

# THE OFFICES AT THE BRAVERN

PRIME LOCATION

BEAUTIFUL ARCHITECTURE

FIRST-IN-CLASS AMENITIES

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11025 - 11155 NE 8TH STREET

BELLEVUE, WA 98004



**BRODERICK**  
GROUP



# THE GATEWAY TO DOWNTOWN BELLEVUE

LAKE WASHINGTON



THE OFFICES AT THE  
**BRAVERN**





## BUILDING 1

# THE OPPORTUNITY

**PRIME LOCATION:** Located at the gateway of downtown Bellevue, the Bravern office building offers unparalleled visibility, signage and accessibility. Its strategic position ensures easy access to major transportation routes, amenities, and business hubs, making it an ideal location for companies seeking a prestigious address.

**FIRST-CLASS AMENITIES:** The Bravern office building is equipped with top-tier amenities tailored to enhance the working experience of its tenants. From the state-of-the-art Lifetime Fitness facilities and high-end dining options to exclusive retail outlets, the building offers a comprehensive range of conveniences designed to meet the diverse needs of modern professionals.

**LUXURIOUS DESIGN:** As a first-in-class office space, the Bravern building boasts an architectural design that exudes sophistication and elegance. With meticulous attention to detail and premium finishes, every aspect of the building is crafted to provide a luxurious environment conducive to productivity and success.

**AMPLE SPACE:** Spanning 255,000 RSF, the Bravern office building offers ample space to accommodate the needs of a wide range of tenants, from startups to established corporations. Its flexible floor plans and efficient layouts can be customized to suit specific requirements, ensuring maximum utilization of space and optimal workflow.

**EXCLUSIVE IDENTITY:** By leasing space in the Bravern building, tenants gain access to an exclusive community of like-minded professionals, creating opportunities for collaboration, networking, and growth. The building's prestigious reputation and high-profile tenants further enhance its appeal and provide tenants with a unique platform to elevate their brand image.

