

THE SHOPS AT THE BRAVERN

4,785 – 96,558 SF Available For Lease
Premium Retail Space in Downtown Bellevue's
Premier Shopping Destination

11111 NE 8TH ST, BELLEVUE, WA

 **Kidder
Mathews**



BELLEVUE'S PREMIER SHOPPING & LIFESTYLE CENTER

The Bravern is an iconic luxury destination at the entrance to downtown Bellevue, an internationally recognized city of affluence and innovation. Its collection of designer retailers, elevated dining, residences, office spaces and lifestyle offerings creates an experience unlike any other.

310,000
TOTAL RETAIL SF

730
DEDICATED RETAIL
PARKING SPACES

455
LUXURY RESIDENCES

750K SF
CLASS-A OFFICE

2-min drive
INTERSTATE 405

2-min walk
BELLEVUE DOWNTOWN
LIGHT RAIL STATION



WELCOME TO OUR NEIGHBORHOOD

THE SHOPS AT THE BRAVERN

The Shops at The Bravern features Prada, Hermes, Louis Vuitton, Moncler, Omega, Gucci, and other designer stores to provide the ultimate shopping experience.

LUXURY APARTMENT LIVING AT THE BRAVERN

Unparalleled elegance in the heart of downtown Bellevue with 455 beautifully appointed residences across two towers, which provide a built-in customer base and drive daily traffic.

THE BRAVERN OFFICE COMMONS

Designed to inspire innovation, the two state-of-the-art, Class-A office towers total 749,694 square feet over 32 floors.

MEYDENBAUER CENTER

This neighboring 54,000 SF venue is the second largest convention facility in the greater Seattle area and is host to events and performing arts, with nearly 150,000 attendees each year.



A RETAIL HAVEN IN THE HEART OF DOWNTOWN BELLEVUE

LUXURY RETAIL AT ITS FINEST

Hosts the largest collection of luxury brands in one stylish Pacific Northwest destination.

PREMIUM AMENITIES & ACCESS

Features an elegant open-air architectural design with landscaped plazas, water features, and walkable connectivity throughout.

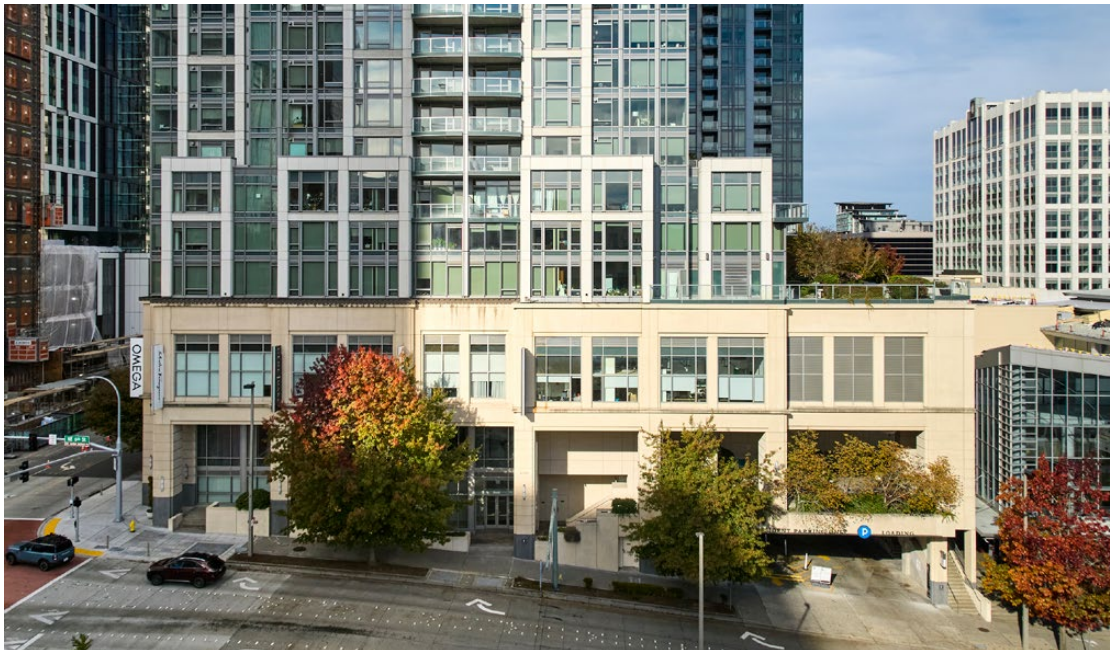
Exceptional visibility and access from NE 8th Street and 110th Avenue NE in the heart of Downtown Bellevue.

