

# BRIO

*Commercial Space for Lease in  
Modern Mixed-Use Building in  
the Heart of Bellevue*

1021 112TH AVE NE  
BELLEVUE, WA 98004

EXCLUSIVELY LISTED BY

MONICA WALLACE  
425.753.4121  
monica.wallace@kidder.com

KIDDER.COM



# *AN ELEVATED* OFFICE & RETAIL EXPERIENCE



## PRIME LOCATION

Ideally situated in the heart of Downtown Bellevue



## MODERN MIXED-USE BUILDING

Features a sleek design with ample natural light from extensive windows



## NEARBY AMENITIES

Close to Farine Bakery, Sola Salons, bStrong Fitness, and a variety of restaurants within one block



## GREAT CONNECTIVITY

Easy access to freeways and light rail for convenient commuting; free visitor parking on-site



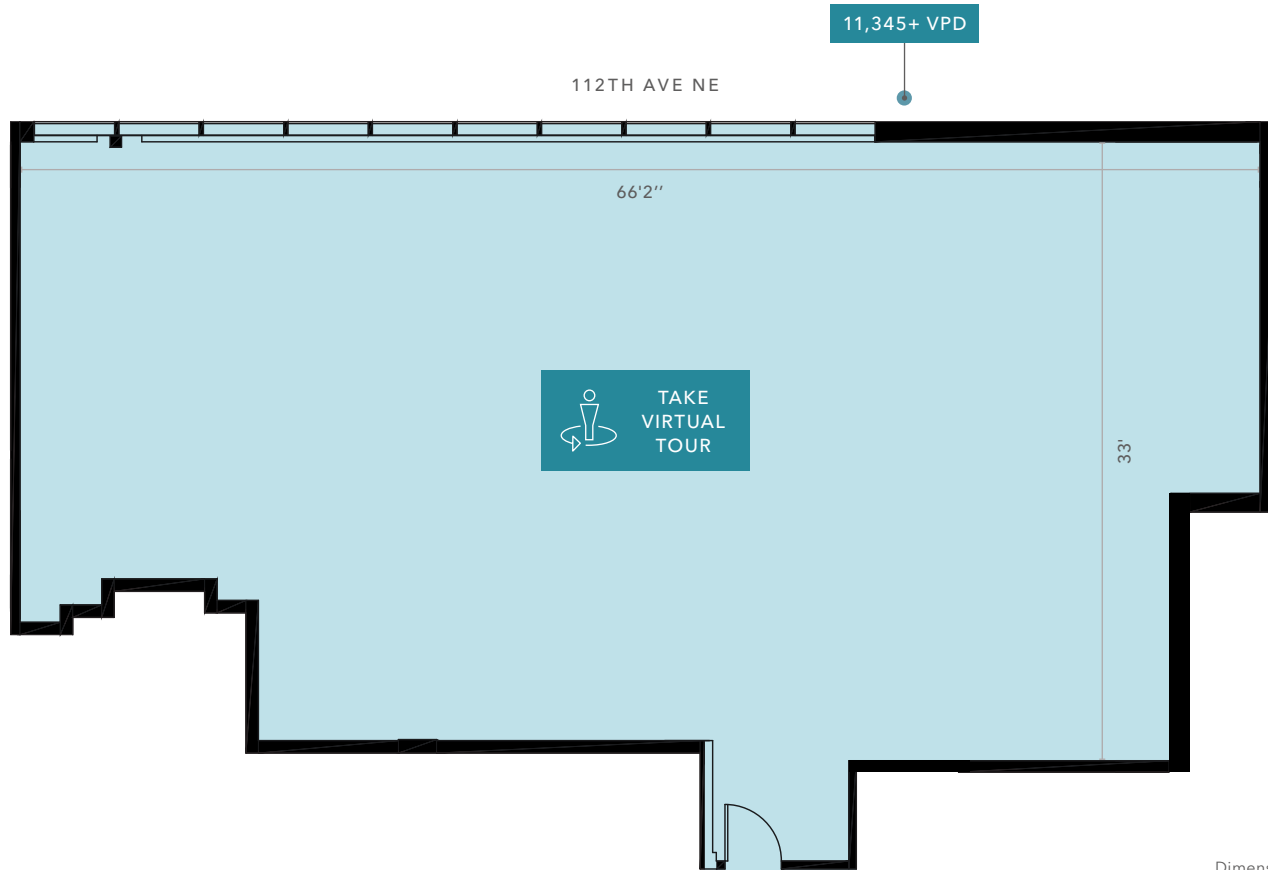
SALON  
44

AVAILABLE FOR LEASE



KIDDER MATHEWS

# SUITE 206



Dimensions are subject to Tenant's field verification

*2,416 SF*

AVAILABLE

*\$40.00*

LEASE RATE/SF, NNN

*\$15.78*

2024 EST. NNN RATE

*NOW*

AVAILABLE

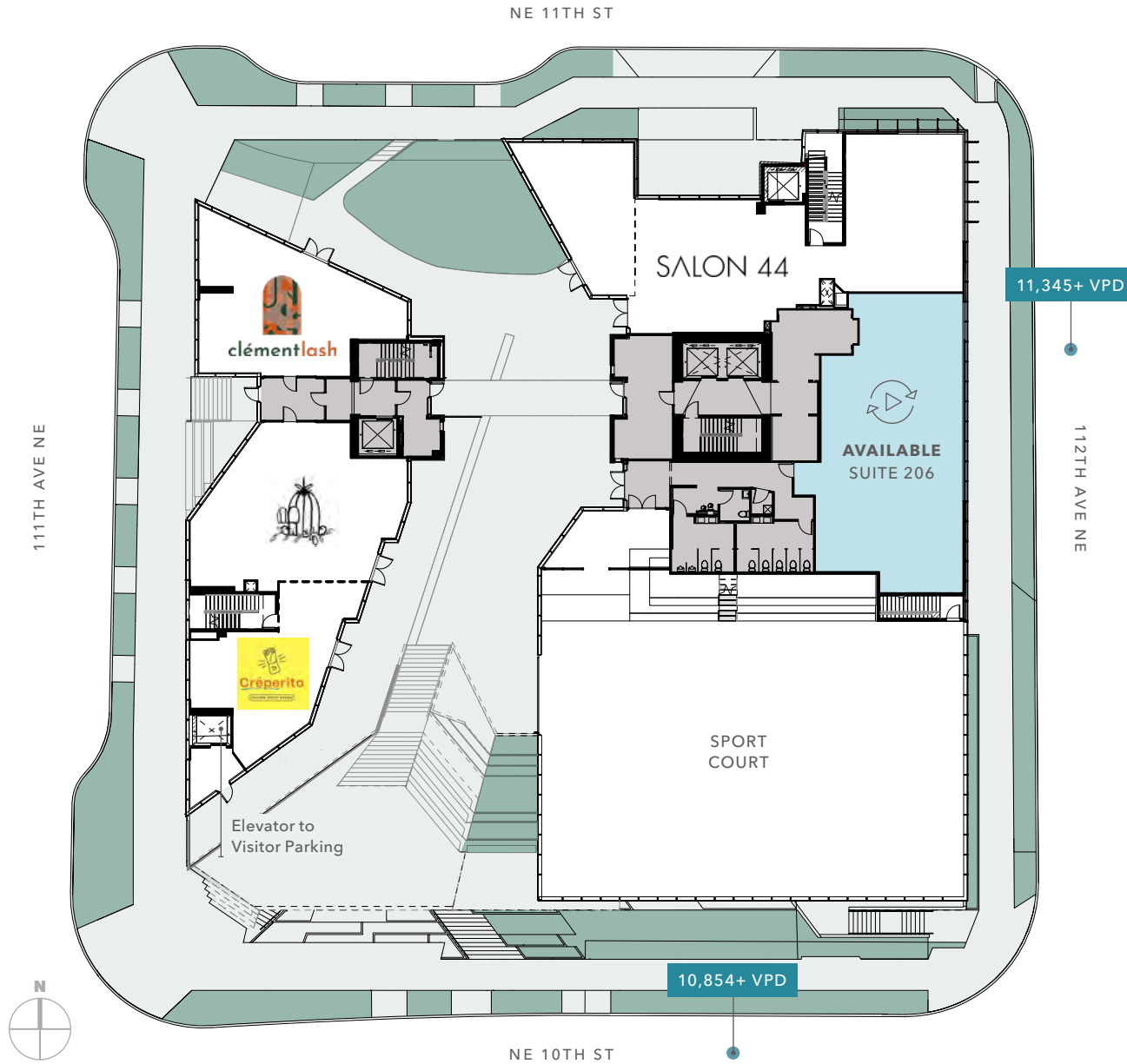


**LEVEL ONE TENANTS**

Suite #	Tenant	Total SF
101	Facing East	1,297
102	Farine Bakery & Cafe	5,919

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**LEVEL TWO TENANTS**

Suite #	Tenant	Total SF
201	Creperito	971
202	Secret Garden	1,569
203	Clément Lash	1,300
204	Salon 44	735
205	Salon 44	2,443
206	Available	2,416