255,171 RSF | 11 FLOORS

FLOOR 13 - 24,048 RSF

FLOOR 12 - 23,739 RSF

FLOOR 11 - 24,048 RSF

FLOOR 10 - 23,739 RSF

FLOOR 9 - 24,048 RSF

FLOOR 8 - 23,739 RSF

FLOOR 7 - 24,048 RSF

FLOOR 6 - 23,739 RSF

FLOOR 5 - 24,048 RSF

FLOOR 4 - 23,512 RSF

FLOOR 3 - 16,463 RSF





## BUILDING 2

# THE OPPORTUNITY

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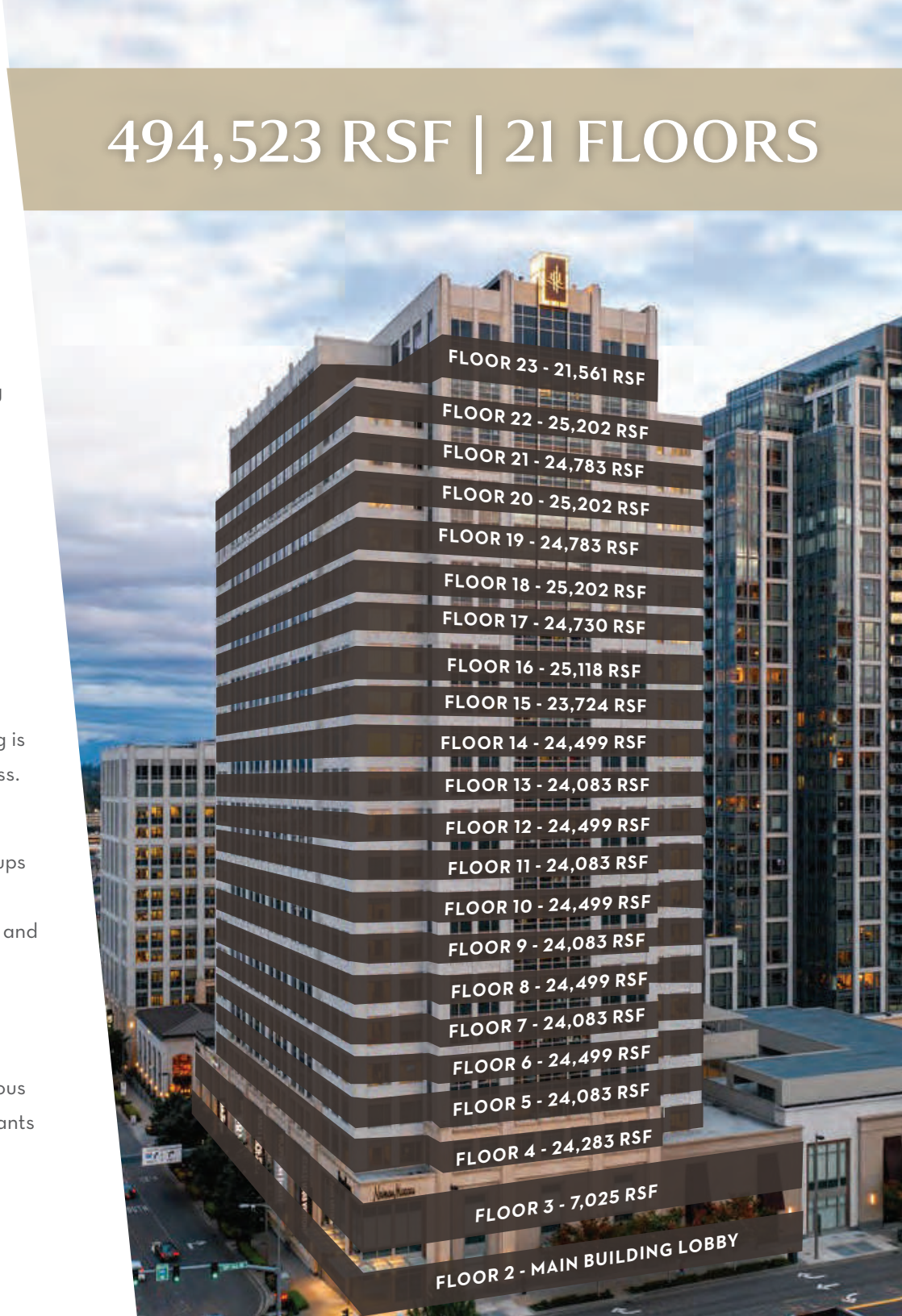
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**AMPLE SPACE:** Spanning 494,500 RSF, the Bravern office building Two offers ample space to accommodate the needs of a wide range of tenants, from startups to established corporations. Its flexible floor plans and efficient layouts can be customized to suit specific requirements, ensuring maximum utilization of space and optimal workflow.

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# 494,523 RSF | 21 FLOORS





# WHERE PRODUCTIVITY MEETS PRESTIGE

Ownership has partnered with IA (Interior Architects) to reposition Bravern Office Towers into a first-in-class multi-tenant destination to include “new lobbies,” upgraded amenities, and dedicated retail for the office towers that will compliment the existing retail at The Bravern.





# FIRST IN CLASS AMENITIES

The Bravern offers a wide range of amenities that are designed to make your workday more productive and enjoyable. These amenities include a state-of-the-art fitness center in Lifetime Fitness, John Howie Steak, John Howie Whiskey Bar, Lifetime Café and LeTAO Bakery and Cafe (coming soon).



## DINING OPTIONS

YI FANG   
TAIWAN FRUIT TEA  
一芳台灣水果茶



JOHN HOWIE STEAK



THE DOLLAR SHOP

## RETAIL OPTIONS



BOTTEGA VENETA

DAVID LAWRENCE  
for him - for her

EYE SOCIETY

GUCCI

HERMÈS  
PARIS

HOLLY ZHANG  
PEARL GALLERY

LOUIS VUITTON

MONCLER

OLIVER PEOPLES  
OOVVEE

OMEGA

PRADA





## INDULGE IN LUXURY & WELLNESS

Steps from the Offices at the Bravern, Lifetime Fitness aims to provide a holistic approach to health and fitness, catering to individuals and families seeking to improve their well-being in a supportive and upscale environment. They provide State-of-the-Art Fitness Equipment, Group Fitness classes, personal training services, child care services, health and wellness programs and Café and Nutrition Services.