IDEALLY LOCATED

Situated within the heart of Bellevue's tech-driven urban core, where innovation, affluence & lifestyle intersect.

AFFLUENT TRADE AREA

Average household income of \$244,100 within 5 miles of The Bravern and a daytime population exceeding 175,000.





PREMIER TENANTS



LIFETIME®



PRADA



JOHN HOWIE STEAK

GENE JUAREZ®
SALONS & SPAS



**BOTTEGA
VENETA**

BELLEVUE, AN ECONOMIC & CULTURAL HUB

Positioned within Bellevue's thriving Eastside market, The Bravern enjoys exceptional visibility and regional demand. **Bellevue draws over 22 million** of King County's 40 million annual visitors, underscoring its status as a primary tech employment hub and premier shopping destination.

BELLEVUE TOP EMPLOYERS



Microsoft

VALVE

T-Mobile

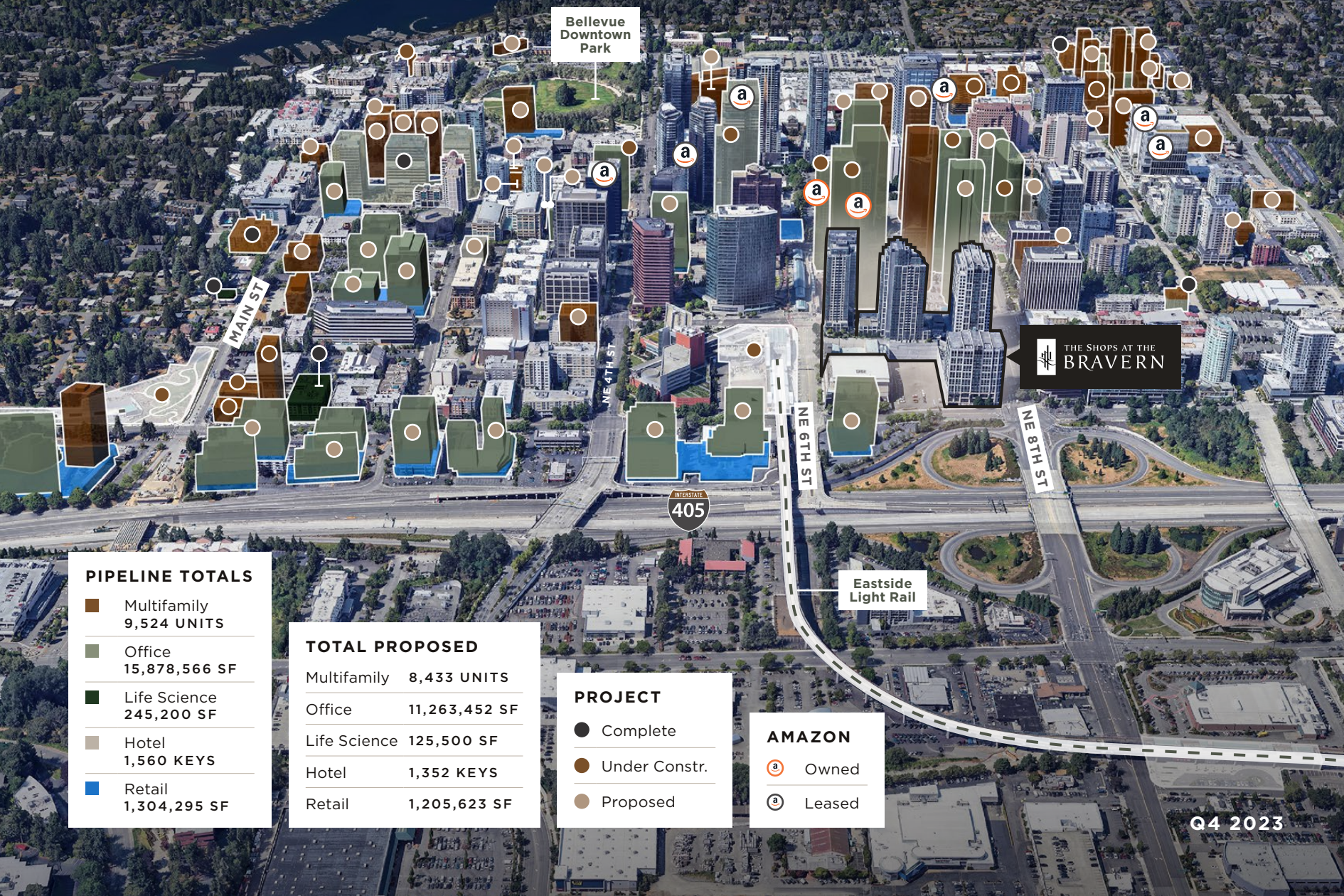
Meta



snowflake®



BELLEVUE CBD DEVELOPMENT PIPELINE



PIPELINE TOTALS

■	Multifamily	9,524 UNITS
