



SIERRA
CONSTRUCTION COMPANY, INC.
GENERAL CONTRACTOR

2023-2024

COMPANY BULLETIN





Sierra Construction is an industry leading general contractor, operating in the Pacific Northwest region since 1986. We specialize in industrial, multi-family, commercial and tenant improvement construction, with a strong performance in concrete and creativity in sitework approaches. With the majority of our development and construction teams located at our main office in Woodinville, WA, and regional offices in Tacoma, WA and Portland, OR, Sierra provides services all over the Pacific Northwest.

VALUES

Integrity, quality and innovation are the characteristics that distinguish Sierra Construction as an industry leader. Our goal is to provide every customer with a high level of service that will not be found with any other general contractor. We consistently bring superior value to every project - whether constructing a 2,000,000 square foot distribution center for a national client or a 25,000 square foot retail store for a family owned company.

TALENT

We believe in hiring talented people for their long-term potential, giving them the responsibility and authority to be effective leaders and team players. Having the full support of the company, our employees consistently produce top quality work that exceeds client objectives and promotes future construction opportunities. We provide our clients with reliable and timely information throughout the construction process, therefore ensuring informed decisions which ultimately enhance the quality of the final product. The direction we provide is based on a thorough knowledge of the industry and each project's specific needs.

SELF-PERFORMED CONCRETE

Sierra is unmatched in our ability to self-perform concrete and tilt-up construction. We employ, train and support full-time concrete crews who have successfully built millions of square feet of product over the years.

OPEN SHOP

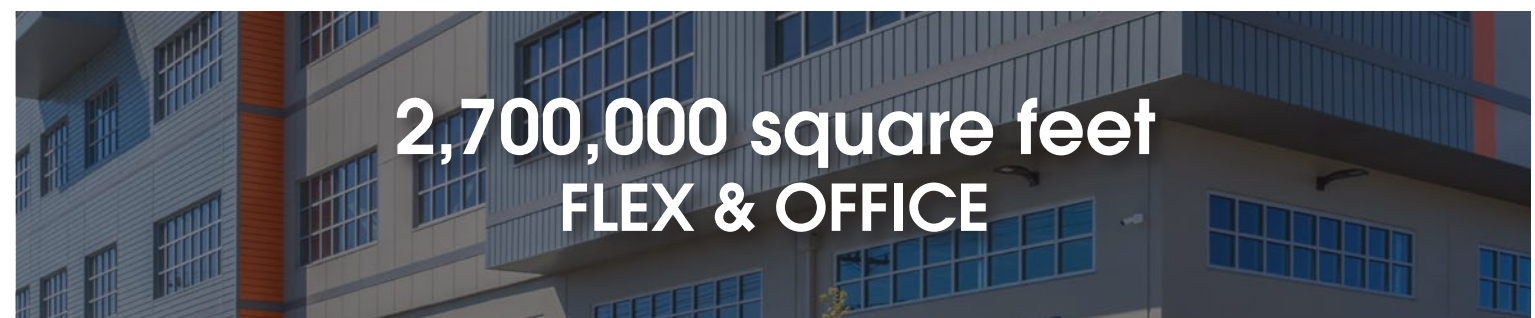
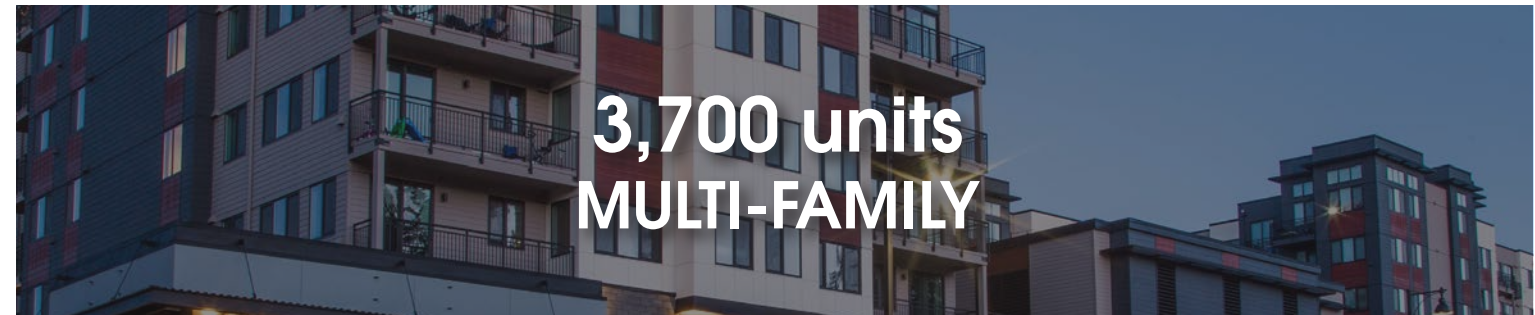
We have been an open shop (non-union) contractor since opening our doors in 1986. Being an open shop allows us to maintain a direct relationship with our employees in the field. The majority of our core labor crew has worked for us for over eight years. We are not signatory to collective bargaining agreements for any trades. We do, however, enjoy successful and ongoing working relationships with a wide range of union and non-union subcontractors and continue to develop new relationships as opportunities present themselves.

