



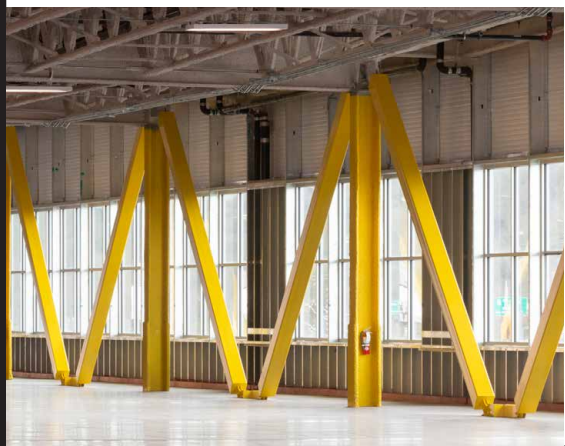
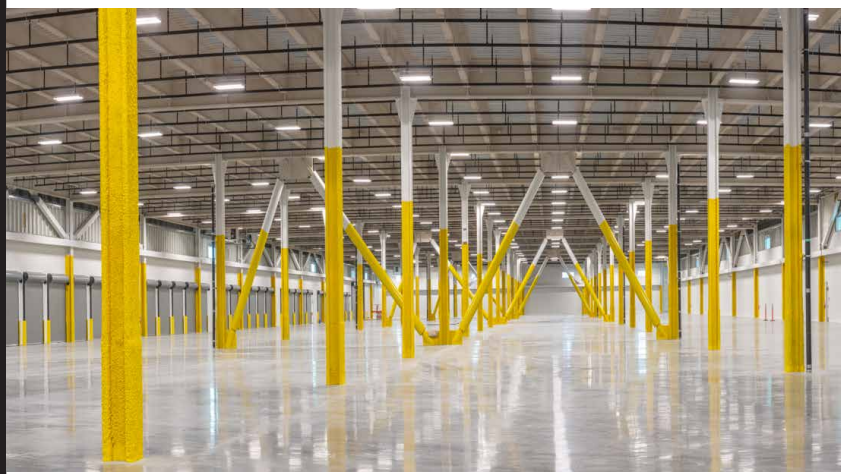
## GEORGETOWN CROSSROADS (cover)

Seattle, WA

OWNER: Georgetown Crossroads LLC ARCHITECT: NELSON formerly CRAFT Architects

- First multi-story fulfillment center built in the United States, with truck ramps to accommodate full-size trucks to Level Two
- Level One (240,000 square feet) has 28' clear height and is double-loaded with truck access from multiple arterials; Has 66 dock high doors and 4 drive-in doors
- Level Two (170,000 square feet) is divisible to 45,000 square feet with build-to-suit offices; Has 38 dock-high doors and 2 drive-in doors with a 24' clear height
- Level Three (180,000 square feet) has a 16' clear height and is divisible to 10,000 square feet and is suitable for light manufacturing, creative offices, laboratory and production usage; It is accessible via forklift with freight elevators from the ground level
- Four story, 466 stall parking structure with three levels of post-tension deck

SIERRA TEAM: Chris Fusetti, Ryan Hogan, Rob Overton, Ida Trevino, Steve Neisinger & Carrie Bodnar