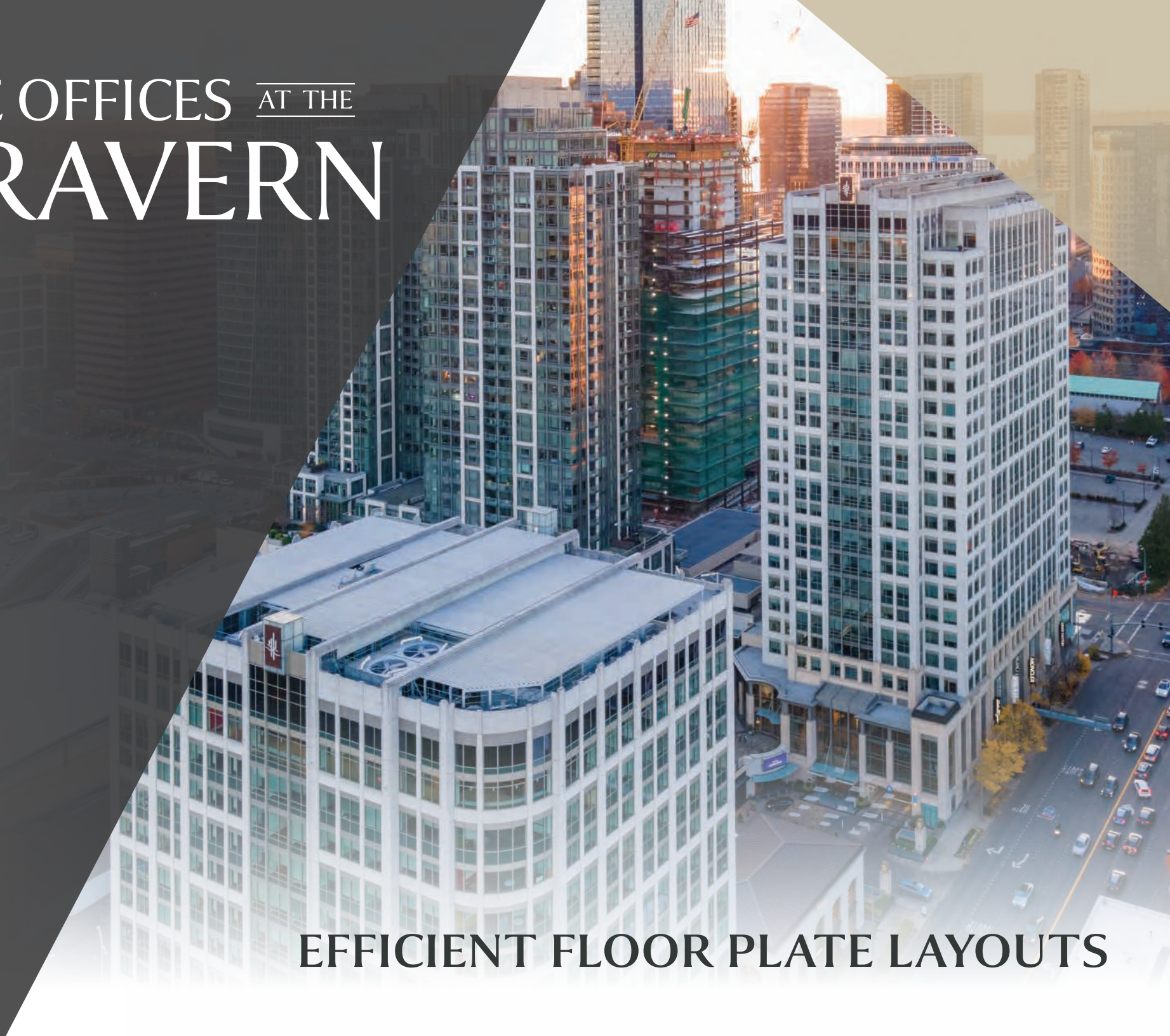
# FACT SHEET

Address:	11025 - 11155 NE 8th Street, Bellevue, WA 98004
Square Footage:	<b>TOWER ONE:</b> 255,171 RSF <b>TOWER TWO:</b> 494,523 RSF
Stories:	<b>TOWER ONE:</b> 11 Floors <b>TOWER TWO:</b> 21 Floors
Rental Rates:	\$51.00-\$53.00 NNN per RSF
Operating Expenses:	2024 Estaimate: \$20.00/RSF
Parking:	Office users at The Bravern have a gated secured parking garage with 2.5 per 1,000 RSF (1,875 stalls) of dedicated solely for office parking Monday Through Friday. Additionally, visitor parking is available for use to 75 Bravern Office Tower visitors in the retail/ visitor parking area. The garage ingress and egress are via 112th Ave and NE 8th Street.
Access:	The Bravern is easily accessible from both I-405 and I-90. The building is also just a short walk from the Eastlink Light Rail station, which provides direct service to Seattle and Redmond.
Restaurants / Retail:	<b>DINING:</b> Whiskey by John Howie, YiFang Taiwan Fruit Tea, The Dolar Shop, John Howie Steak, Lifetime Café and LeTAO Bakery and Cafe (coming soon) <b>RETAIL:</b> Leica, Bottega Veneta, David Lawrence, Eye Society, Gucci, Hermés, Holly Zhang, Louis Vuitton, Moncler, Oliver Peoples, Omega, and Prada <b>LIFESTYLE:</b> Lifetime Athletic, Bank of America, and Gene Juarez Salons & Spas
Emergency Generator:	Generator: Both towers are powered by an emergency generator that operates emergency building systems during the case of a power outage. There is also a separate office building emergency generator for the current single-tenant that may stay in place for future tenants use.
HVAC:	Both Towers are served by rooftop chillers and air handling units located every two floors. Cooling units are also in place for water source cooling of sever rooms or other ancillary uses best served by an independent system.
Building Structure:	The Bravern Office Towers feature post-tension concrete construction allowing for open floor plans.
Elevators:	<b>TOWER ONE:</b> Four passenger cabs serving floors 2 through 13 plus a freight. <b>TOWER TWO:</b> Equipped with ten passenger elevator cabs split between a low bank and a high bank. The lower bank services floors 2 through 13 and the high bank services floors 14 through 22. The tower also features a dedicated freight elevator that runs from the parking garage to all floors within the towers.
Management / Ownership:	The Bravern is managed by KG Investments, with an onsite team that includes management and engineering, 24/7 security, and parking management.
Leasing:	Broderick Group, Inc. - 425.646.3444 - Matt Schreck / Grant Yerke