SAFETY

Sierra Construction is committed to an injury free environment. An injury free environment is the shared corporate and individual belief that safety is a value, not compromised by cost or schedule. True jobsite safety depends both on a team and each individual's efforts to eliminate accidents as all incidents are preventable. Our goal is to elevate safety awareness daily to achieve a higher state of awareness. Workers choose to be responsible and accountable for their own safety and the safety of their co-workers. Safeguards and procedures promoting safe work practices, a thorough understanding of policies and procedures, and a concerted effort by all are required to create and maintain a safe work environment.

HISTORY IN NUMBERS

Projects Completed 1986 - 2024



EXECUTIVE & LEADERSHIP TEAM

PEOPLE OF SIERRA



Sierra has over 200 full-time office and field employees. We believe in hiring talented people for their long-term potential, giving them the responsibility and authority to be an effective team player. We look for trustworthy individuals who keep their word, are responsible to their commitments, roll with the punches, adapt to change, and respond to opportunities and challenges. Sierra's work environment has become our home away from home and our coworkers are like family. Our Senior Project Managers have an average tenure of 20 years, and over 17 years for our Superintendents. We are dedicated to preserving our company's family feel as we continue to grow and prosper. Whether working at job sites all over the Northwest, or in one of our offices, our intent is that we continue to operate as a close-knit team of hard working people.



ROGER COLLINS
CHIEF EXECUTIVE OFFICER



BRYAN PLOETZ
PRESIDENT



NANCY ADLER
DIRECTOR OF CORPORATE
ADMINISTRATION



ANDY BLEY
DIRECTOR OF BUSINESS
DEVELOPMENT & PRECON



CHRIS KEVIL
DIRECTOR OF
FIELD OPERATIONS



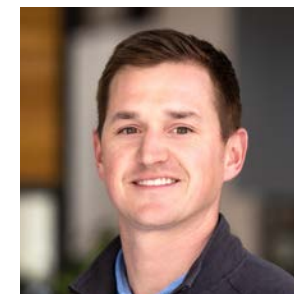
KORY KNUDSON
MULTI FAMILY DIVISION
MANAGER