■	Office	15,878,566 SF
■	Life Science	245,200 SF
■	Hotel	1,560 KEYS
■	Retail	1,304,295 SF

TOTAL PROPOSED

Multifamily	8,433 UNITS
Office	11,263,452 SF
Life Science	125,500 SF
Hotel	1,352 KEYS
Retail	1,205,623 SF

PROJECT

●	Complete
●	Under Constr.
●	Proposed

AMAZON

a	Owned
a	Leased

THE SHOPS AT THE BRAVERN

Eastside Light Rail

Q4 2023



PHOTO COURTESY OF LMN ARCHITECTS

TRANSIT ACCESSIBILITY

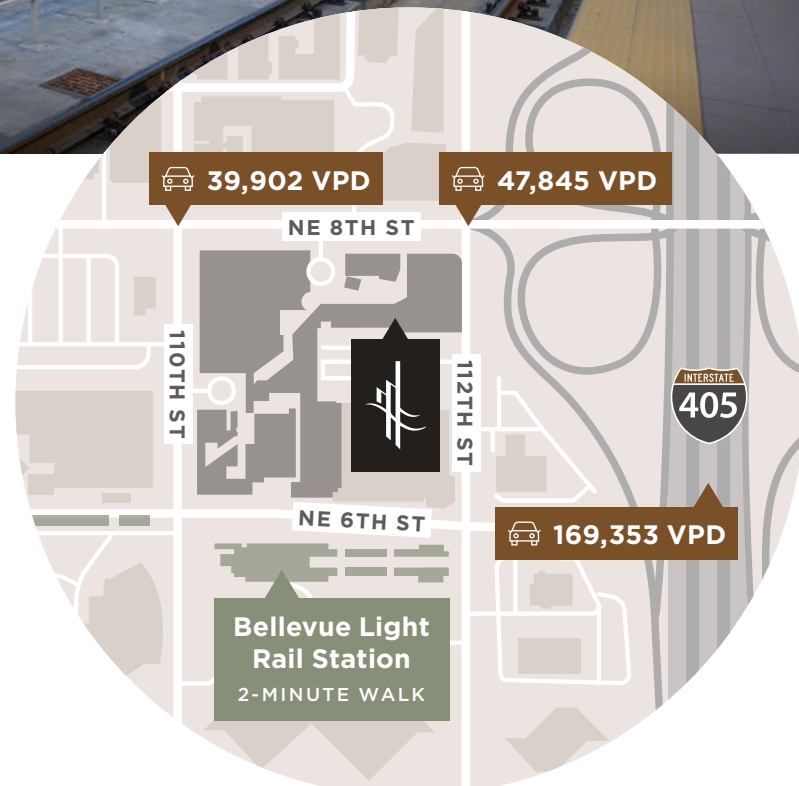
Convenient on- and off-ramps to I-405 via NE 8th Street provide easy regional access for customers and employees. The Bellevue Downtown Station—the corridor’s largest and most complex light rail stop—is located beside City Hall, just a two-minute walk from The Shops at The Bravern. Positioned across from the Bellevue Transit Center, the station forms a multimodal connection point offering seamless transfers between bus, rail, and regional routes.

