

Media Contacts:

Michael Graubard, Nyhus Communications LLC for Brix, (206) 323-3733,
michael@nyhus.com

World-Famous Espresso Vivace to Relocate Flagship Store to Brix

City's Best-Loved Roaster to Become Anchor of North Broadway Development

SEATTLE – March 26, 2007 – Espresso Vivace, widely regarded as one of the best coffee roasters in the country, today announced plans to relocate its Denny Way flagship store on Capitol Hill to the Brix site at the north end of Broadway. Currently under construction, Brix is an urban 141-unit, mixed-use condominium project that is scheduled for completion in 2008.

“We had been hoping to find a nearby location for our new flagship store, and Brix offered us the perfect opportunity to keep Vivace on Capitol Hill,” says Espresso Vivace founder David Schomer. Vivace’s current location is expected to be purchased by Sound Transit to make way for a light-rail station. “I’ve always loved the energy on Capitol Hill, and the roll-up doors at Brix will allow us to open the Vivace storefront to the eclectic mix of people passing by on the sidewalks of Broadway.”

Over the past 20 years, Espresso Vivace has become well established as Seattle’s quintessential artisanal coffee shop. Based on the precise scientific methods of former engineer and Vivace founder David Schomer, Vivace has created a specialized method and roasting process in the pursuit of perfect espresso. “The goal of the company,” says Schomer, “is to research, develop and promote *caffè espresso* as a culinary art.”

What started in 1988 with a mobile coffee cart in front of a Washington Mutual branch on Capitol Hill has since become three Espresso Vivace locations: the Espresso Vivace Sidewalk Bar on Broadway, the Espresso Vivace Roasteria on Denny Way and the Espresso Vivace Alley 24 on Yale Avenue North across from REI.

The new flagship Espresso Vivace Roasteria at Brix, which will take the place of the Denny Way Roasteria, is expected to take the art of coffee a step further – into the design of the coffee bar itself. The interior will not only bring in design elements of both the Sidewalk Bar and the Roasteria, but also will feature a mural under the main bar dedicated to Espresso Vivace’s history on Capitol Hill. Vivace is nearly as famous for its drink-topping coffee art patterns, including its *caffè latte* rosetta, as it is for its pioneering research on coffee-making techniques.

“Coffee-bar owners from around the world have flown to Seattle to learn about coffee from Vivace’s founder David Schomer. We feel honored and privileged to have Vivace’s flagship store as an anchor tenant at Brix,” says Suzi Morris, investment manager for Brix. “This partnership between Vivace and Brix represents a long-term investment in the success of the north end of Broadway.”

Brix, located at the southeast corner of Broadway East and East Mercer Street, is Capitol Hill's newest residential mixed-use retail/condominium development. In addition to 141 condominium homes that include two-story lofts, open one-bedrooms and expansive street-level townhomes, the Brix community is introducing more than 7,500 square feet of street-level shops and restaurants to north Broadway's vibrant street scene. As Seattle's consummate coffee bar, the 2,200-square-foot Espresso Vivace flagship store will be an anchor retail tenant for Brix.

Designed by award-winning architect Mithun, Brix will feature two distinctive exteriors, both of which embrace the existing neighborhood architecture: sleek and modern one- and two-bedroom condominium homes facing west on Broadway and classic, red-brick townhouses and lofts facing 10th Avenue East. The project will feature modern interiors by Al Bragalone of MNID Interior Design, and all homes at Brix will share a traditional Capitol Hill-style courtyard garden and an expansive rooftop deck.

Homes at Brix range in price from the high \$200,000s to the \$700,000s, with many homes available for under \$400,000. Brix is scheduled to be ready for move-in beginning the first quarter of 2008. Interested buyers can register at Brix's Web site, www.brixcondos.com, to receive project updates, announcements and invitations to upcoming priority sales events.

Schnitzer Northwest is providing development services to S/I Broadway, an affiliated entity, which owns the Brix project.

#

EDITOR'S NOTE: Images and renderings of Brix are available upon request.