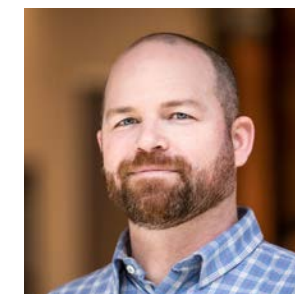
JOHN BARNES
REGIONAL OPERATIONS
MANAGER



JARROD COOPER
SERVICE & WARRANTY
MANAGER



JOSH BOETTNER
SENIOR PROJECT
MANAGER



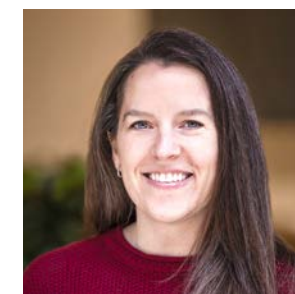
MATT ENANY
SENIOR PROJECT
MANAGER



KIRK MACGOWAN
SENIOR PROJECT
MANAGER



JASON NIX
SENIOR PROJECT
MANAGER



KRISTINE WALZ
SENIOR PROJECT
MANAGER



DAN WINDON
REGIONAL GENERAL
SUPERINTENDENT

RECENTLY COMPLETED

*Projects completed August 2023 - August 2024, listed from North to South

Marysville Corporate Center, Buildings 101-104
Marysville, WA

Northsound Industrial Park
Marysville, WA

Bridge Point Everett 500
Everett, WA

Baker View Logistics
Everett, WA

Traxx
Mountlake Terrace, WA

Building 2 TI at Prologis Emerald Gateway
Tukwila, WA

Watershed
Renton, WA

Project Swift TI at Bridge Point Kent 300
Kent, WA

Blue Origin TI at Pacific Gateway
Kent, WA

ASG TI at Logistcenter at Pacific Gateway
Kent, WA

Building B TI at Woodbridge Industrial
Federal Way, WA

Building B TI at Salmon Creek Logistics
Sumner, WA

Bridge Point Tacoma 210
Tacoma, WA

Clover Creek Logistics
Puyallup, WA

FRED310 Industrial, Buildings D, E & G
Puyallup, WA

ULINE S6 Expansion
Lacey, WA

Tumwater Corporate Park, Buildings A & B
Tumwater, WA

Meadows West
Portland, OR

Building A TI at Bridge Point I-5
Portland, OR

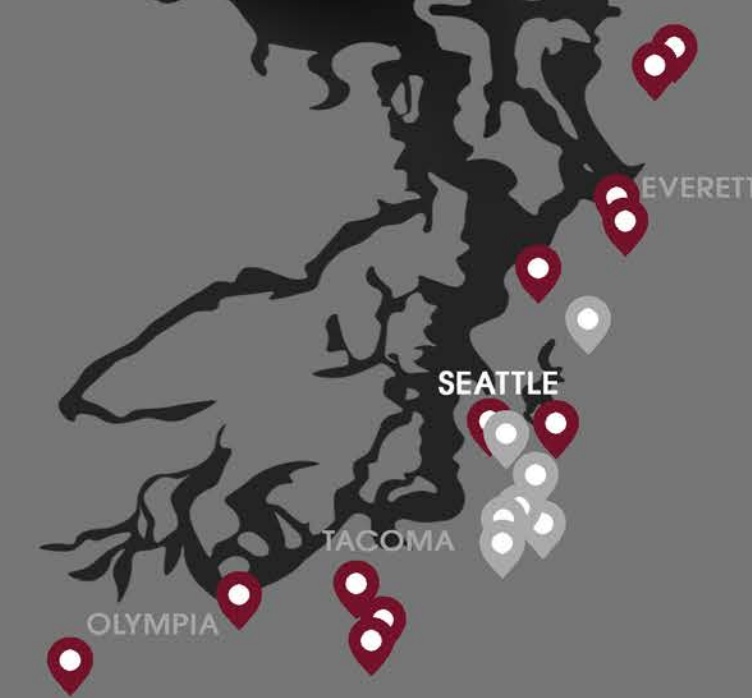
Thyssenkrupp TI at Bridge Point I-5
Portland, OR

Make Ready TI
Portland, OR

Meadowlark Industrial Park
Cornelius, OR

DPD4 TI
Tualatin, OR

-  New Construction
-  Tenant Improvement



Our mission and guiding philosophy is to consistently produce the highest quality product while building lasting relationships with our clients and employees.

As a leading northwest general contractor, we put ourselves in our client's shoes; how do we maximize, how do we add value, how can we be creative? We are problem solvers dedicated to delivering a final product that exceeds expectations.

RECENTLY COMPLETED



FRED310

Puyallup, WA
PANATTONI ARCHITECT: NELSON

SITework

- 310 acre new construction industrial development requiring 750,000 cubic yards of cut and fill earthwork
- Two new county roads through site, 48" sewer relocate and a railroad underpass bridge
- 415' long, 20' tall, soldier pile retaining wall on the project
- Onsite concrete batch plant

BUILDING E *TEAM: Jason Nix, Sam Evans, Dylan Logan, Alex Fraiman, Sean Fowler, Gary Wood, Tommy James & Lisa Diebler*

