



GATEWAY II
915 118TH AVE SE, BELLEVUE

N NICOLA
WEALTH
— REAL ESTATE —

JLL®

BUILDING OVERVIEW

Building Size	68,996 RSF
Floors	3
Parking Spaces*	218
Parking Ratio	3.16 / 1,000 SF

*Covered stalls available



BUILDING AMENITIES

Newly renovated common areas

Two-story lobby with breakout areas

Fitness center with showers and lockers

Conference facility

Avanti self-service market

Operable windows

Elevator and walk-up suites

On-site tenant storage available

THE LOCATION

TRANSIT

Access to the Bellhop, a free, on-demand, 100% electric shuttle service spanning Downtown Bellevue to the Spring District, west to Meydenbauer Park, and south along 112th Avenue.



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

Walking distance to the new East Main light rail station and the Wilburton Park and Ride

Close to the South Bellevue Park and Ride, with access to all major transit routes throughout King County

AMENITIES

Primrose daycare school nearby

Dilettante Café nearby

Walking distance to the Residence Inn and the Bellevue Club

Directly adjacent to the Mercer Slough Nature Park with running and walking trails



AVAILABILITIES

Suite 130

AVAILABLE 7/1/2025 | 5,707 RSF

Suite 290

AVAILABLE NOW | 2,658 RSF

Suite 305*

AVAILABLE NOW | 6,222 RSF

Suite 320*

[View 3D Test Fit Tour](#)

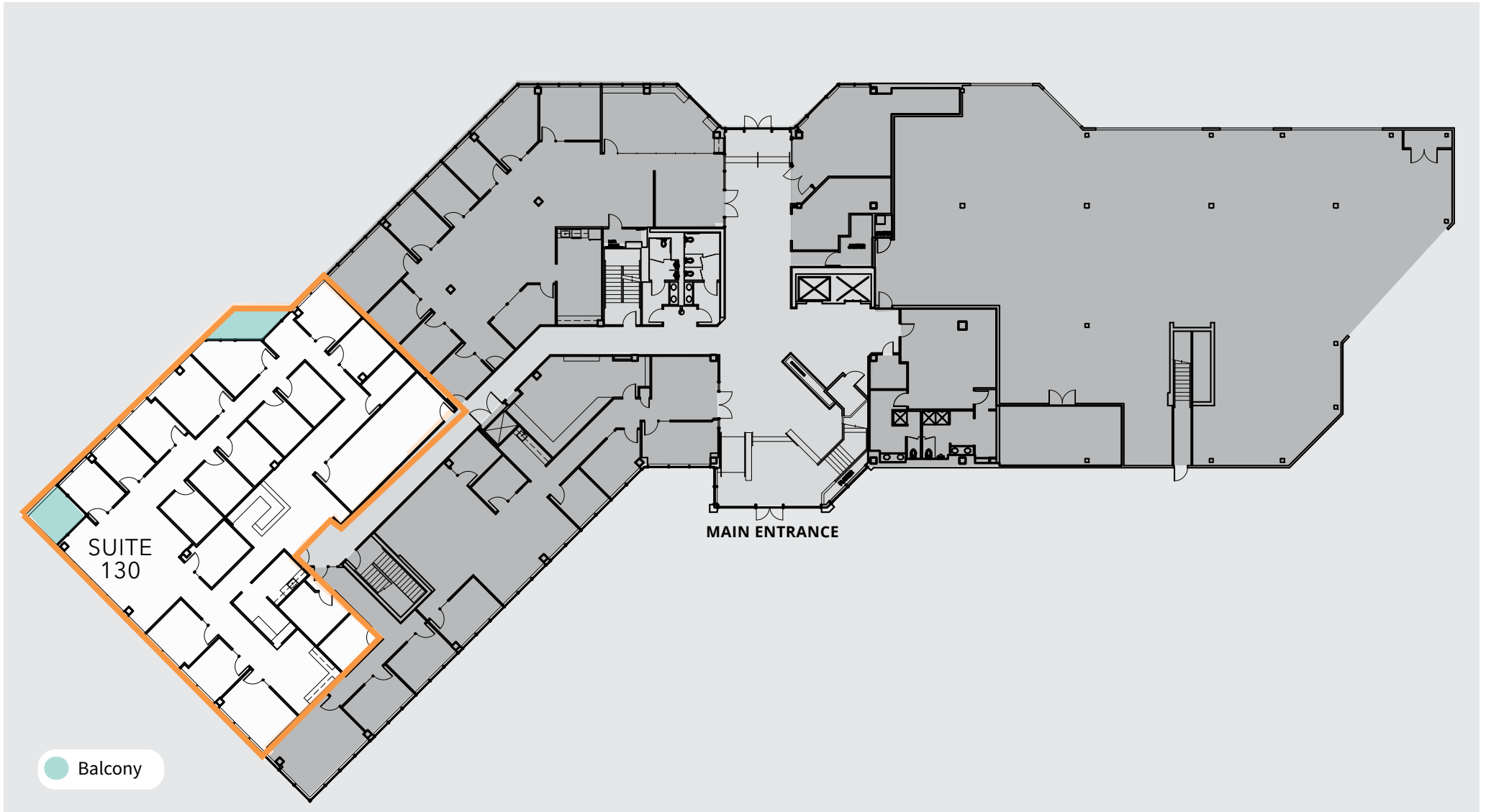
AVAILABLE NOW | 9,920 RSF

Suite 360

AVAILABLE 3/1/2025 | 3,603 RSF

* Suite 305 & 320 can be combined for 16,142 RSF





GATEWAY II SUITE 130

AVAILABLE 7/1/2025 | 5,707 RSF

16 private offices with a large conference room, kitchenette, reception area, and two balconies.



