

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

 **Leibsohn
& Company**





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



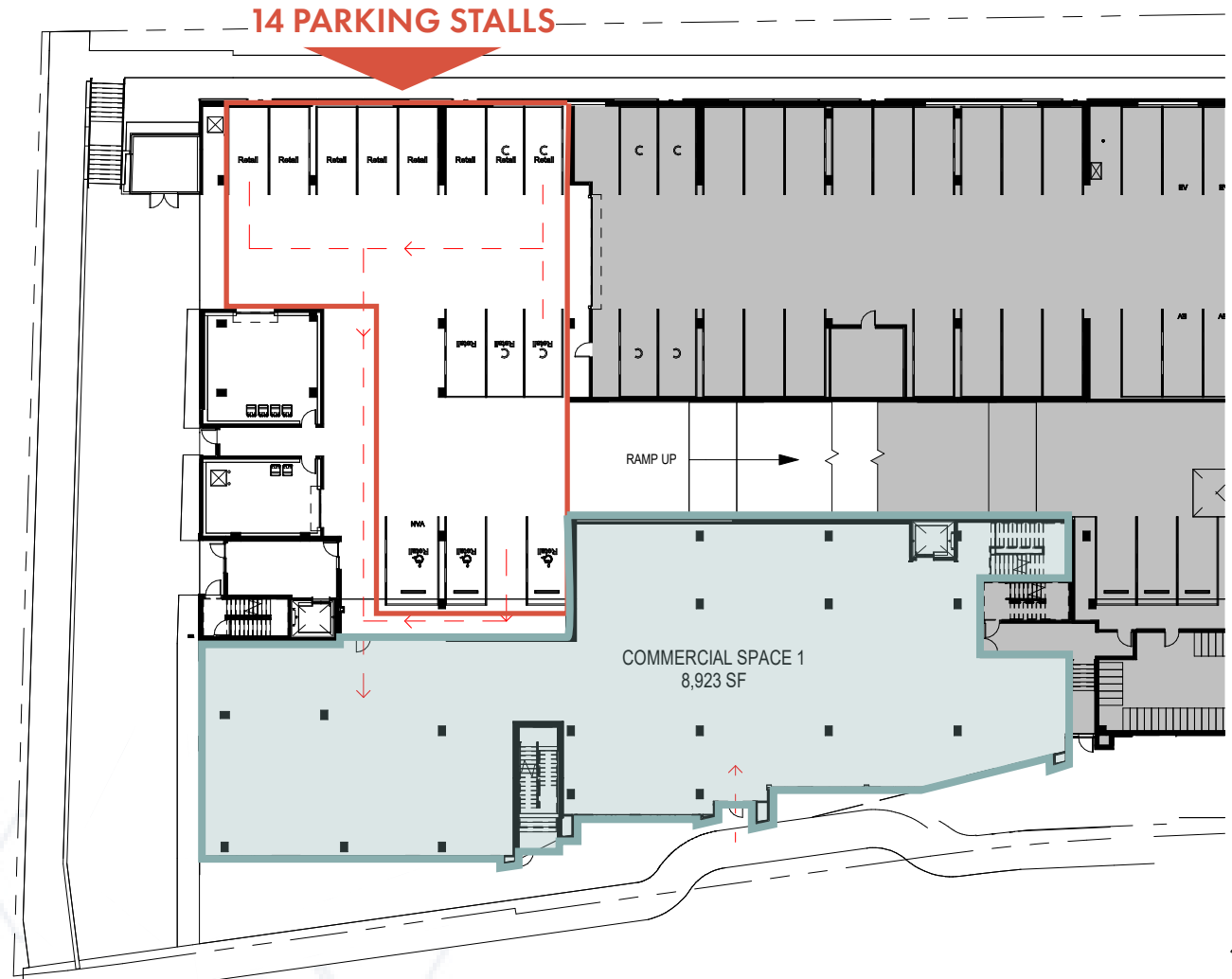
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COMMERCIAL FLOOR PLANS

