

FOR LEASE

THE **BRYNN**

12055 SLATER AVE NE
KIRKLAND, WA 98034



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THE OFFERING EXPERIENCE THE BRYNN – A PREMIER RETAIL DESTINATION

THE BRYNN presents a rare and exceptional retail opportunity in the heart of Kirkland. Nestled at street level beneath 486 modern residential units, this newly constructed Class-A retail space (2025) offers unparalleled visibility and access to a dynamic and growing community.

Strategically positioned at the intersection of NE 120th Street and Slater Avenue with seamless access to I-405, The Brynn ensures effortless connectivity to Kirkland,

Bellevue, Seattle, and the greater Washington region. Just steps away, The Village at Totem Lake—a bustling hub of shopping, dining, and entertainment draws a high volume of foot traffic, creating an ideal environment for businesses to thrive.

Designed for success, The Brynn provides premium retail frontage, modern architectural appeal, and a prime location that caters to both residents and visitors.

THE BRYNN

NEW CONSTRUCTION (2025)

DELIVERY EXPECTED Q3 OF 2025

CLASS-A RETAIL SPACE

15,547 RSF AVAILABLE

CAN BE DEMISED TO 8,923 SF
AND 6,624 SF

54 COVERED RETAIL PARKING &
STREET PARKING AVAILABLE

EXCELLENT PROPERTY FOR
CHILD CARE OR GYM TENANT





THE BRYNN

TOTEM LAKE WEST SHOPPING CENTER

THE VILLAGE AT TOTEM LAKE