GATEWAY II SUITE 290

AVAILABLE NOW | 2,658 RSF

Recently renovated suite now includes high quality, brand new improvements
Open work space with two private offices, one conference room, and open
concept kitchen



GATEWAY II SUITE 305

AVAILABLE NOW | 6,222 RSF

Open work space with various sized conference rooms, a modern kitchen, server and computer lab, and a balcony

Dedicated cooling in server room

Double door glass entry

Can be combined with Suite 320 for up to 16,142 RSF



GATEWAY II SUITE 320

AVAILABLE WITH 30 DAYS NOTICE | 9,920 RSF



Open work space with thirteen private offices, a copy room, kitchen, three conference rooms, and three balconies

Can be combined with Suite 305 for up to 16,142 RSF



GATEWAY II SUITE 320*

*TEST FIT PLAN

AVAILABLE WITH 30 DAYS NOTICE | 9,920 RSF



Test fit plan includes ten private offices, four conference rooms, open workspace, collaboration areas, an open plan kitchen, reception area, and three private balconies

Can be combined with Suite 305 for up to 16,142 RSF

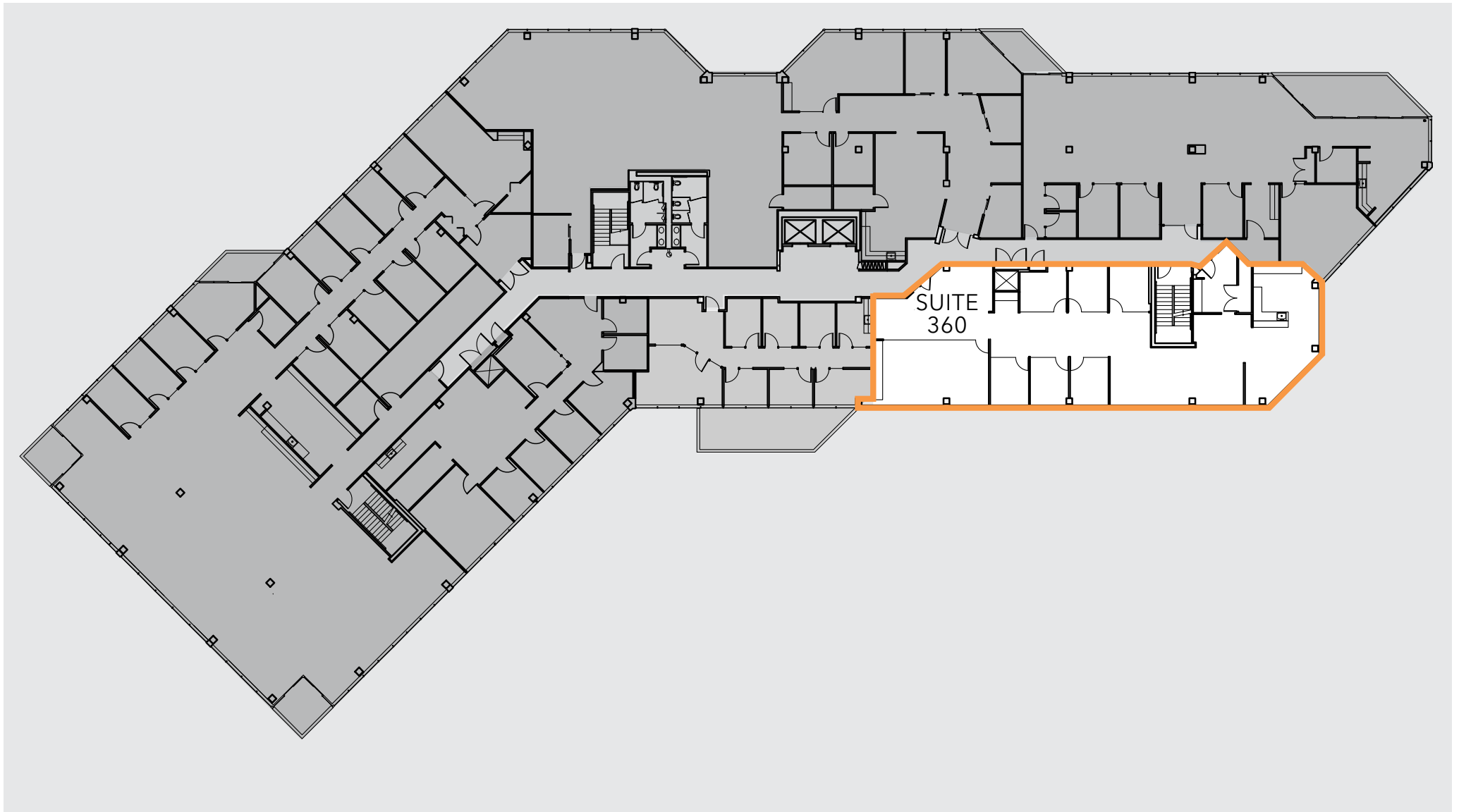
[View 3D Test Fit Tour](#)



GATEWAY II SUITES 305+320

AVAILABLE NOW | 16,142 RSF

Suites can be combined. Open work space balanced evenly with private offices, conference rooms, modern kitchens, balconies, a copy room, and a server and computer lab



GATEWAY II SUITE 360

AVAILABLE 3/1/2025 | 3,603 RSF

Suite includes six private offices, a large conference room, breakroom, and kitchenette.

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