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

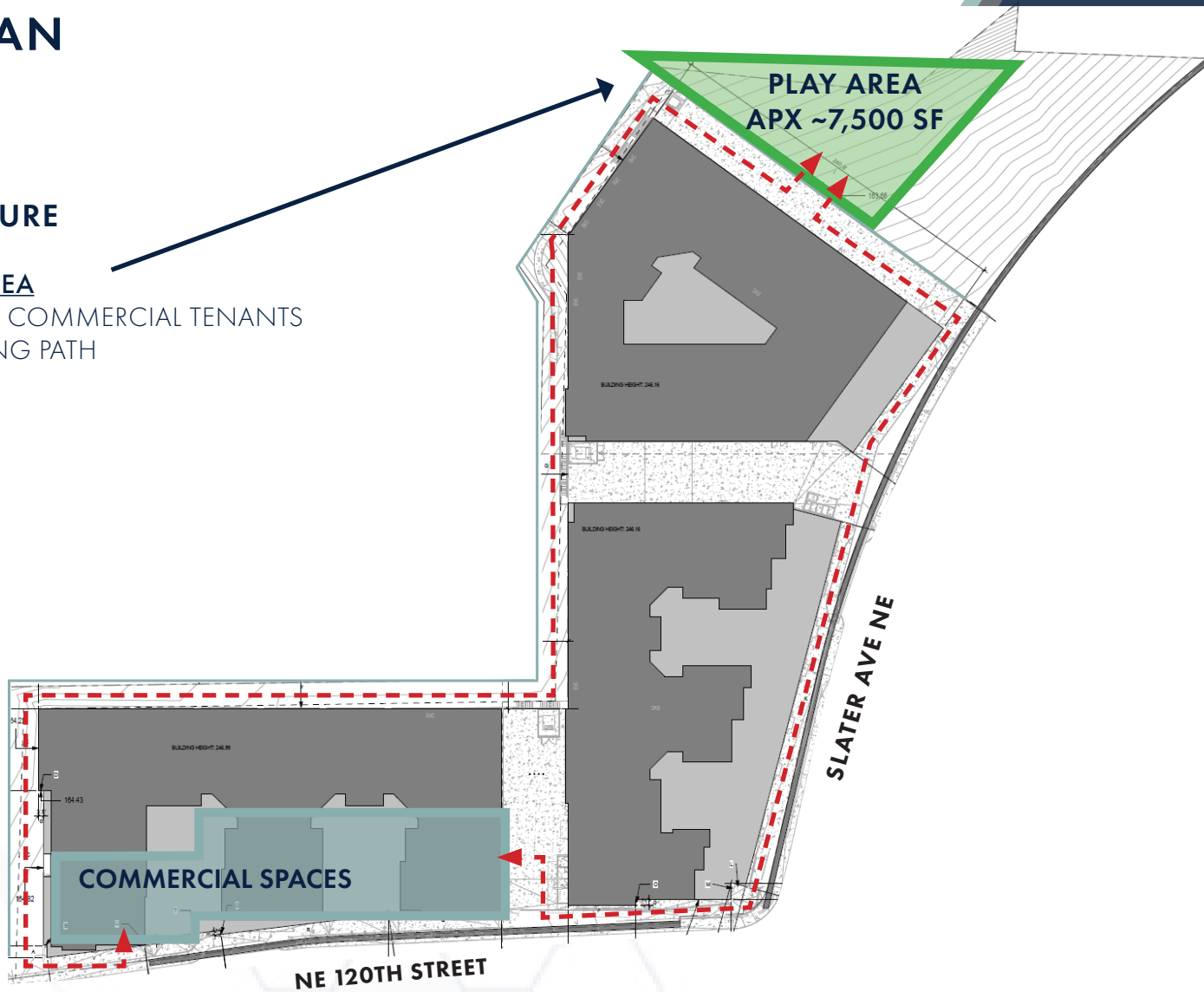


SITE PLAN

PROPERTY FEATURE

POTENTIAL PLAY AREA

DIRECT ACCESS FOR COMMERCIAL TENANTS
VIA BUILT-IN WALKING PATH



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