

FOR LEASE

RETAIL/RESTAURANT/OFFICE

BRIO APARTMENTS

1021 112th Ave NE, Bellevue, WA 98004

AVAILABLE
NOW

For more information please contact:

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BRIO APARTMENTS



PROPERTY OVERVIEW

Brio is an exciting new project by Su Development, located off 112th in the heart of downtown Bellevue, with close proximity to dense office and residential traffic. This new wave project features approximately 16,380 SF of retail/restaurant/office space, 259 apartment units, 7,080 square foot sports court, 13 foot ceilings, 12 foot wide sidewalks and easy access to public transportation and I-405.

Brio sits on a 38,513 square foot site with two residential towers. Overall, the two buildings comprise 221,115 square feet and will be connected by an outdoor courtyard and the third level of both buildings will be connected by a pedestrian bridge. With cutting edge architecture and building design by Bohlin Cywinski Jackson Architects, this exhilarating project is intended to be a catalyst for the community in downtown Bellevue.

PARKING: 50 shared retail parking stalls (2-hour parking validation). Monthly parking available at Fair Market Rates (subject to change).



59

TRANSIT SCORE



88

WALK SCORE



63

BIKE SCORE



26,580

TOTAL POPULATION



14,616

TOTAL HOUSEHOLDS



\$129,247

MEDIAN INCOME

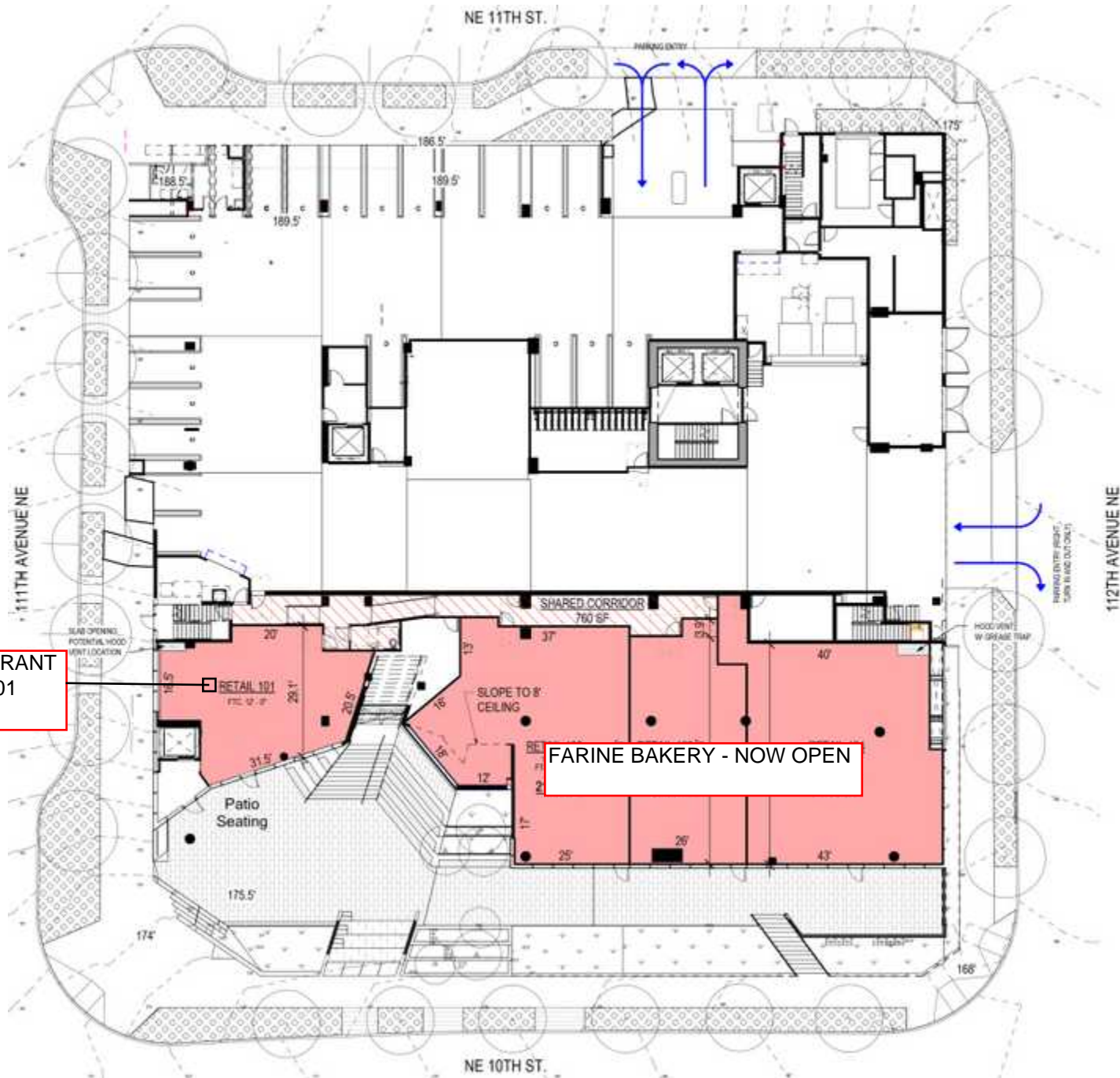
* Estimated 2020 demographics based on 1 mile radius

