

GATEWAY II

915 118TH AVE SE, BELLEVUE

NICOLA 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

NEARBY AMENITIES

Primrose daycare school | 3 min. drive

Dilettante Café nearby | 3 min. drive

The Residence Inn and the Bellevue Club | 4 min. drive

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



AVAILABILITIES

Suite 110

AVAILABLE 2/1/2027 | 4,396 RSF

Suite 130

LEASE PENDING | 5,949 RSF

Suite 140

AVAILABLE NOW | 1,312 RSF

Suite 240

AVAILABLE NOW| 15,253 RSF RSF

Suite 320

View 3D Test Fit Tour

AVAILABLE NOW | 9,920 RSF

Suite 325

LEASE PENDING | 2,518 RSF



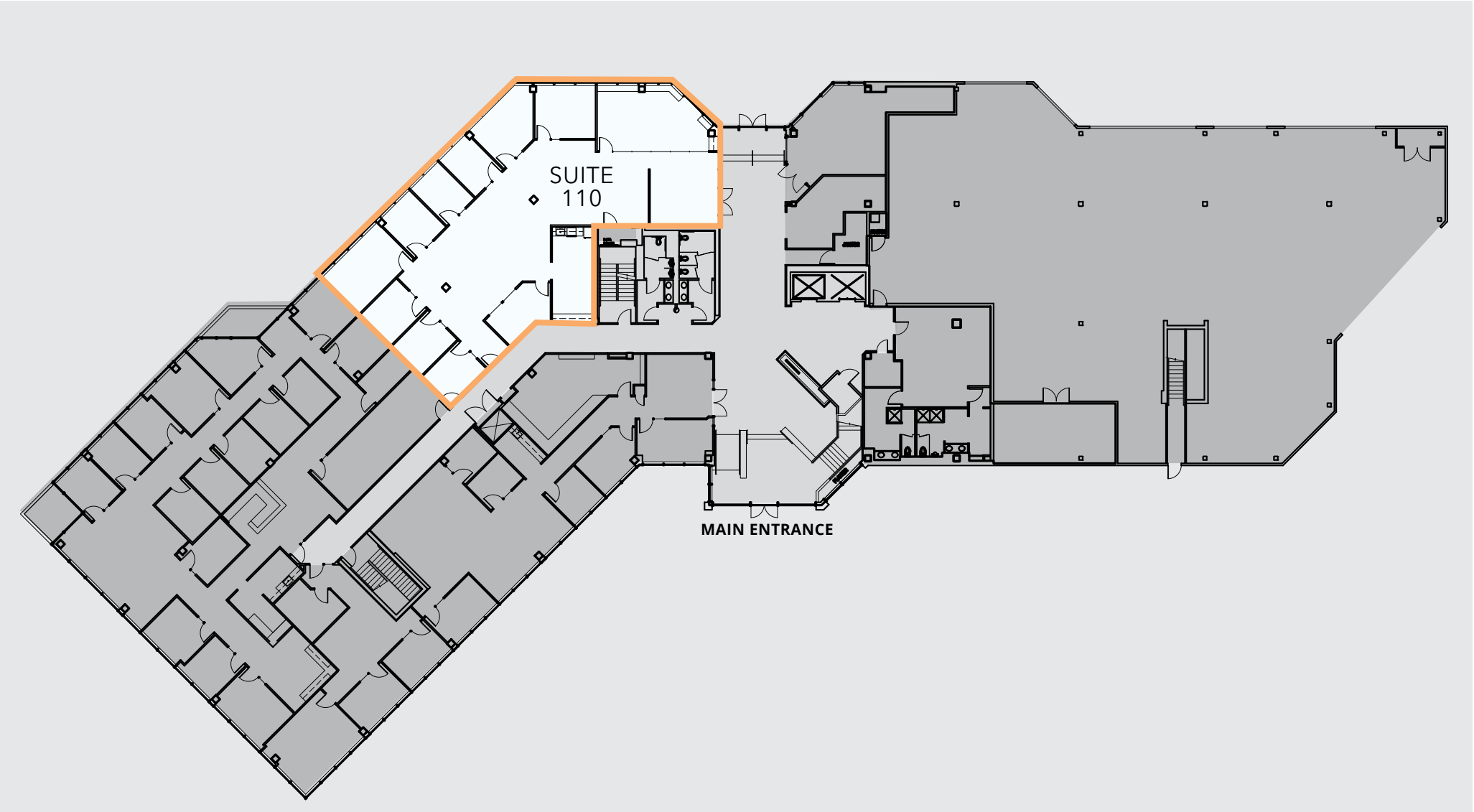








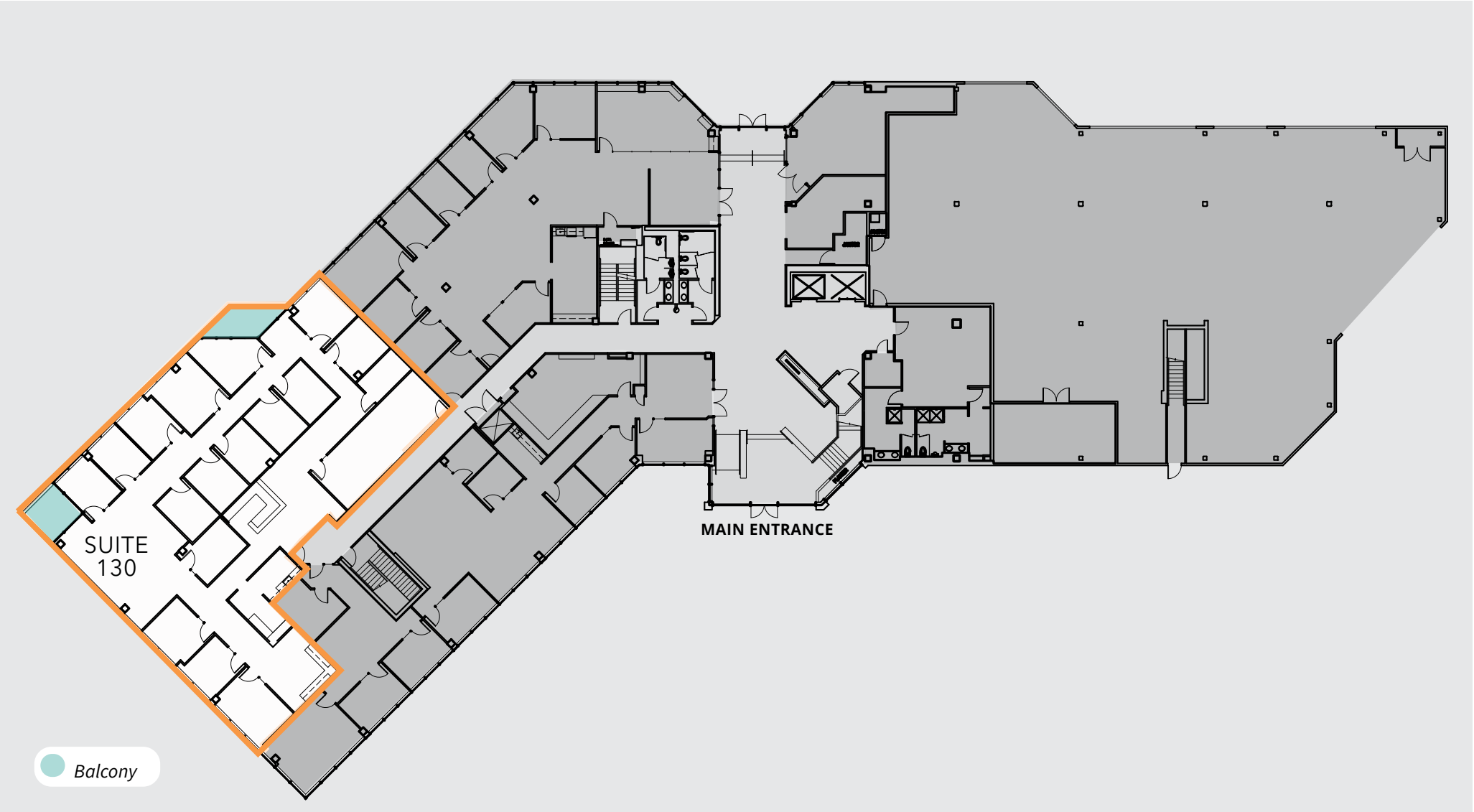




GATEWAY II SUITE 110

AVAILABLE 2/1/2027 | 4,396 RSF

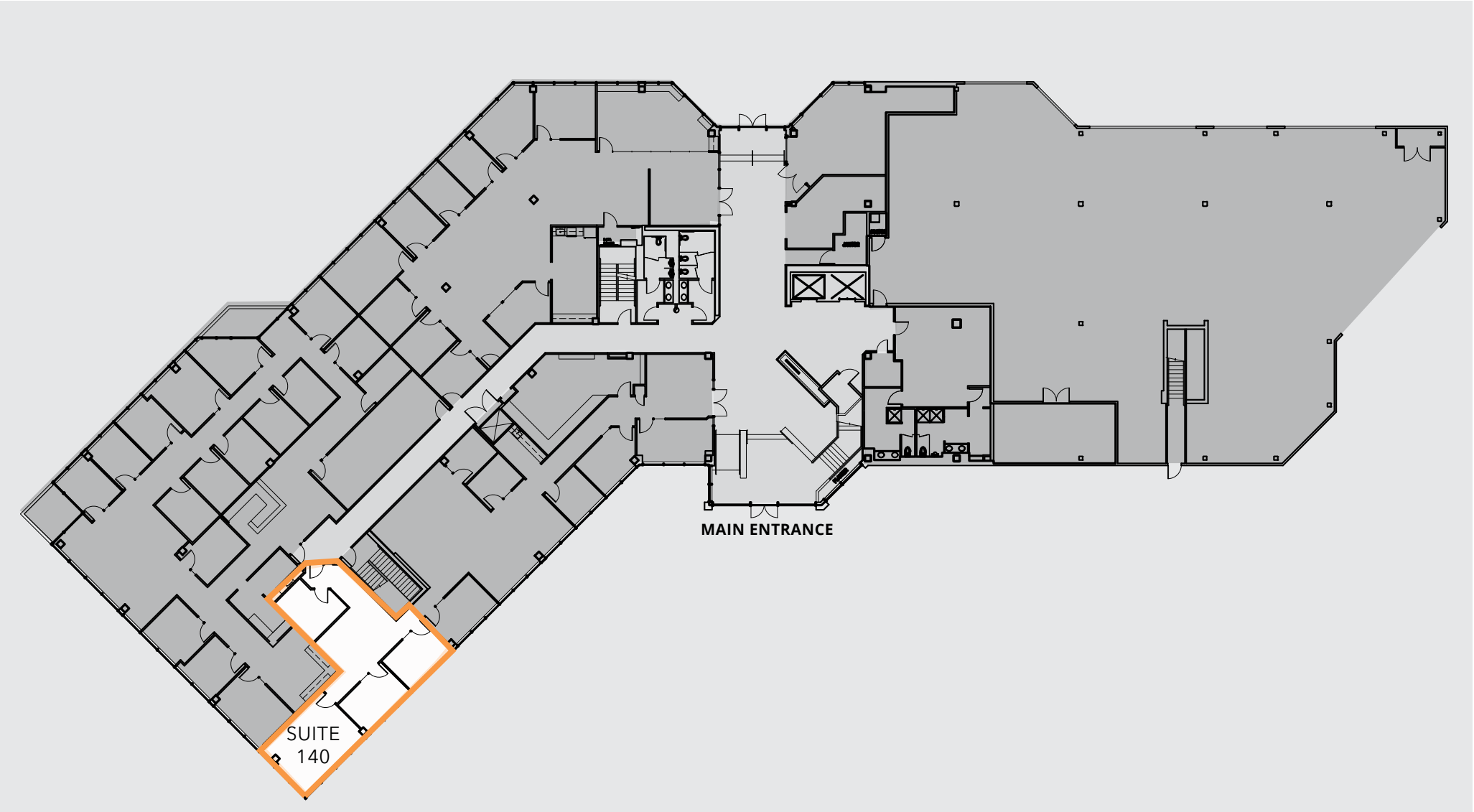
Seven private offices, two meeting rooms, one large conference room, reception area, and a break room with a kitchenette.