20-min drive

FROM SEATTLE TO BELLEVUE
VIA INTERSTATE 90

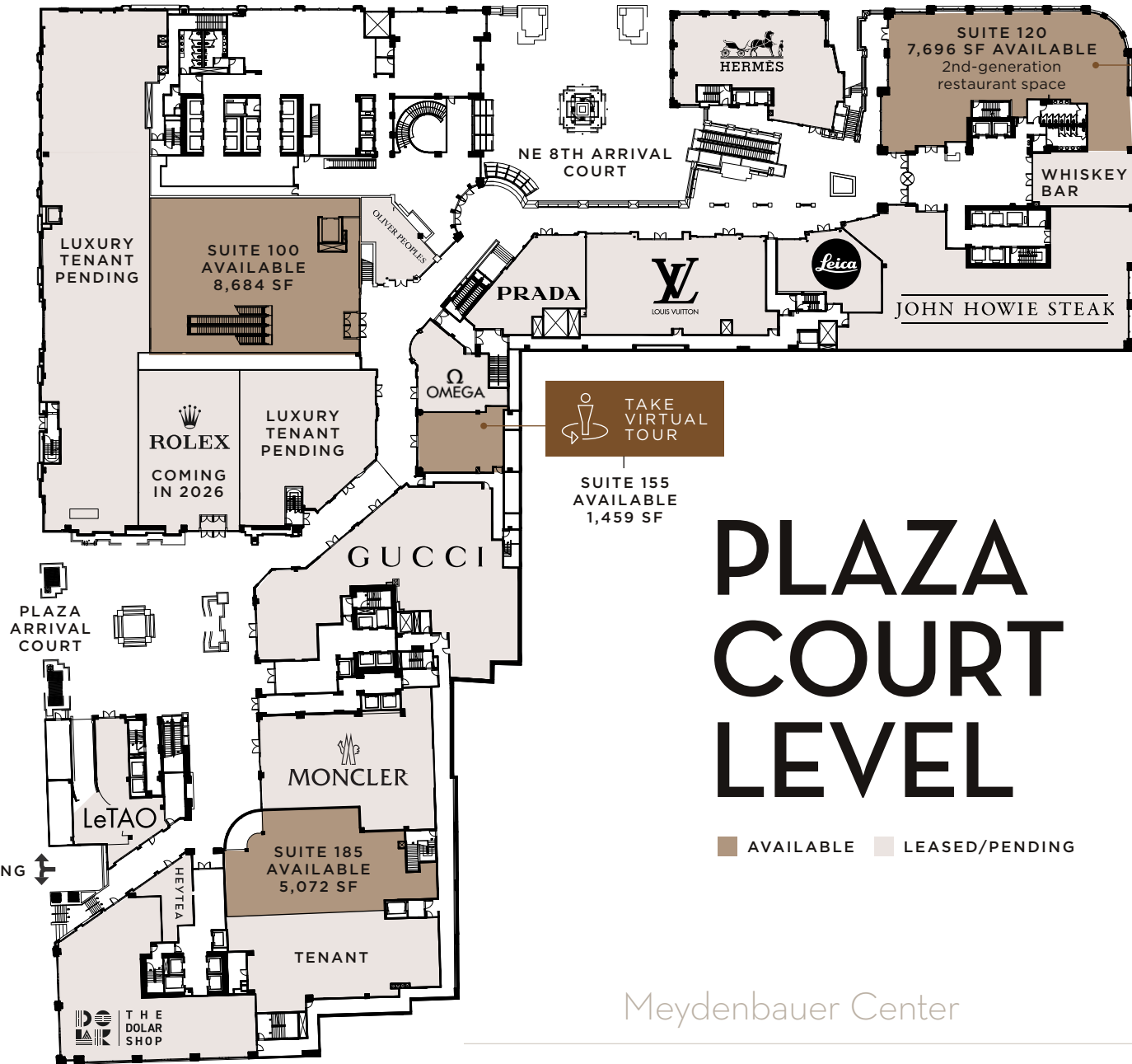
2-min walk

TO I-90 SEATTLE-EASTSIDE
LIGHT RAIL CONNECTION





NE 8TH ST 33,280 VPD



TAKE VIRTUAL TOUR

TAKE VIRTUAL TOUR

PLAZA COURT LEVEL