- 782,773 square foot build-to-suit for Harbor Freight with design-build MEP
- 18,210 square foot office build-out included conference and training rooms, open and enclosed offices, locker rooms and entry lobby
- 40' clear height with 110 powered dock positions
- 535 square foot CMU guard shack with restroom and breakroom
- Pedestrian shelter and motorcycle shelter
- 110 dock-high doors with air-powered dock levelers

BUILDING D *TEAM: Jason Nix, Donny Gee, Josh Goodrich, Billy Hohenstein, Sio Salafai & Lisa Diebler*

- 753,069 square foot speculative concrete tilt-up with a 40' clear height
- 5,500 square foot office build-out including two remote restrooms and 20 50A fast-charge lithium forklift chargers
- 106 dock-high doors and 4 drive-in doors, including 59 35,000lb dock levelers and motorized truck restraints
- 120 square foot stick-framed guardshack with motorized entry/exit drop arms

BUILDING G *TEAM: Jason Nix, Donny Gee, Zach Redelf, Dan Reed, Ricardo Gutierrez & Lisa Diebler*

- 611,340 square foot speculative concrete tilt-up with a 40' clear height
- 126 dock-high doors and 4 grade level doors
- Aluminum composite panel entry canopies
- Conduits for 42 future EV chargers



WATERSHED

Renton, WA

GMD DEVELOPMENT ARCHITECT: STUDIO19

- Six-story 145,842 square foot affordable housing apartment building
- 145 income restricted residential units with studio, one, two and three-bedroom floorplans
- Surface and structured at-grade parking
- Outdoor amenity spaces on Level 2 and the rooftop feature lounge seating and BBQs accessible only by residents
- Photovoltaic panels and a hot water pre-heating system
- Additional resident amenities include a community room with kitchen, communal table, lounge, game space, fitness center and secure bike storage with a repair station

TEAM: Kory Knudson, Taylor Galbraith, Kyle Matthews, Stephen Carey, Keith Liebhauser, Brad Maddox, Levi Noel & Katelyn McNeely



TUMWATER CORPORATE PARK, BUILDINGS A & B

Tumwater, WA

CROW HOLDINGS ARCHITECT: NELSON

- Two speculative concrete tilt-ups totaling 399,867 square feet
- Building 1: 199,950 square feet
- Building 2: 199,917 square feet
- 36' clear heights and double loaded dock configuration
- 38.6 acre site includes a 4.4 acre stormwater retention pond, a discharge pump station consisting of 4 pumps and a backup generator, and 3.3 acres of retained forest area

TEAM: Josh Boettner, Jeff Walker, Jesus Mendoza, Ron St Jean, Phillip Leu & May Jensen



ULINE S6 EXPANSION

Lacey, WA

IDS REAL ESTATE ARCHITECT: HPA ARCHITECTURE

- 189,810 square foot expansion to a 810,988 square foot distribution center built for ULINE in 2017
- 1,682 square feet of additional office and associated build-out
- 26 additional dock-high doors
- High gloss white paint on all interior roof structure surfaces
- Relocation of 24 wall panels 333' to the West

TEAM: Andy Bley, Jeff Walker, Ryan McCarty, Keith Liebhauser Phil Leu & Carrie Bodnar



MEADOWS WEST

Portland, OR

PROLOGIS ARCHITECT: MACKENZIE

- 293,480 square foot speculative concrete tilt-up
- 36' clear height
- 22,000 square foot office
- 53 dock high and 2 drive-in doors
- 198 auto and 66 trailer spaces
- 15.9 acre site

TEAM: Kristine Walz, Manda Catterlin, Joey Imelio, Matt Fletcher, Brian Buckreus & Carrie Bodnar



MEADOWLARK INDUSTRIAL

Cornelius, OR

ALTABIRD INVESTMENTS ARCHITECT: MDG

- 155,500 square foot speculative concrete tilt-up
- 30' clear height
- 30 dock-high and 2 drive-in doors
- 7.3 acre site