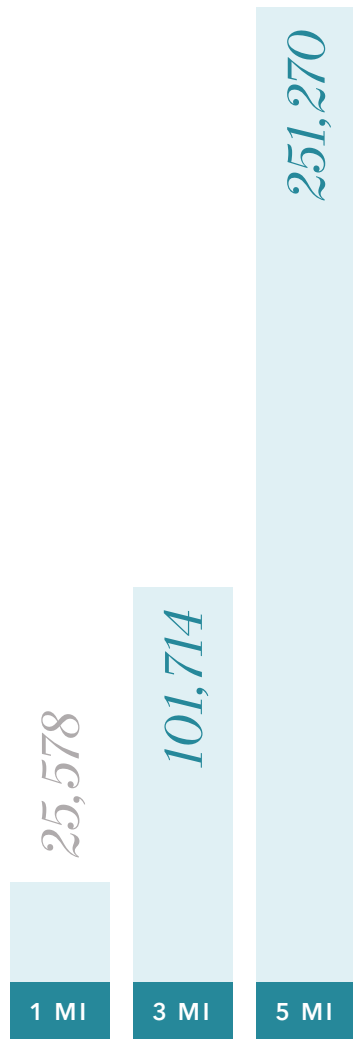
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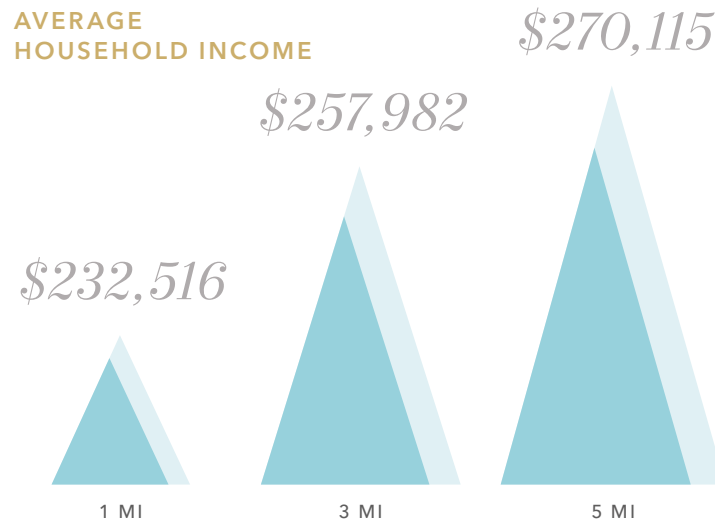


# DEMOGRAPHICS

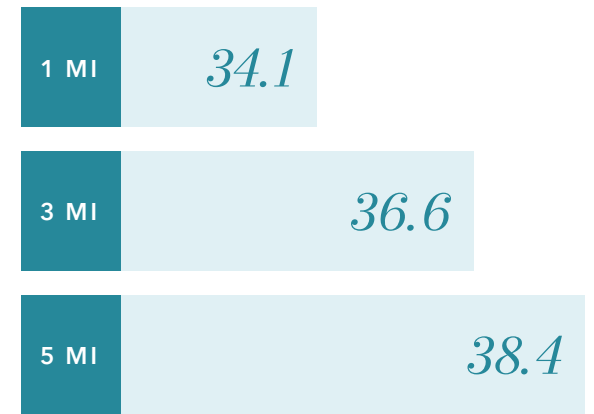
## POPULATION



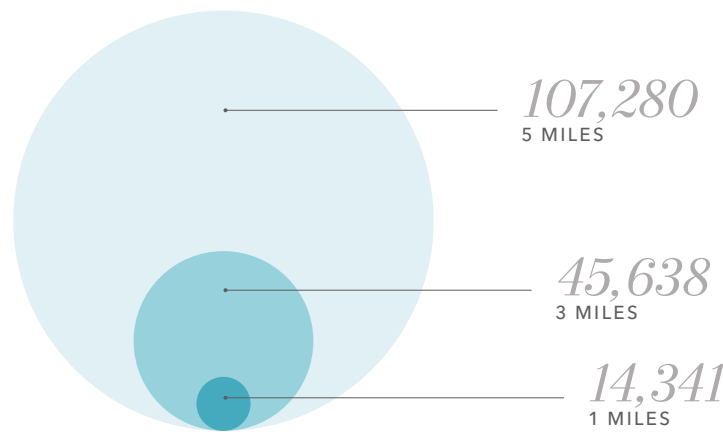
## AVERAGE HOUSEHOLD INCOME



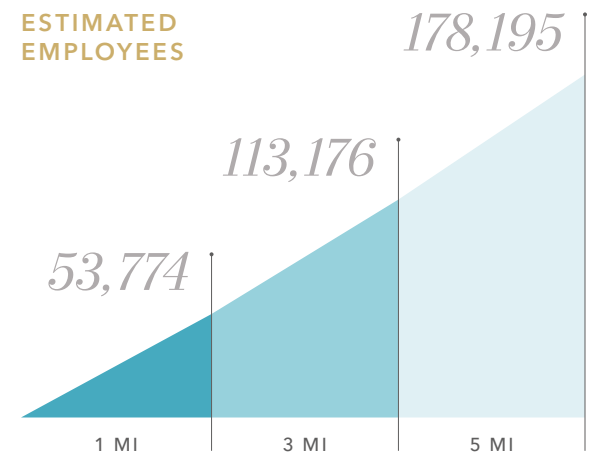
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2024, Sites USA



BRIO

## BRIO COMMERCIAL

*For more information on  
this property, please contact*

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[monica.wallace@kidderm.com](mailto:monica.wallace@kidderm.com)

[KIDDER.COM](http://KIDDER.COM)

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