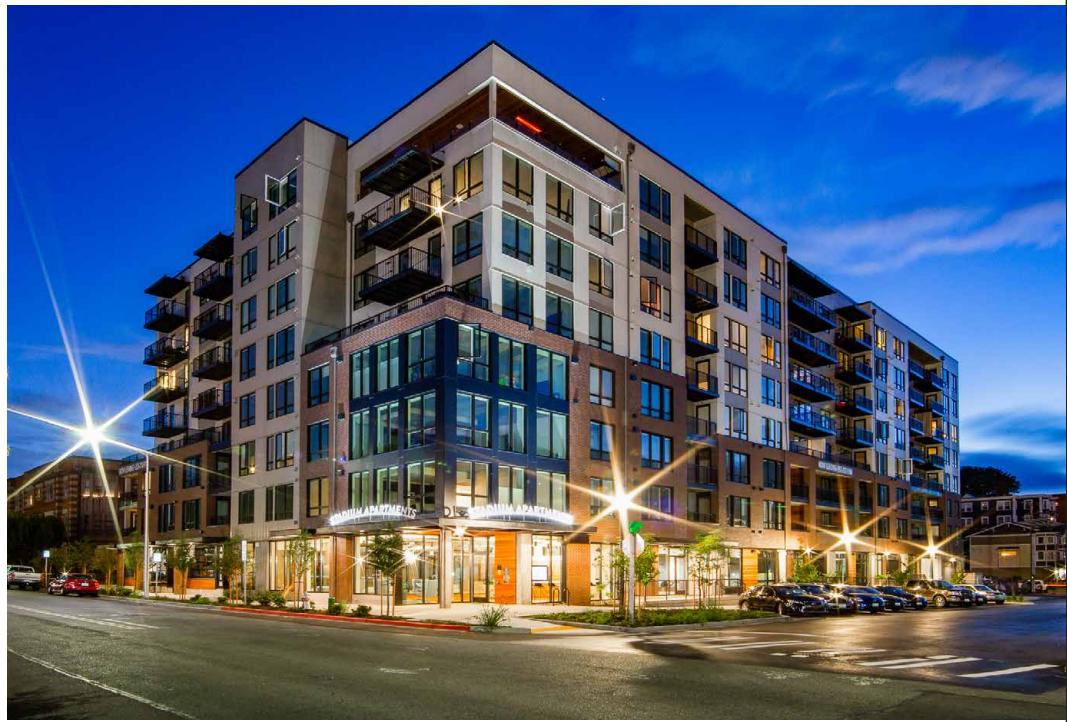
## STADIUM APARTMENTS

Tacoma, WA

OWNER: Stadium Apartments, LLC ARCHITECT: BCRA

- Eight story multi-family apartment building (eight levels of residential and three levels of underground parking)
- 172 residential units
- Studio, one, two and three bedroom units
- Select units feature high ceilings, private balconies or patios, floor to ceiling windows and walk-in closets
- Green built - Energy Star appliances, LED lighting and low flow plumbing fixtures
- 2,260 square feet of retail space
- Seventh floor features covered outdoor community room complete with entertainment, lounging and BBQ

**SIERRA TEAM:** John Barnes, Josh Boettner, Diane Yoo, Jesus Mendoza, Bob Carrasco & Lisa Diebler





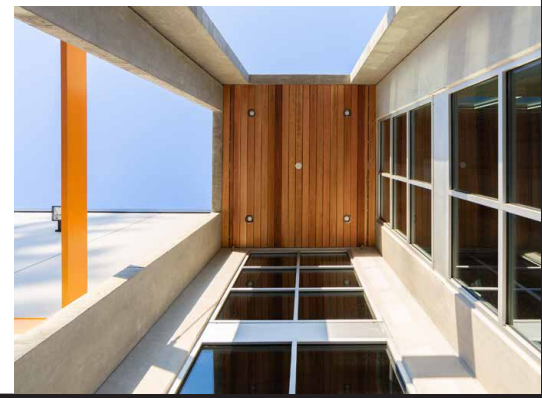
## SEAWAY WEST

Everett, WA

OWNER: Seaway West, LLC ARCHITECT: NELSON formerly CRAFT Architects

- Two concrete tilt-up warehouses
- Building A:
  - 64,000 square feet
  - 30' clear height
  - 18 dock doors and 4 drive in doors
- Building B:
  - 122,000 square feet
  - 30' clear height
  - 24 dock doors and 6 drive in doors
- Board-formed tilt panel facades
- Sloped site required 97,500 cubic yards of cut and fill and strategic building placement to maximize square footage

SIERRA TEAM: Bryan Ploetz, Nolan Vella, Wayde Turner & May Jensen



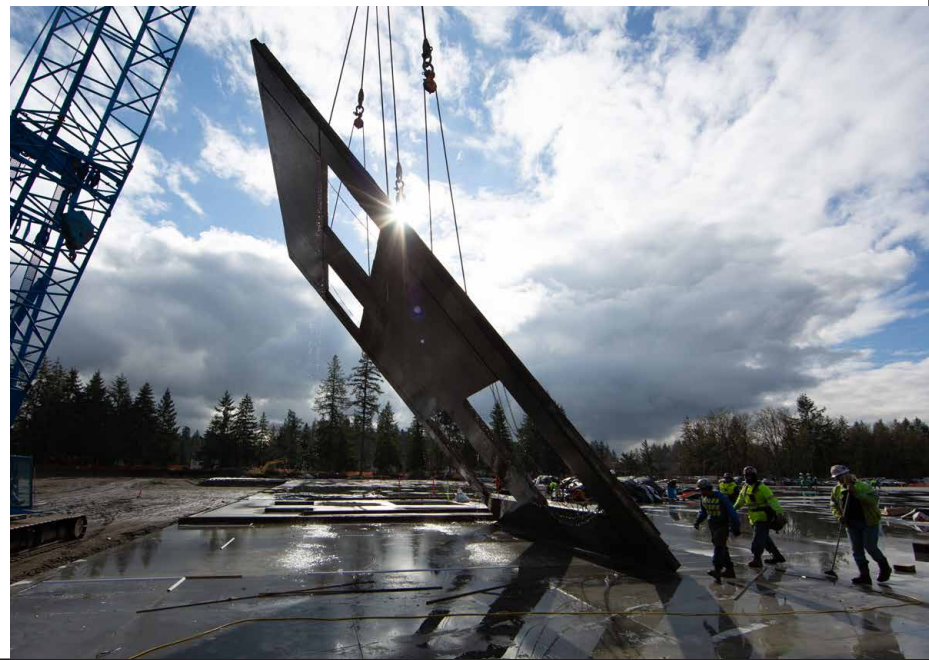
## NORTHWEST LOGISTICS CENTER, BUILDING 2 - IN PROGRESS