GATEWAY II SUITE 130

LEASE PENDING | 5,949 RSF

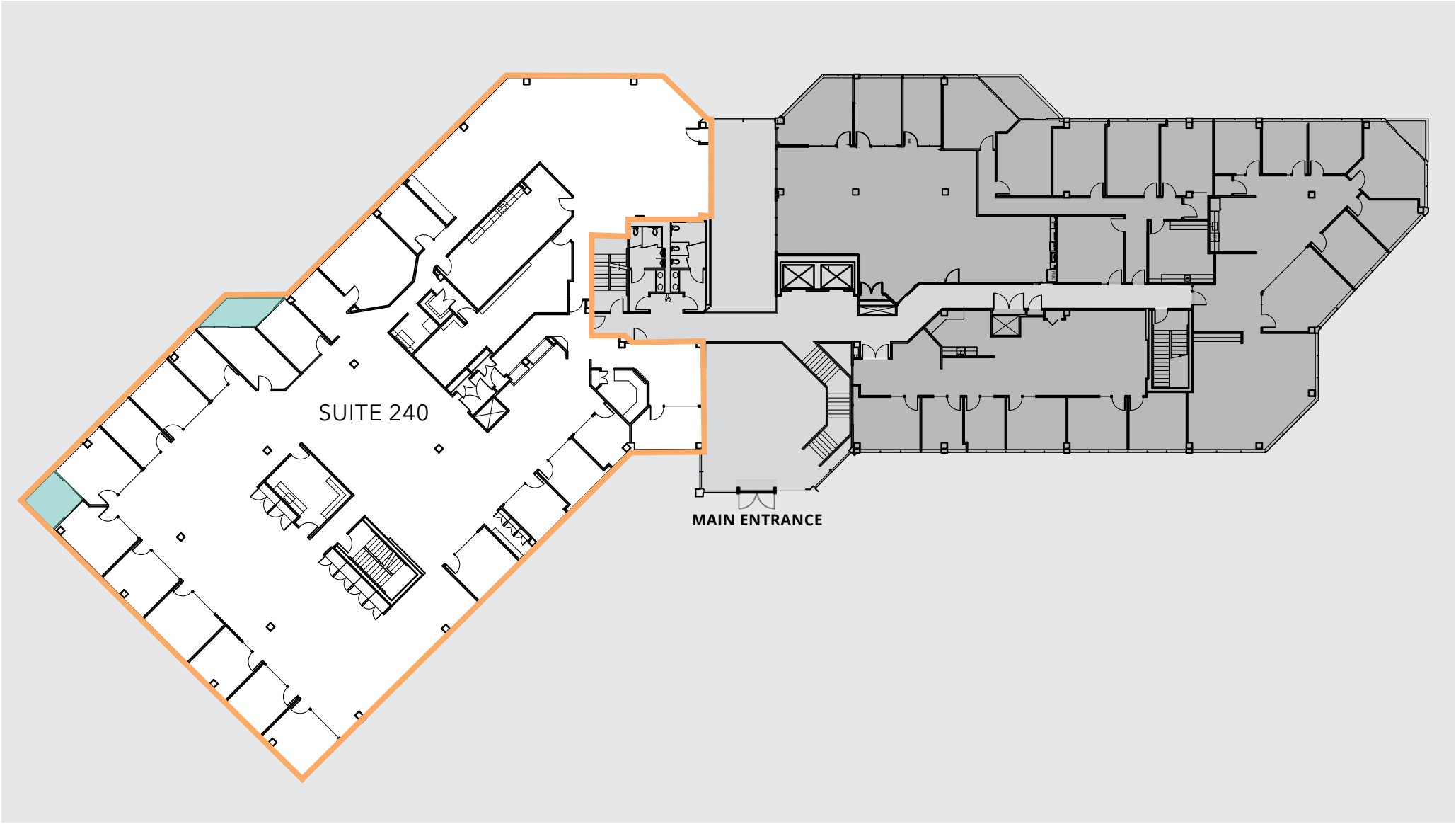
16 private offices with a large confernce room, kitchenette, reception area, and two balconies.



GATEWAY II SUITE 140

AVAILABLE NOW | 1,312 RSF

Four private offices and a conference room.



GATEWAY II SUITE 240

AVAILABLE NOW | 15,253 RSF

Mix of private offices, conference rooms, and open workspace. Suite has two private balconies, a reception area, kitchen, and break area.