TEAM: John Barnes, Sara Etheredge, Mike Cunnington & Jessica Dowrey



TRAXX

Mountlake Terrace, WA

TRAXX APARTMENTS LLC ARCHITECT: BCRA

- Six-story 309,852 square foot mixed-use building with 210 studio, one, two and three-bedroom units
- 3,346 square feet of outdoor and 12,083 square feet of indoor commercial space
- Units feature custom casework, energy-efficient appliances, a washer and dryer, expansive wardrobe closets, as well as 15' vaulted ceilings, private patios and balconies in select floor plans
- At-grade structured parking with 51 commercial, 33 residential stalls and a car wash area, plus one below-grade level of parking with 160 residential stalls
- 4,975 square foot rooftop patio with trellis covered seating, outdoor kitchen, games and fire pits
- Energy efficient systems included: windows and doors which met or exceeded U.27 and STC39; upgraded insulation package including interiors walls; regeneration elevators; and energy efficient all electric heat pump systems for all future commercial spaces

TEAM: Matt Enany, Kory Knudson, Luke Lambert, Alex Newton, Kevan Muzzy, Scott Mathis, Carl Reusser, Aaron Brown & Lisa Diebler



BRIDGE POINT TACOMA 210

Tacoma, WA

BRIDGE INDUSTRIAL ARCHITECT: SYNTHESIS

- 202,424 square feet speculative concrete tilt-up
- 36' clear height
- 50 dock-high and 2 drive-in doors
- 130 vehicle and 23 trailer stalls
- 13.8 acre site

TEAM: Kirk MacGowan, Louis Paul, Taylor Ebersole, Ron St Jean, Adam Hinthorn, Gary Wood & Jessica Dowrey



NORTHSOUND INDUSTRIAL

Marysville, WA

PANATTONI ARCHITECT: NELSON

- 337,026 square foot speculative concrete tilt-up
- 36' clear height
- 84 dock-high and 4 drive-in doors
- 312 car and 102 trailer parking stalls
- 23.3 acre site

TEAM: Kirk MacGowan, Andrew Repass, Ryan Morgan, Brad Maddox & May Jensen



MARYSVILLE CORPORATE CENTER, BLDGS 101-104

Marysville, WA

PACIFIC REALTY TRUST ARCHITECT: MACKENZIE

- Four speculative concrete tilt-up buildings
- Building 101: 55,970 square feet
- Building 102: 63,850 square feet
- Building 103: 73,880 square feet
- Building 104: 73,880 square feet
- 24' - 28' clear heights
- 15.1 acre site

TEAM: Kirk MacGowan, Mike Stout, Conor Cahill, Tim Clark, Andres Arredondo, Katelyn McNeely & Carrie Bodnar



CLOVER CREEK LOGISTICS

Frederickson, WA

WPT CAPITAL ADVISORS ARCHITECT: NELSON

- 192,163 square foot speculative concrete tilt-up
- 36' clear height
- 3,820 square foot speculative office
- 25 dock-high and 2 drive-in doors
- 214 vehicle stalls and a 2.35 acre trailer lot
- 25 acre site

TEAM: Josh Boettner, Alex Stephens, Zach Redelf, Ulises Gonzalez, Justin Fay-French & Jessica Dowrey



PROJECT SWIFT TENANT IMPROVEMENT

Kent, WA

MCKESSON CORPORATION ARCHITECT: KSS

- Tenant improvement for a medical supply distribution company
- 236,859 square feet warehouse shell improvement, 13,030 square feet office build-out and 3,693 square feet flammable liquid storage
- Expansion of MEP systems including 1 2,960-gal diesel generator, 14 RTU's, 2 ERV's, 1 DOAS and 12 gas unit heaters
- Dock equipment upgrade including 26 dock leveler packages
- Coordinated installation of three-level pick modules totaling 84,000 square feet, 31' high racking covering 90,000 square feet of footprint, automated conveyor systems and multiple freezers/coolers

TEAM: Kirk MacGowan, Diane Yoo, Jon Sharpe & Jessica Dowrey



BRIDGE POINT EVERETT 500

Everett, WA

BRIDGE INDUSTRIAL ARCHITECT: SYNTHESIS

- 487,134 square foot three-building speculative industrial park
- Speculative concrete tilt-ups range 85,603 to 278,988 square feet and 32' - 36' clear
- 85' elevation change from the upper and lower building pads
- 400,000 cubic yards of cut and fill
- 100,000 square feet of lock and load retaining wall, 20,000 square feet of soil nail walls, and 12,000 square feet of cut rockery
- Cleared 34 acres of timber from the 40 acre site

