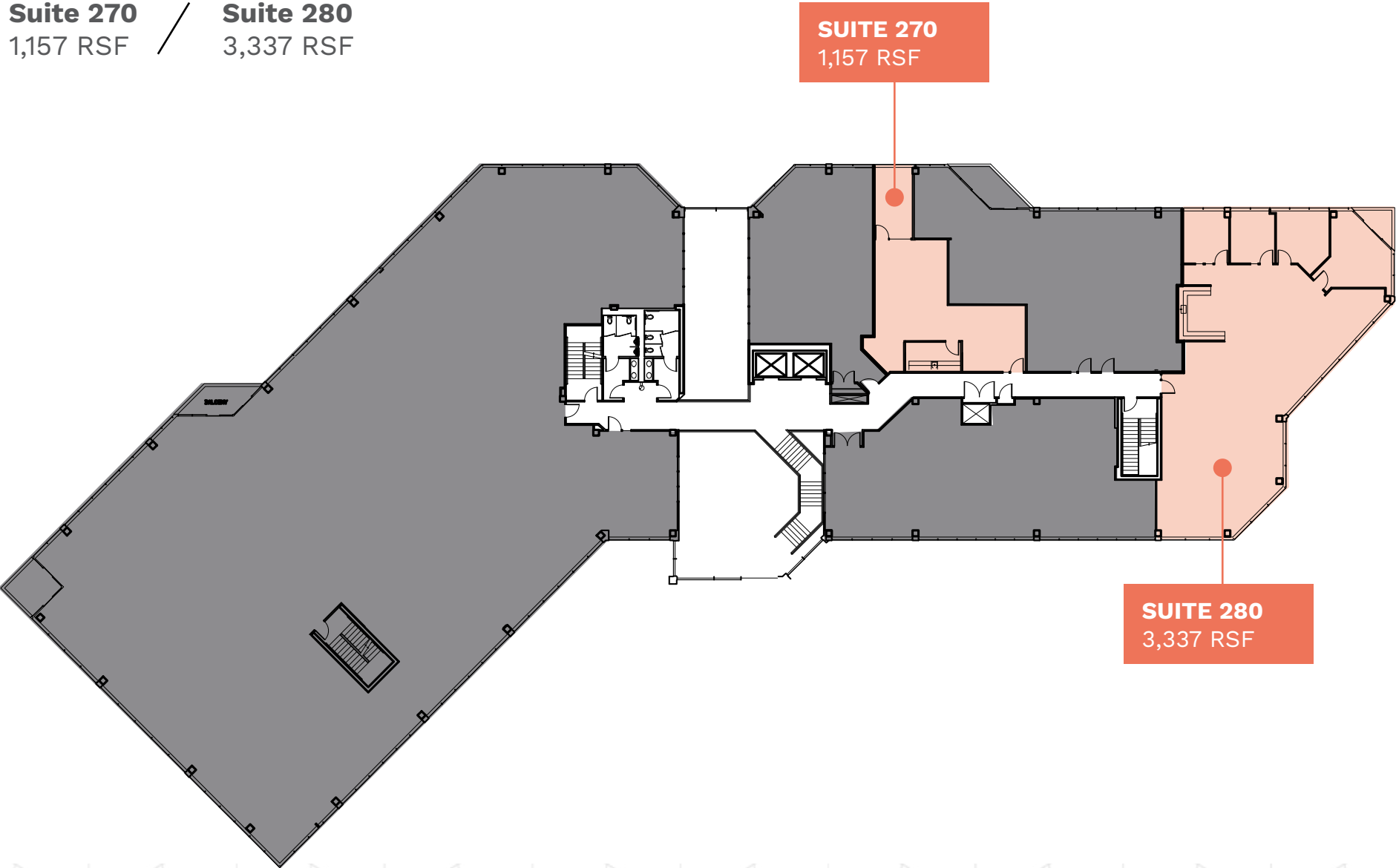


FULL FLOOR 2 LAYOUT

AVAILABLE

Suite 270
1,157 RSF

Suite 280
3,337 RSF



SUITE 270
1,157 RSF

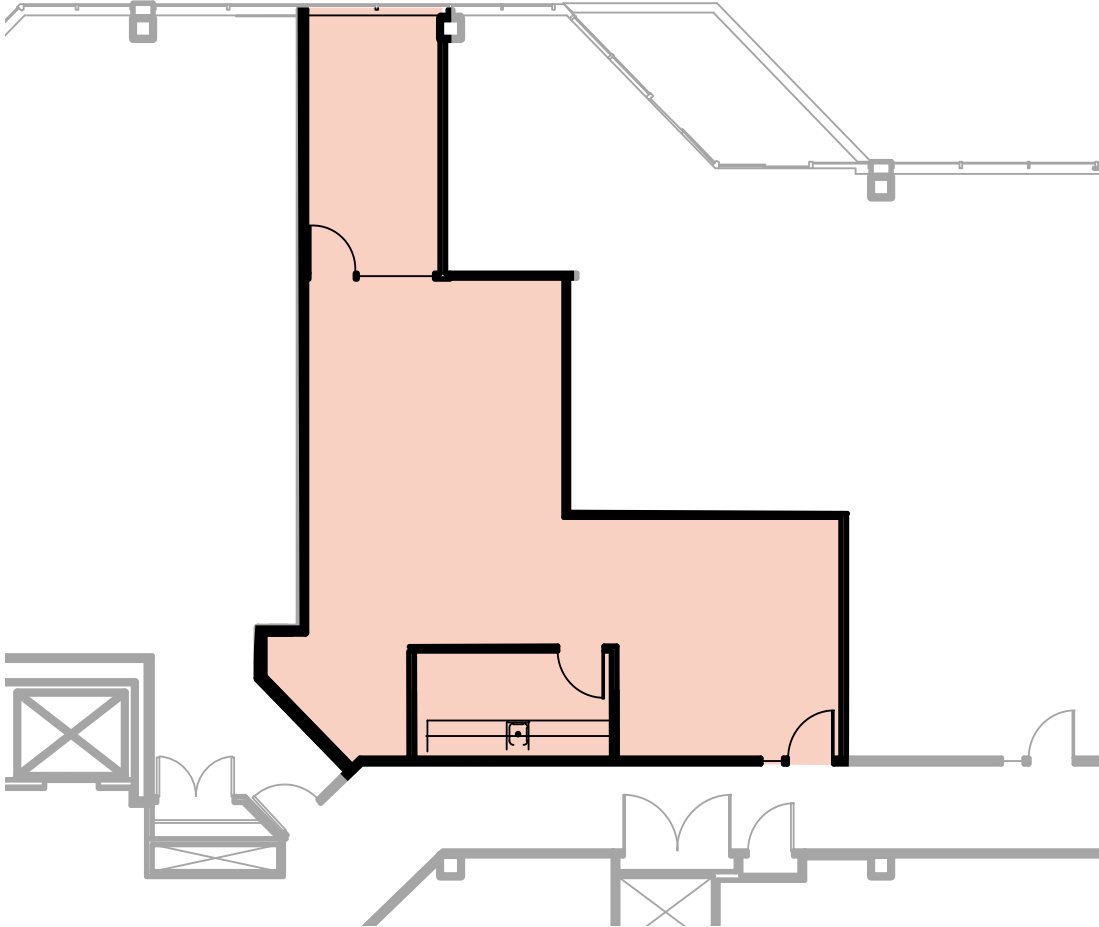
SUITE 280
3,337 RSF

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FLOOR 2

30 DAYS NOTICE

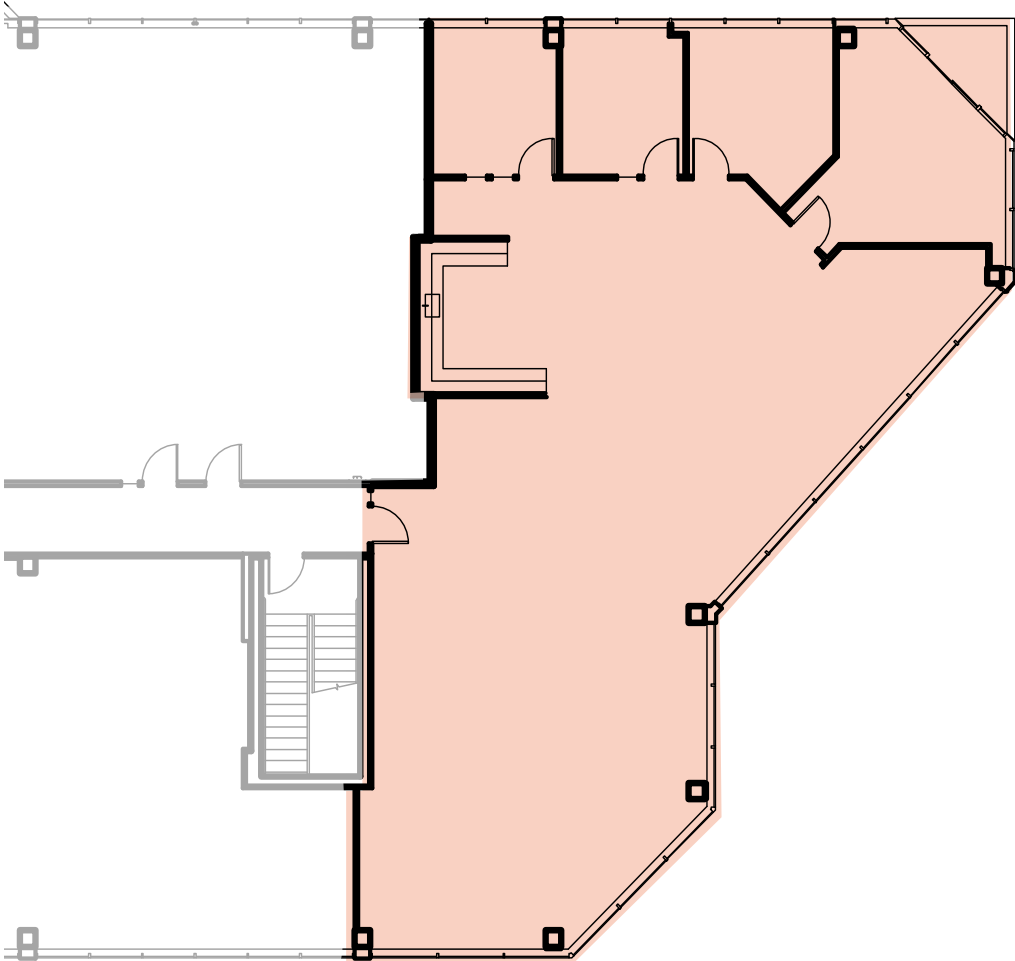
Suite 270
1,157 RSF



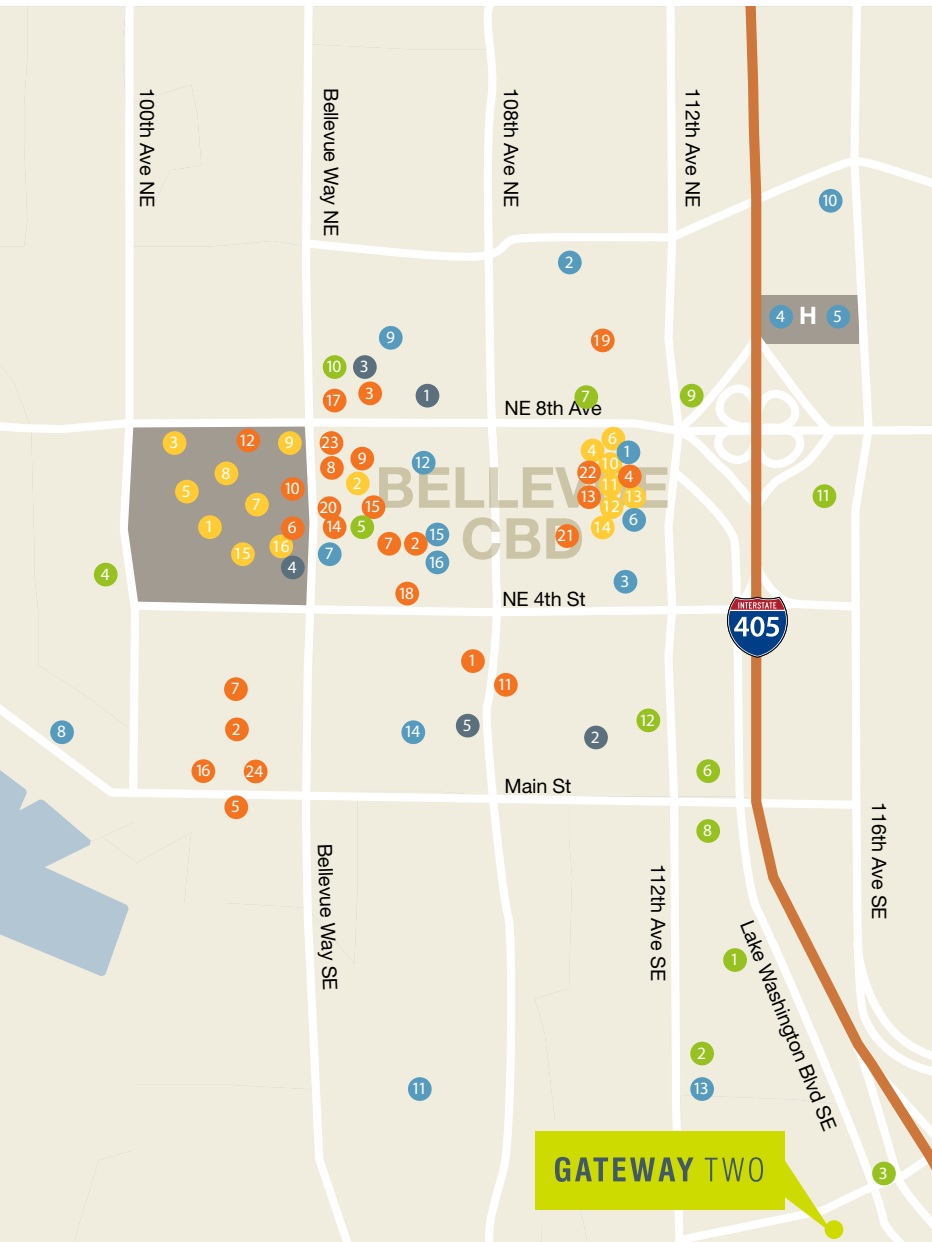
FLOOR 2

AVAILABLE NOW

Suite 280
3,337 RSF



BELLEVUE AMENITIES MAP



EAT / DRINK

- 1 Seastar Restaurant & Raw Bar
- 2 Park 99
- 3 Daniel's Broiler