DuPont, WA

OWNER: NWLC-P2 LLC ARCHITECT: NELSON formerly CRAFT Architects

- 628,640 square foot concrete tilt-up distribution center
- 36' clear height
- 107 overhead doors
- 32 acre site
- Due for completion: Q3 2019

SIERRA TEAM: Kirk MacGowan, Jeff Walker, Alex Stephens, Keith Liebhauser & Carrie Bodnar





## IPT TUALATIN

Tualatin, OR

OWNER: IPT Tualatin DC LLC ARCHITECT: VLMK

- 157,230 square foot concrete tilt-up warehouse
- 32' clear height
- 36 dock doors and four at-grade doors
- Set up for up to four tenants
- 158 parking spaces
- Nine acre site

SIERRA TEAM: Guy Blanchard, Phil LaRouche, Derek Wittig & Katelyn Fitzgerald



## PROLOGIS PARK TACOMA, BUILDING D

Tacoma, WA

OWNER: Prologis - WA ARCHITECT: NELSON formerly CRAFT Architects

- 319,000 square foot concrete tilt-up distribution center
- 36' clear height
- 62 dock doors and two drive-up doors
- 7" slab-on-grade
- LEED and WELL certified

SIERRA TEAM: John Barnes, Sam Evans, Tim Clark & Lisa Diebler



## INTERBAY SELF STORAGE

Seattle, WA

OWNER: Interbay Urban Storage, LLC ARCHITECT: Jackson Main Architecture

- Four story 95,000 square foot self-storage building
- Hybrid method of construction utilizing both concrete tilt-up and structural steel
- 1,000 square foot leasing space
- 884 individual storage unit
- Scope of work also included a new roadway intersection which included adding new traffic lights, sidewalk, gutter and re-striping the existing road

SIERRA TEAM: Kirk MacGowan, Sam McVey, Alex Stephens, John Dahlman & May Jensen



# AMAZON TROUTDALE

Troutdale, OR

OWNER: Troutdale Associates, LLC ARCHITECT: MacGregor Associates

- Concrete tilt-up distribution center
- 857,000 square foot building footprint
- Three levels of mezzanine totaling 1.6 million square feet, brings overall building square footage to 2.5 million
- 41' clear height
- 60,000 square foot office build-out
- 2,500 parking spaces, 276 trailer parking spaces and over 60 loading docs
- 74 acre site

**SIERRA TEAM:** Andy Bley, Kristi Walz, Phil LaRouche, Kyle Eldred, Rory Koch, Dan Windon, Matt Fletcher & Carrie Bodnar





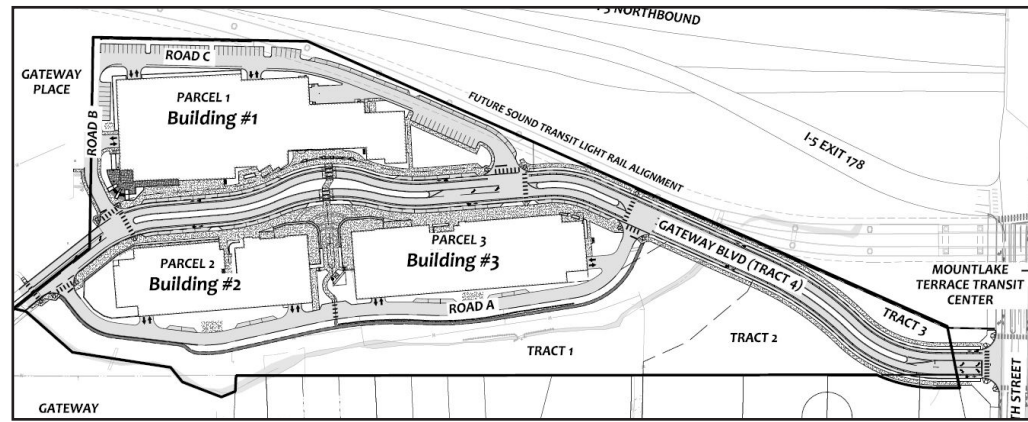
# TERRACE STATION, INFRASTRUCTURE & BUILDING 1 - IN PROGRESS