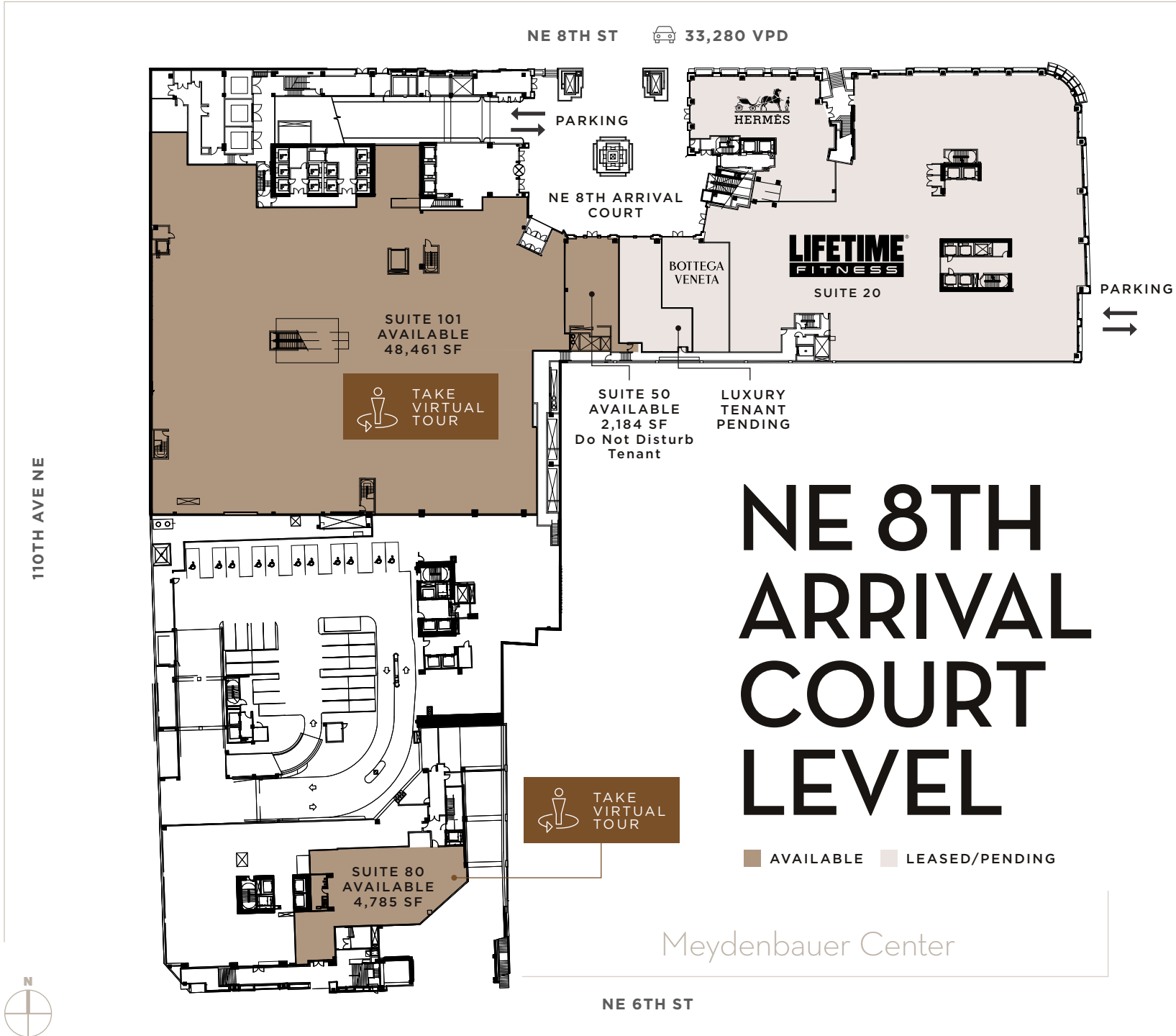
AVAILABLE LEASED/PENDING

Meydenbauer Center

NE 6TH ST

110TH AVE NE

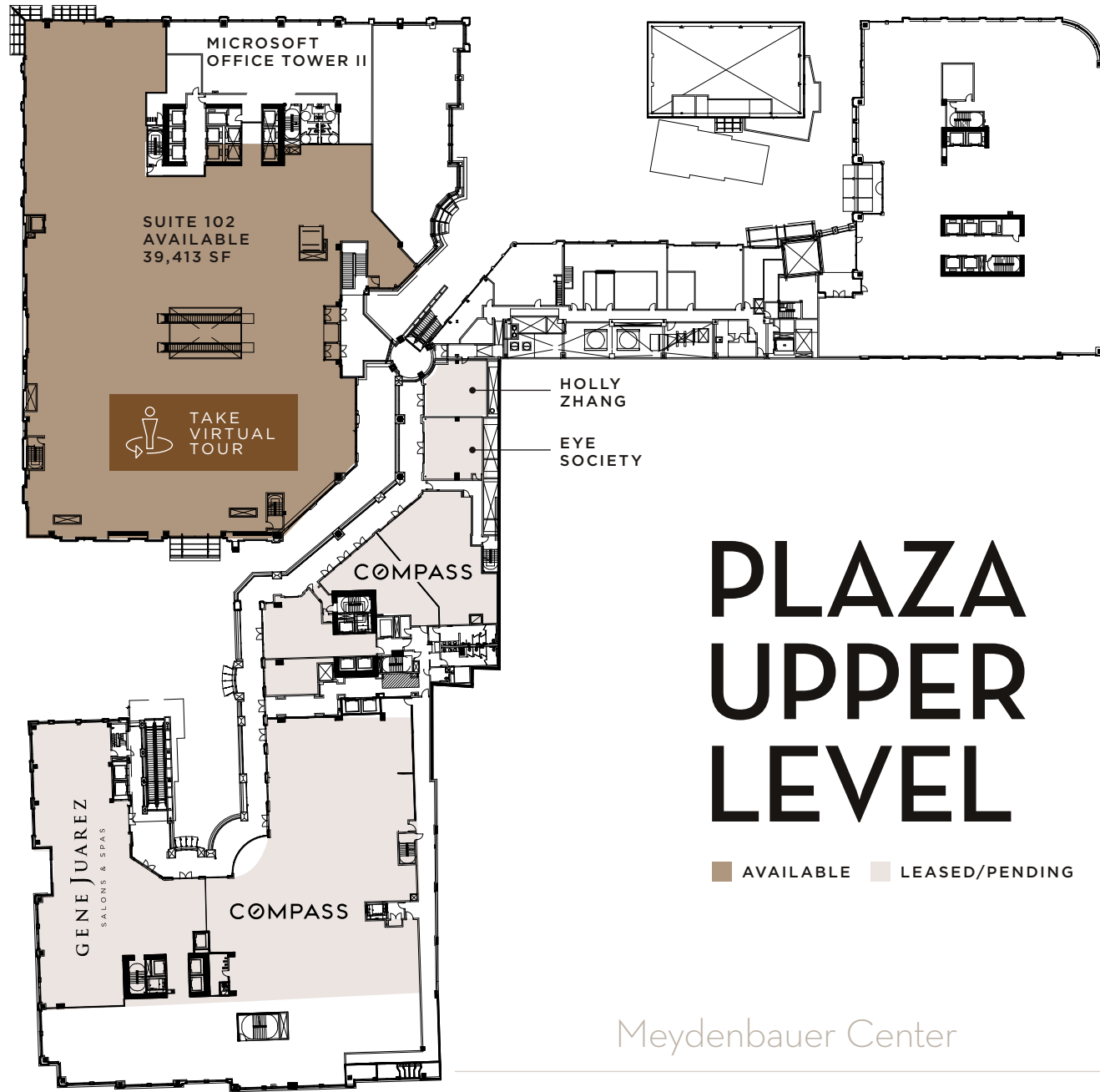






NE 8TH ST 33,280 VPD

110TH AVE NE



PLAZA UPPER LEVEL

Meydenbauer Center

NE 6TH ST

