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## Vibrant Cities has TCO for 125 Uptown units

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Last June, Cushman & Wakefield put a trio of apartment projects from developer Vibrant Cities on the market. Two were then recently completed and leasing; the third was under construction. The latter, dubbed Niwa, received its temporary certificate of occupancy from the city this week.

Jackson Main Architecture designed the eight-story, 125-unit Niwa, at [513 First Ave. N.](#) in the Uptown neighborhood. Pavilion Construction was the builder. Work began in the summer of 2021.

More recently, a commercial tenant has begun building out its space at grade. That would be Woo Bar, which also has its liquor license application in the window.



Photo by Brian Miller [\[enlarge\]](#)

**Niwa has 125 apartments ranging from studios to two-bedroom units.**

The leasing website doesn't yet list availability dates or pricing for the apartments. Those run from studios to two-bedrooms, with sizes ranging from about 284 to 738 square feet. Leasing materials say they'll be rented furnished. A certain number of units will be affordable, per the city's multifamily tax exemption program.

Amenities include an eighth-floor, south-facing terrace, with about 3,000 square feet; rooftop barbecue stations; free building-wide WiFi; a bike room; and a package room.

Niwa has about 5,712 square feet of retail/commercial space, plus 29 underground parking stalls. That all contributes to a total project size of about 97,000 square feet. The midblock site is in the very walkable heart of Lower Queen Anne, with its many shops, bars and restaurants.

Cushman & Wakefield's Tim McKay, Sam Wayne and Matt Kemper are also offering the nearby 93-unit Roystone; and the 95-unit Pivot on Capitol Hill.

The Niwa team also included Ken Large Landscape Architect; Robison Engineering, MEP; Decker Consulting Engineers, civil; Brien Structural Engineers; Bush, Roed & Hitchings, surveyor; Bank OZK, which provided a \$25.8 million construction loan; and Ori Residential, the property manager.