Mountlake Terrace, WA

OWNER: MLT Station, LLC ARCHITECT: VEER Architecture

- Six story mixed-use building with two levels of underground parking
- 258 residential units
- Studio, one, two and three bedroom units
- 58,999 square feet of ground floor commercial space
- First of multiple proposed buildings in the Terrace Station development
- Coincides with the construction of Gateway Boulevard through the Terrace Station development
- Due for completion: Q4 2020

SIERRA TEAM: Kory Knudson, Matt Enany, Diane Yoo, Luke Lambert, Manny Roa, Jon Gebow & Lisa Diebler





## DES MOINES CREEK BUSINESS PARK, PHASE IV

Des Moines, WA

OWNER: DMCBP Phase IV LLC ARCHITECT: NELSON formerly CRAFT Architects

- Two concrete tilt-up distribution centers
- Building A: 265,922 square feet and 46 truck doors
- Building B: 246,119 square feet and 34 truck doors
- Both buildings have a 36' clear height and 7" slab
- Included build-out for tenant Bartell Drugs in Building A

SIERRA TEAM: Bryan Ploetz, Louis Paul, Dan Reed, Jon Sharpe & May Jensen



## EDITION APARTMENTS

Bothell, WA

OWNER: Bothell 185, LLC ARCHITECT: BCRA

- Five wood-framed levels over one level of below grade secured parking
- 135 residential units
- Studio, one, two and three bedroom units
- Open floor plan units, some with lofted ceilings and private patios or balconies
- Amenities include a media room, bike and fitness rooms, a dog run, club room and an outdoor roof-top lounge deck with fire tables, grills and gathering spaces

SIERRA TEAM: Kory Knudson, Evan Heeringa, Luke Lambert, Kevan Muzzy & Lisa Diebler



## BLACKBIRD APARTMENTS - IN PROGRESS

Redmond, WA

OWNER: Blackbird Apartments Holding ARCHITECT: Weinstein A+U

- Six story multi-family apartment building
- Five wood framed stories over single story concrete podium with 1.5 levels of parking
- 154 residential units
- Studio, one and two bedroom units
- Recessed base creates private, covered patios for five hotel units fronting the street
- U-shaped building creates courtyard for tenants
- Due for completion: Q3 2019

SIERRA TEAM: Kory Knudson, Evan Heeringa, Taylor Galbraith, Kevan Muzzy & May Jensen



## IPT TACOMA LOGISTICS CENTER

Tacoma, WA

OWNER: IPT Tacoma Logistics Center, LLC ARCHITECT: NELSON formerly CRAFT Architects

- Two concrete tilt-up distribution centers
- Building A: 280,525 square feet  
32' clear height  
63 dock doors  
366 parking stalls  
6,000 square feet of office
- Building B: 828,620 square feet  
36' clear height  
159 dock doors  
506 parking stalls  
12,000 square feet of office space
- 58 acre site in Port of Tacoma
- Sitework included the demolition of the Simpson Lumbermill