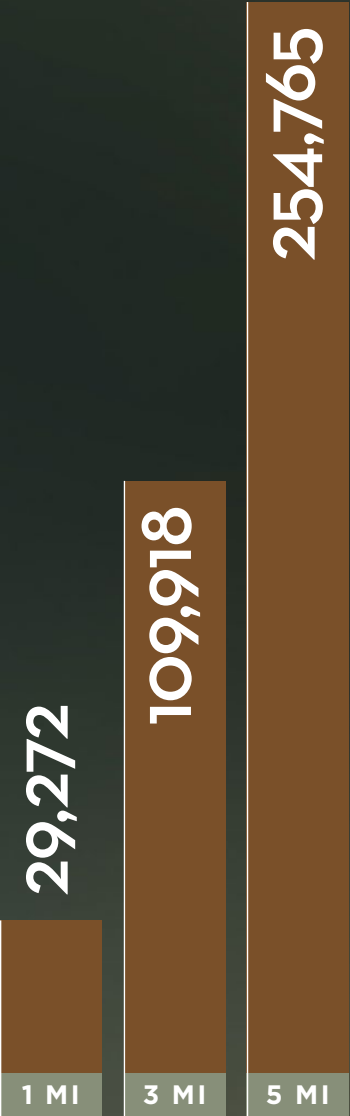


DEMOGRAPHICS

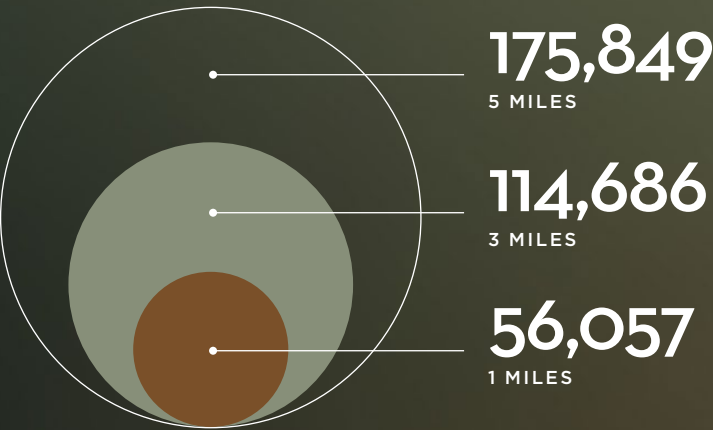
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POPULATION



DAYTIME EMPLOYEES



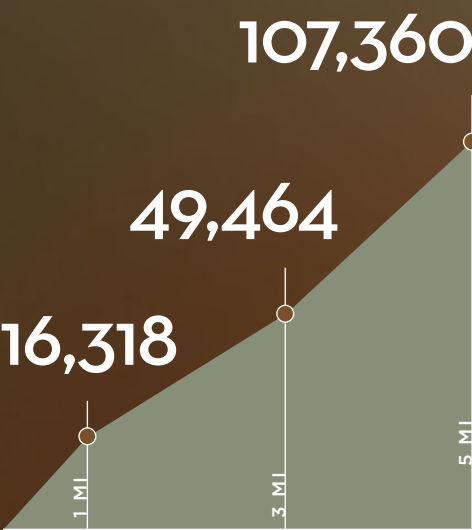
TOTAL BUSINESSES



HOUSEHOLD INCOME



HOUSEHOLDS







RYAN JONES

Senior Vice President

425.450.1117

ryan.jones@kidder.com

MATT WEISGERBER

Senior Associate

425.450.1122

matt.weisgerber@kidder.com

KIDDER.COM



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