TEAM: Kirk MacGowan, Diane Yoo, Wayde Turner, Junior Lowe & Katelyn McNeely



Kent, WA 2024 - by Nick Grier Photography

1 - 5 Logisticenter at Pacific Gateway - Kent, WA *Completed 2023*

12 Blue Origin Research & Development - Kent, WA *Completed 2019*

6 - 11 Pacific Gateway - Kent, WA *Completed 2022*

13 - 15 Stryker Business Center, Phase I & II - Kent, WA *Completed 2016*

PORTFOLIO: INDUSTRIAL



GEORGETOWN CROSSROADS Seattle, WA
PROLOGIS ARCHITECT: NELSON

- First multi-story fulfillment center in the United States with truck ramps to accommodate full-size trucks to Level 2
- Level One (240,000 square feet) has 28' clear height and is double-loaded with truck access from multiple arterials
- Level Two (170,000 square feet) 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 accessible via forklift-with freight elevators from ground level
- Four story, 466 stall parking structure with three levels of post-tension deck
- LEED Gold Certified

DWX3 TENANT IMPROVEMENT

- 301,632 square foot fulfillment tenant improvement
- 16,893 square foot office build-out
- First floor for inventory that gets processed by a Mech Lite conveyance system through six operating doors
- Second floor consists of 235 indoor parking spaces for delivery van parking



BRIDGE POINT I-5, BUILDING A

Milton, WA

BRIDGE INDUSTRIAL ARCHITECT: NELSON

- 1,023,692 square foot speculative industrial building
- 40' clear height
- 150 dock-high and 4 drive-in doors
- 496 vehicle and 77 trailer stalls
- 18,000,000 gallon stormwater storage vault
- 82,000 square feet of MSE and 18,500 square feet of soil nail retaining walls
- 118 acre site including the future Phase 2



PDX9

Troutdale, OR

TRAMMELL CROW COMPANY ARCHITECT: MACGREGOR ASSOCIATES

- 857,000 square foot build-to-suit industrial building
- 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 dock doors
- 74 acre site



IPT TACOMA LOGISTICS CENTER

Tacoma, WA

KG INVESTMENT PROPERTIES ARCHITECT: CRAFT ARCHITECTS

- Two speculative industrial buildings totaling 1,109,145 square feet
- Building A: 280,525 square foot concrete tilt-up, 32' clear height, 63 dock doors and 366 parking stalls
- Building B: 828,620 square foot concrete tilt-up, 36' clear height, 159 dock doors and 506 parking stalls
- Sitework for the 58 acre site in the Port of Tacoma included the demolition of the Simpson Lumbermill



STRYKER BUSINESS CENTER

Kent, WA

IDS REAL ESTATE & CLARION PARTNERS ARCHITECT: CRAFT ARCHITECTS

- Three buildings in two phases totaling 2.4 million square feet
- Building A: Speculative 120,600 square foot concrete tilt-up
- Building B: Speculative 318,200 square foot concrete tilt-up
- Building C: Amazon BFI4 build-to-suit 811,673 square foot concrete tilt-up with 1,223,244 square feet of mezzanines over three levels; 45,000 square feet of office area, a break-room and a maintenance area build-out; conveyance system and order processing area
- 70 acre site



HOGUM BAY LOGISTICS CENTER

Lacey, WA

IDS REAL ESTATE ARCHITECT: HPA ARCHITECTURE

- Three buildings in two phases totaling 1.1 million square feet
- Building 1: ULINE build-to-suit 811,151 square foot concrete tilt-up; 14.5" insulated till wall panels, 28,100 square foot office build-out, 36' clear height, 80 dock doors and 250 parking spaces
- Building 4: Speculative 139,158 square foot building
- Building 5: Speculative 149,525 square foot building
- 97 acre site development included clearing, 260,000 TCY of cut and fill, MSE walls, wetland mitigation, and 40,000 linear feet of site utilities