SIERRA TEAM: Andy Bley, Alex Leighton, Ben Wade, Jamey Clark & Carrie Bodnar



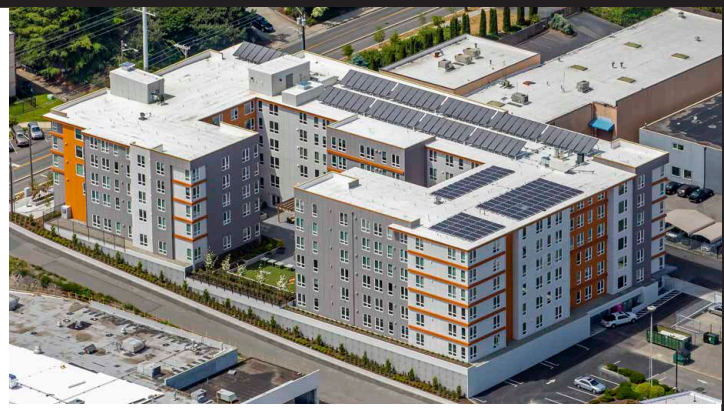
# LINDEN FLATS

Seattle, WA

OWNER: Linden Flats LLLP    ARCHITECT: BCRA

- Seven story multi-family apartment building
- 170 affordable income-qualified units
- One, two and three bedroom units
- C-shaped structure surrounds outdoor central courtyard with communal amenities such as gas BBQ grills, fire pit and turf lawn
- Solar-thermal preheating system for domestic water
- Photo-voltaic system for common amenity power consumption

SIERRA TEAM: Kory Knudson, Matt Enany, Eduardo Equihua, Manny Roa & Jon Gebow





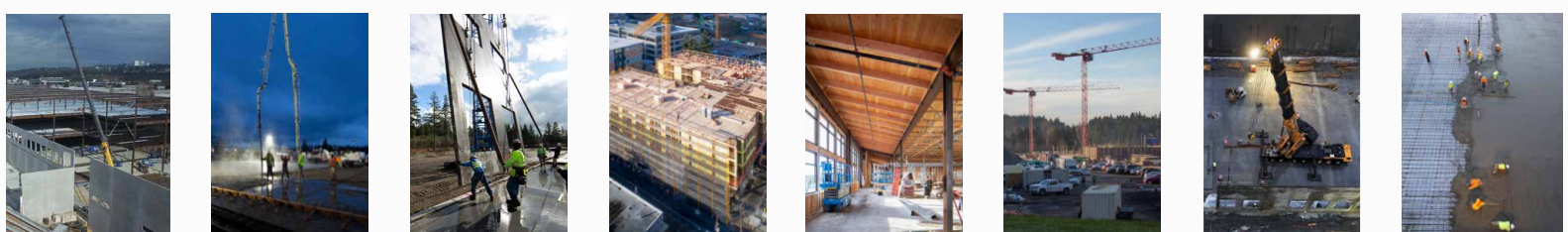
### 2019 PROJECTS IN PROGRESS

8	BFI-1 TI.....	Sumner, WA
4	Blackbird Apartments.....	Redmond, WA
16	Bridge Point I-5.....	Portland, OR
10	First Industrial Glacier.....	Sumner, WA
1	Glacier Peak Business Park.....	Everett, WA
14	Hogum Bay Logistics Center.....	Lacey, WA
20	IPT Spec TI.....	Tualatin, OR
19	MSI TI.....	Tualatin, OR
13	Northwest Logistics, Building 2.....	DuPont, WA
15	Parkside 2 Apartments.....	Vancouver, WA
17	Portland Portal, Phase II.....	Gresham, OR
11	Portside 55 South.....	Tacoma, WA
7	Seaport Logistics, Building 1.....	Sumner, WA
12	Tacoma Screw.....	Gig Harbor, WA
2	Terrace Station, Building 1.....	Mountlake Terrace, WA
3	Terrace Station, Infrastructure...Mountlake Terrace, WA	
9	The Hive TI.....	Sumner, WA
6	Total Reclaim TI.....	Seattle, WA
18	Troutdale Lot 10.....	Troutdale, OR
5	West Woodland Business Center.....	Seattle, WA



### PROJECTS COMPLETED IN 2018

Amazon Troutdale.....	Troutdale, OR
Des Moines Creek Business Park IV.....	Des Moines, WA
Edition Apartments.....	Bothell, WA
Fife 4th St Industrial.....	Fife, WA
Genie TI.....	Redmond, WA
Georgetown Crossroads.....	Seattle, WA
Interbay Self Storage.....	Seattle, WA
IPT Tacoma Logistics Center.....	Tacoma, WA
IPT Tualatin.....	Tualatin, OR
La Z Boy Storefront Remodel.....	Issaquah, WA
Linden Flats.....	Seattle, WA
Portland Portal Phase 1.....	Gresham, OR
Portside 55 North.....	Tacoma, WA
Prologis Park Tacoma, Building D.....	Tacoma, WA
SBS TI.....	Tacoma, WA
Sears Spec TI, 1-3.....	Seattle, WA
Seaway West.....	Everett, WA
Stadium Apartments.....	Tacoma, WA



**Corporate Office:**  
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**We're Moving!**  
**Our New Address as of July 1st, 2019:**  
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