GATEWAY II SUITE 320

AVAILABLE NOW | 9,920 RSF

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



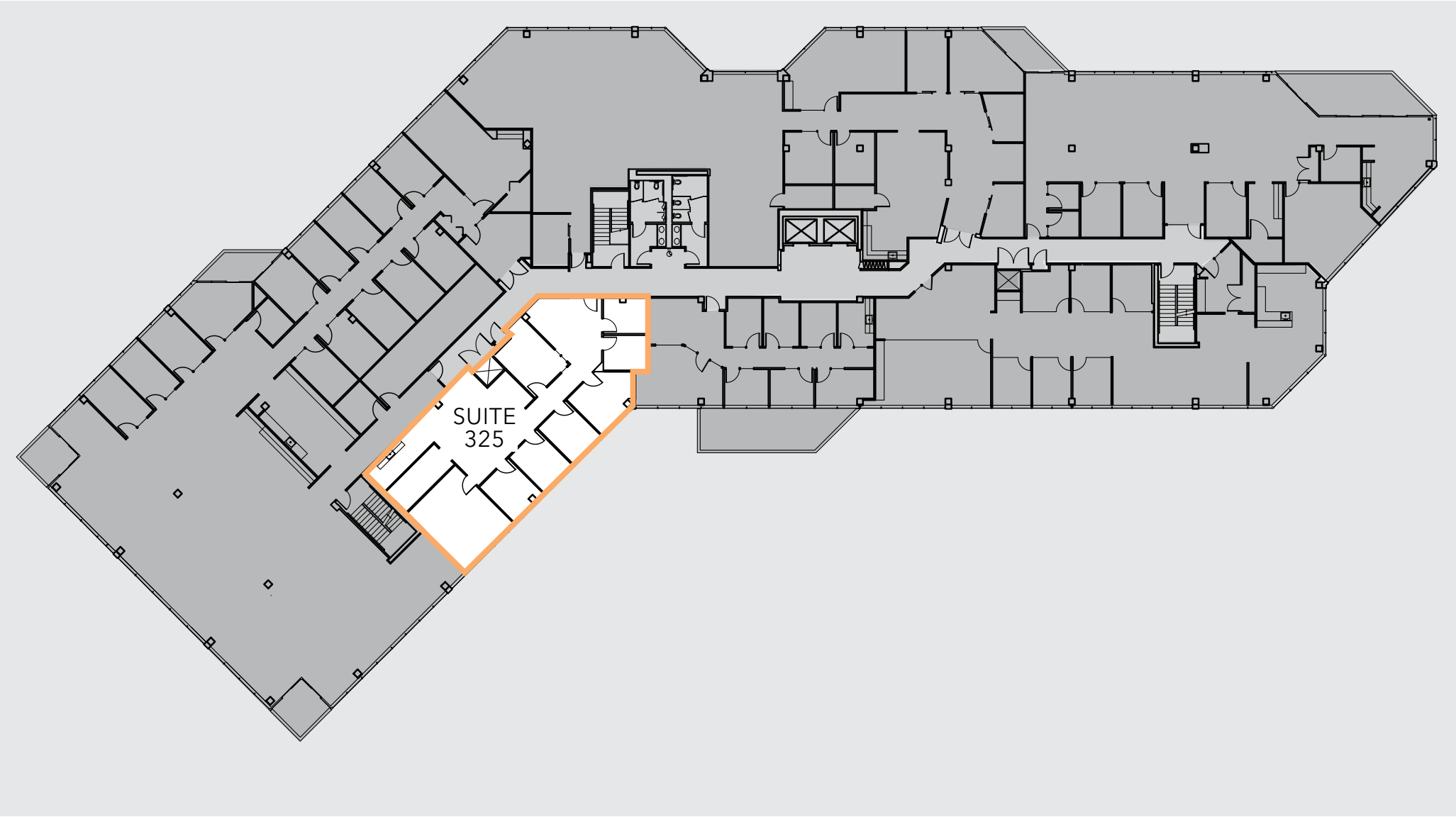
GATEWAY II SUITE 320*

*TEST FIT PLAN

AVAILABLE NOW | 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.

View 3D Test Fit Tour



GATEWAY II SUITE 325

LEASE PENDING | 2,518 RSF

Five private offices, two meeting rooms, open work area, and a kitchenette.

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