BRIO APARTMENTS

AVAILABLE SPACES

SUITE	SIZE (RSF)	NNN (EST. 2023)	LEASE RATE	DESCRIPTION
■ Combined 102, 103, 104	5,919 SF	-	-	LEASED - FARINE BAKERY
■ 101	1,297 SF	\$15.66	\$50.00/RSF	Prime corner "jewel box" restaurant space with ability to vent type 1 hood and limited outdoor patio seating capacity. *Restaurant tenants shall have an additional cost of \$.66 per sq ft per year for the cost of maintaining the Grease Trap (included in the NNN expenses).
■ 201	971 SF	-	-	LEASED - CREPE LEGEND
■ 202	1,569 SF	-	-	LEASED - SECRET GARDEN NAILS
■ 203	1,300 SF	-	-	LEASED - CLEMENT LASH LOUNGE
■ 204	735 SF	-	-	LEASED - SALON 44
■ 205	2,443 SF	-	-	LEASED - SALON 44
■ 206	2,290 SF	\$15.66	\$40.00/RSF	Ideal for office.

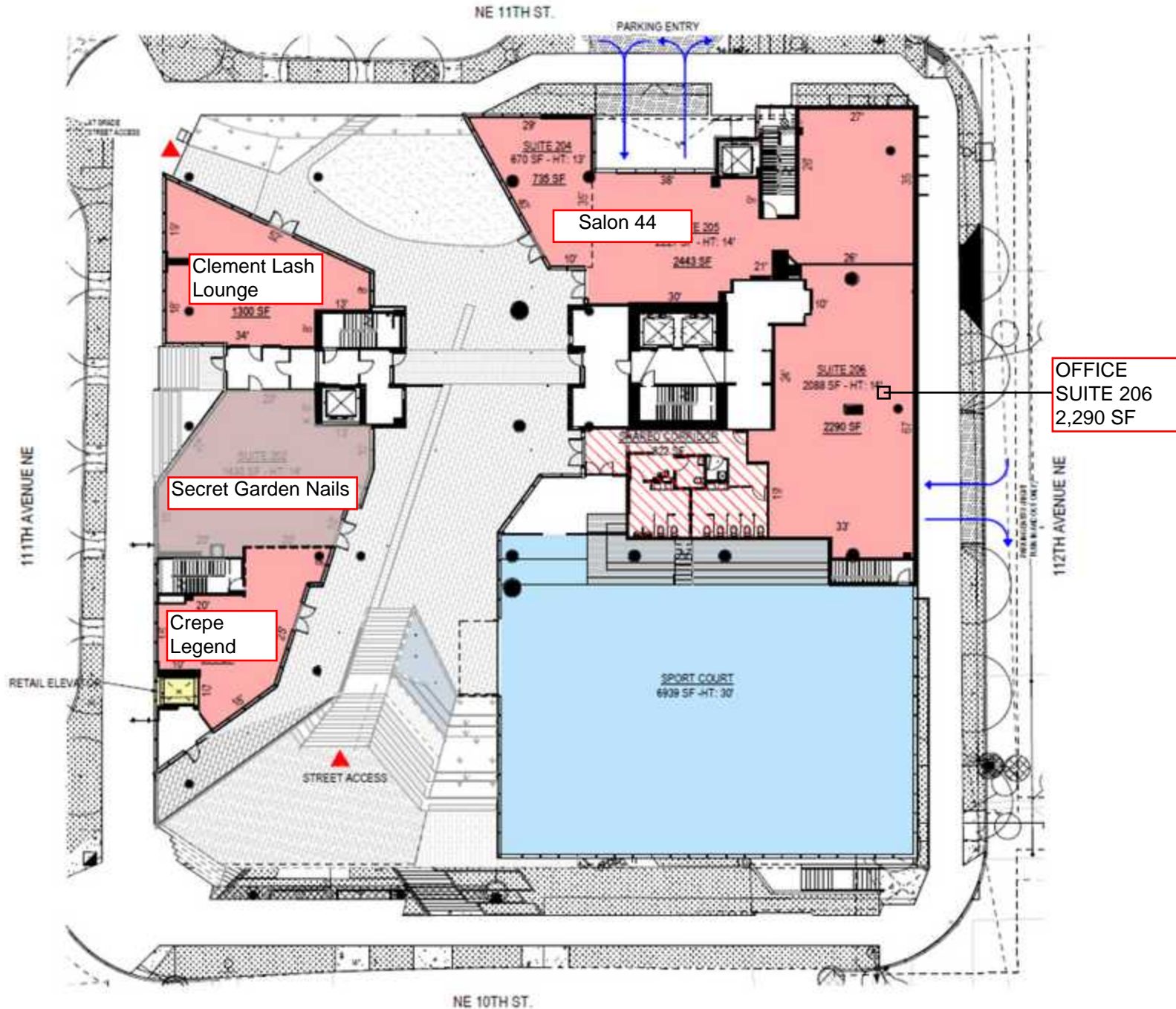
BRIO APARTMENTS



RESTAURANT
SUITE 101
1,297 SF

FARINE BAKERY - NOW OPEN

BRIO APARTMENTS



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BRIO APARTMENTS