# THE OFFICES AT THE BRAVERN

**EFFICIENT FLOOR PLATE LAYOUTS**





TEST FIT  
BUILDING 1, FLOOR 12

## THE FUNNEL

The planning concept behind this test fit is a funnel that is carefully oriented to guide users to a primary moment in the space - the kitchenette. With perimeter offices taking up the majority of the exterior walls, the kitchenette is strategically placed along a wall that has access to a key view for all users to enjoy. The funnel concept also allows a shift away from the long, straight corridors, and instead creates pockets of experiences along the circulation.



Private Office



Conference



Kitchenette



**TEST FIT  
BUILDING 2, FLOOR 22**



*Private Office*



*Conference*



*Kitchenette*

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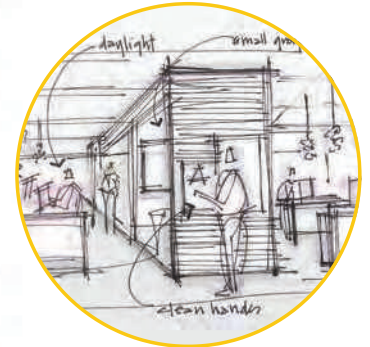
TEST FIT  
BUILDING 1, FLOOR 12

# THE BUTTERFLY

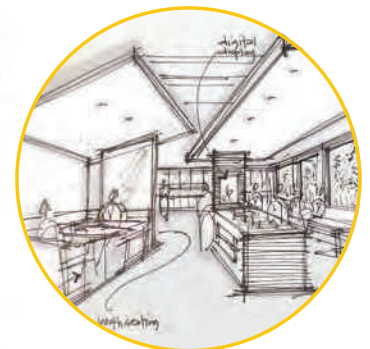
This planning concept plays off of the shape of an abstracted butterfly, with the “body” running through the elevator lobby and weighted on either end by the reception and kitchenette, and the “wings” as the primary circulation through the space. The angles and curves of the circulation allow the open office to form around them, creating a softness in the space, as well as some interest in the circulation journey.



Collaboration



Open Office



Kitchenette



TEST FIT  
BUILDING 2, FLOOR 22



Collaboration



Open Office



Kitchenette

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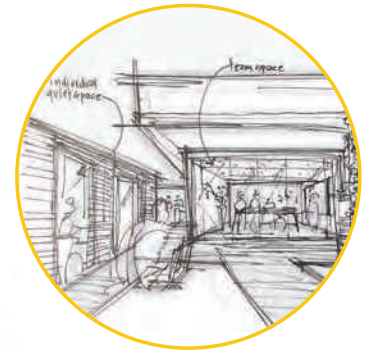




TEST FIT  
BUILDING 1, FLOOR 12

## THE ANCHORS

The focus of this plan is the collaboration spaces, which act as “anchors” at the ends of the main circulation paths. With the collaboration spaces anchoring the space, it highlights these key moments, and provides easy access to all users, regardless of the location of their primary workstation. The kitchenette is placed to take advantage of the views that the space has to offer.



Co-Working



Library



Open Office



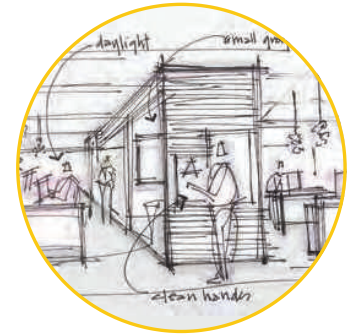
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Co-Working



Library



Open Office

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# THE OFFICES AT THE BRAVERN

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**BRODERICK**  
• GROUP •

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