EvergreenHealth

TOTEM LAKE PARK

THE BRYNN



124TH AVENUE NE

NE 120TH STREET

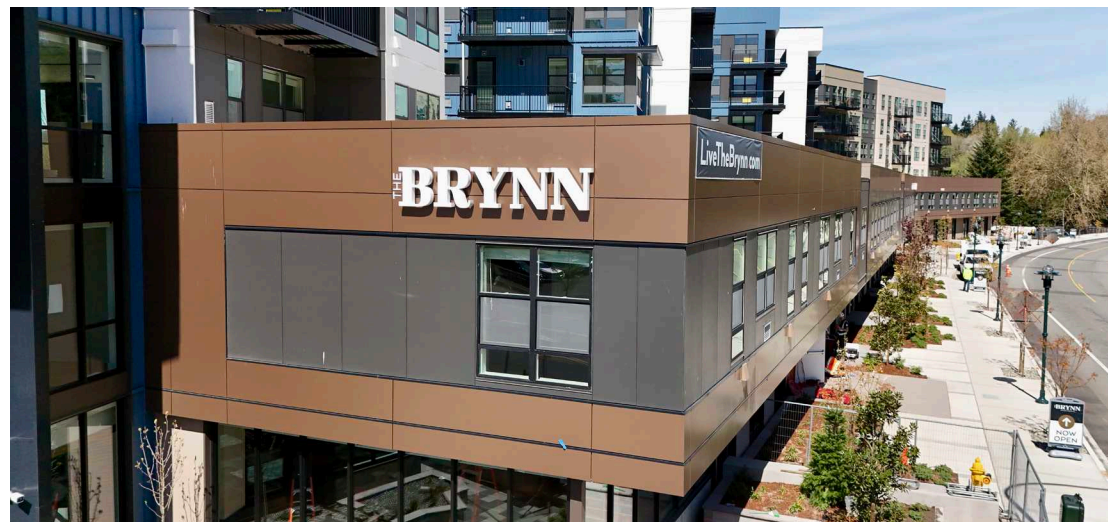
SLATER AVENUE NE



Leibsohn & Company

THE BRYNN

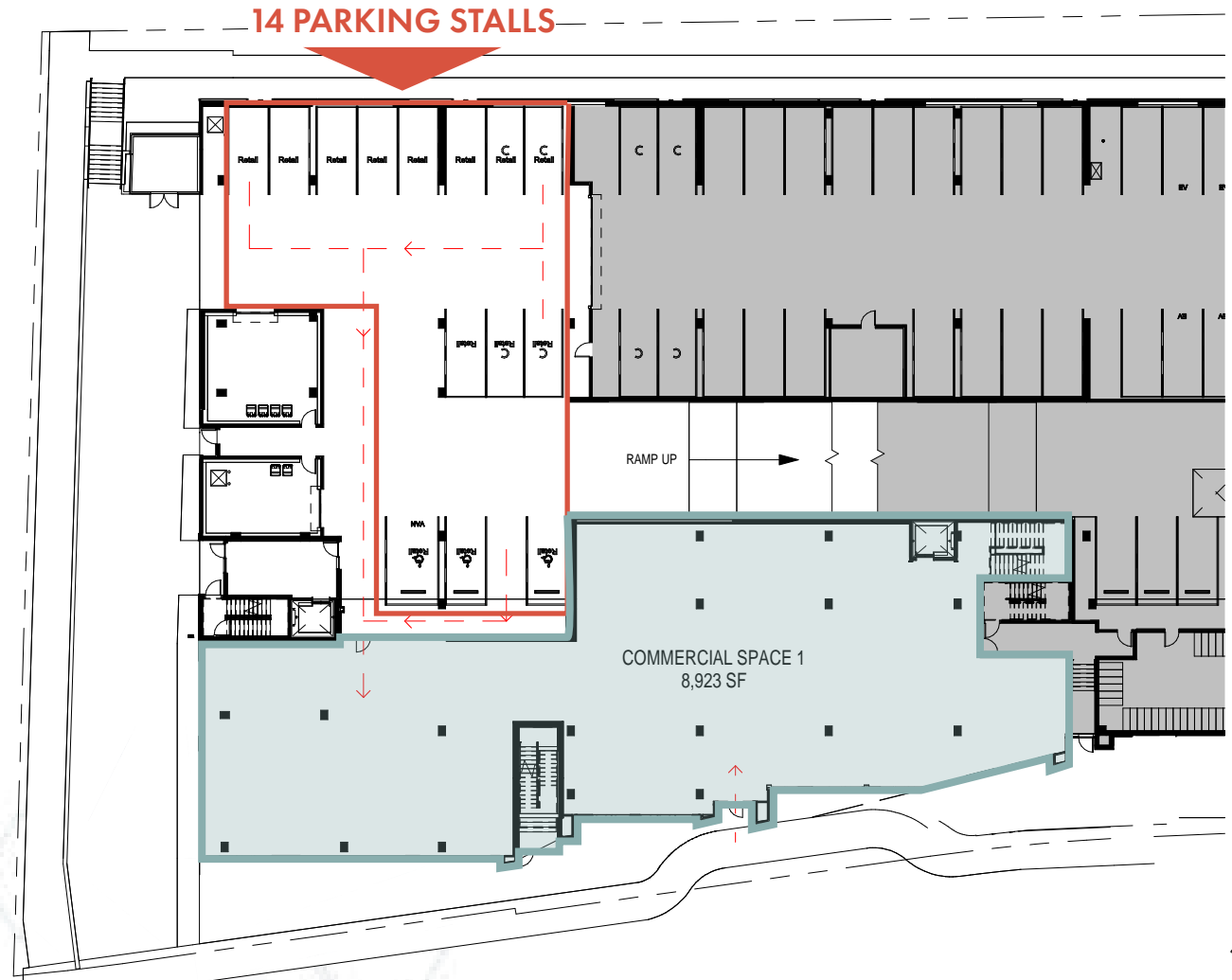
Live@TheBrynn.com



COMMERCIAL FLOOR PLANS

FLOOR 1
8,923 SF
RATE: TO BE DETERMINED

FLOOR 1 & 2
15,547 SF
RATE: TO BE DETERMINED



COMMERCIAL FLOOR PLANS

40 PARKING STALLS

FLOOR 2
6,624 SF
RATE: TO BE DETERMINED

FLOOR 1 & 2
15,547 SF
RATE: TO BE DETERMINED

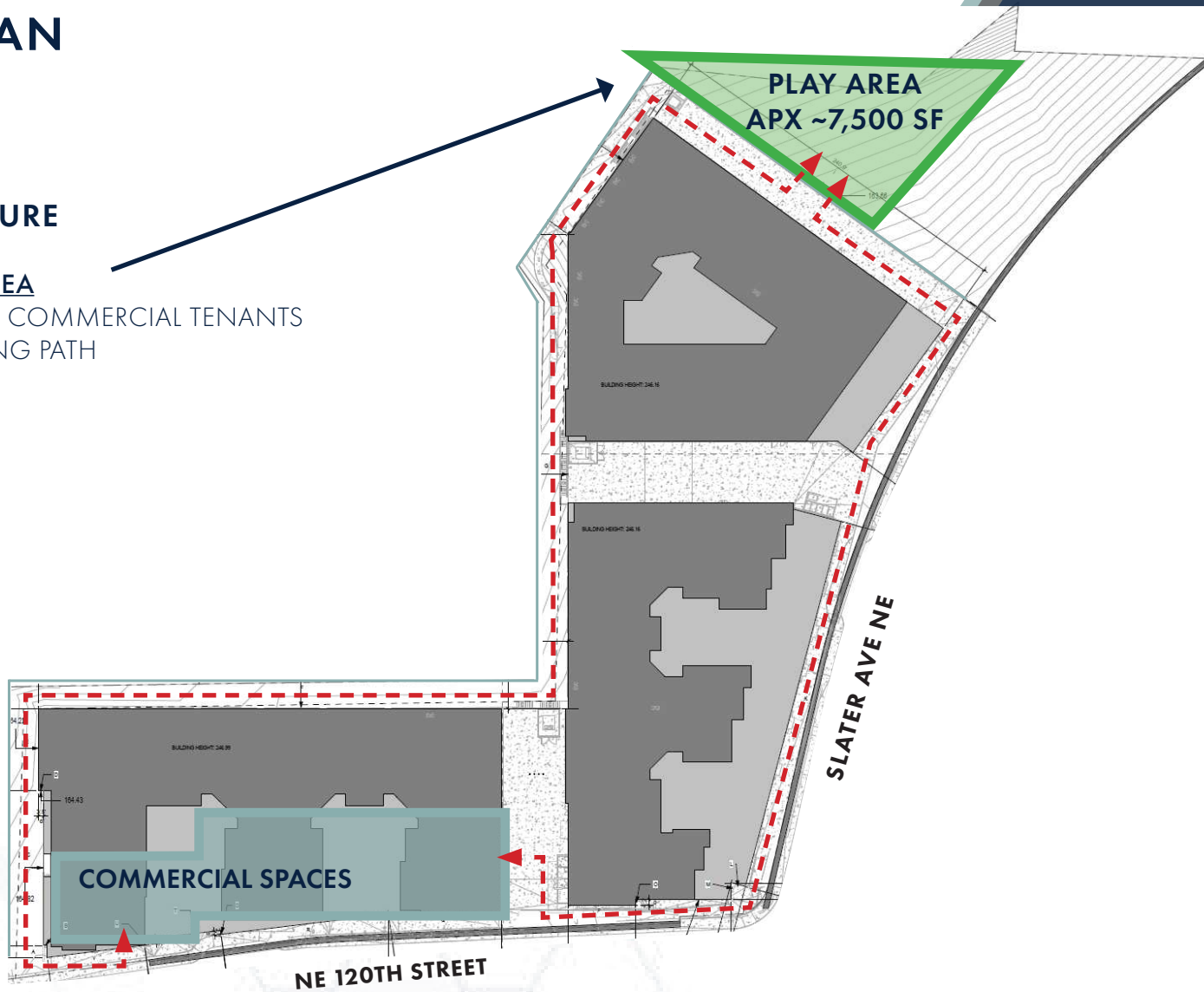


SITE PLAN

PROPERTY FEATURE

POTENTIAL PLAY AREA

DIRECT ACCESS FOR COMMERCIAL TENANTS
VIA BUILT-IN WALKING PATH



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