- 4 John Howie Steak
- 5 Bis On Main
- 6 Cheesecake Factory
- 7 Cantinetta
- 8 McCormick & Schmick's
- 9 Maggiano's Little Italy
- 10 PF Chang's China Bistro
- 11 Melting Pot Restaurant
- 12 Ruth's Chris Steak House
- 13 Wild Ginger
- 14 Palomino
- 15 Pearl Bar & Dining
- 16 520 Bar & Grill
- 17 Joey
- 18 Purple Cafe & Wine Bar
- 19 Andiamo
- 20 Earl's
- 21 El Gaucho
- 22 Blue Martini
- 23 The Parlor Billiards & Comedy Club
- 24 Local Burger

LIFESTYLE

- 1 David Barton Gym
- 2 Bellevue Regional Library
- 3 Bellevue City Hall
- 4 Overlake Hospital Medical Center
- 5 Group Health Bellevue Medical Center
- 6 Meydenbauer Center
- 7 Bellevue Arts Museum
- 8 Meydenbauer Park
- 9 Performing Arts Center
- 10 Overlake Children's Hospital
- 11 Bellevue High School
- 12 Barnes & Noble
- 13 Bellevue Club
- 14 24 Hour Fitness
- 15 LA Fitness
- 16 Gene Juarez Salon & Spa

PARKING / TRANSPORTATION

- 1 Diamond Parking Services
- 2 Ampco System Parking
- 3 Central Parking System
- 4 Bellevue Square Valet
- 5 Pacific Plaza Garage

HOTELS

- 1 Bellevue Hilton
- 2 Hotel Bellevue
- 3 Residence Inn Bellevue
- 4 La Residence Suite Hotel
- 5 The Westin Bellevue
- 6 Sheraton Bellevue Hotel
- 7 Courtyard by Marriott
- 8 Red Lion Hotel
- 9 Ramada
- 10 Hyatt Regency Bellevue
- 11 Coast Bellevue Hotel
- 12 Accommodations Plus

SHOPPING

- 1 Bellevue Square
- 2 Lincoln Square
- 3 Nordstrom Bellevue Square
- 4 The Bravern
- 5 Macy's Bellevue Square
- 6 Louis Vuitton
- 7 Michael Kors
- 8 Apple Store
- 9 Crate & Barrel
- 10 Jimmy Choo
- 11 Neiman Marcus
- 12 Hermes
- 13 Sur La Table
- 14 David Lawrence
- 15 Tiffany & Co.
- 16 David Lawrence

DRIVE TIMES