LAKEWOOD LOGISTICS CENTER

Lakewood, WA

BLACK CREEK GROUP ARCHITECT: NELSON

- Three industrial buildings constructed in phases
- Building I: 205,030 square foot building
- Building II: 470,587 square foot building, 10,000 square foot office build-out
- Building V: 133,567 square foot building; offsite work included substantial road improvements
- 43 acre site



PROLOGIS PARK TACOMA, BUILDINGS B & D

Tacoma, WA

PROLOGIS ARCHITECT: CRAFT ARCHITECTS

- Two industrial buildings totaling 1,090,001 square feet
- Building B: 770,195 square foot concrete tilt-up, 36' clear height, 19,000 square foot office build-out, LEED Silver and WELL certified, triple-loaded dock configuration with 174 dock doors
- Building D: Speculative 319,806 square foot concrete tilt-up, 36' clear height, 62 dock-high doors and 2 drive-in doors
- 80 acre site



BRIDGE POINT I-5 PORTLAND

Portland, OR

BRIDGE INDUSTRIAL ARCHITECT: MACKENZIE

- Two speculative industrial buildings totaling 677,000 square feet
- Building A: 239,500 square feet, 30' clear height
- Building B is 437,500 square feet, 36' clear height
- 37 acre former landfill site required extensive sitework including load transfer platforms and methane mitigation system



NORTHWEST LOGISTICS CENTER, BUILDING 2

DuPont, WA

PANATTONI ARCHITECT: NELSON

- 628,640 square foot speculative industrial building
- 36' clear height
- Double loaded dock configuration
- 107 dock-high and 4 drive-in doors
- 130' concrete truck courts
- 32 acre site



E MARGINAL INDUSTRIAL

Tukwila, WA

CENTERPOINT PROPERTIES ARCHITECT: NELSON

- 414,528 square foot speculative industrial building
- 40' clear height
- 113 dock-high and 4 drive-in doors
- 313 vehicle and 60 trailer stalls
- Dual-sided dock loading
- LEED Silver Certified
- 24 acre site



SEAPORT LOGISTICS CENTER

Sumner, WA

TARRAGON ARCHITECT: NELSON

- Five industrial buildings totaling over 1.6 million square feet
- Building 1: 141,053 square feet, 32' clear height
- Building 2: 268,070 square feet, 36' clear height
- Building 3: 501,319 square feet, 40' clear height
- Building 4: 441,746 square feet, 40' clear height
- Building 5: 293,172 square feet, 40' clear height
- 130 acre site



SOR3

Portland, OR

PROLOGIS ARCHITECT: MACKENZIE

- LEED Silver Certified
- 280,018 square foot concrete tilt-up build-to-suit on Lot E of Prologis Meadows
- 36' clear height
- 11,501 square foot office build-out
- 124,398 square foot robotics floor
- 50 dock-high doors with 15 levelers, 1 drive-in door
- 15 acres of cement amended soil
- 16.8 acre site



DES MOINES CREEK BUSINESS PARK

Des Moines, WA

PANATTONI ARCHITECT: COLLINS WOERMAN & CRAFT ARCHITECTS

- Three phase speculative industrial development
- Building 1A: 157,204 square feet, 30' clear height
- Building 1B: 145,154 square feet, 30' clear height
- Building 1C: 233,600 square feet, 30' clear height
- Building 3A: 150,103 square feet, 36' clear height
- Building 3B: 352,191 square feet, 36' clear height
- Building 4A: 266,013 square feet, 36' clear height
- Building 4B: 224,678 square feet, 36' clear height
- Significant sitework due to heavily sloped site



BRIDGE POINT KENT 300

Kent, WA

BRIDGE INDUSTRIAL ARCHITECT: NELSON

- Two speculative industrial buildings totaling 300,307 square feet
- Building A: 46,725 square feet with a 32' clear height
- Building B: 253,582 square feet with a 36' clear height
- Sitework included the demolition of the pre-existing office campus
- 24,751 square foot park for public use
- 15.8 acre site



TACOMA GATEWAY II

Parkland, WA

PANATTONI ARCHITECT: NELSON

- 273,816 square foot speculative industrial building
- 36' clear height
- 60 dock-high doors
- 158 parking stalls and 231 trailer stalls
- 16.6 acre site



LOGISTICENTER AT PACIFIC GATEWAY

Kent, WA

INDUSTRIAL REALTY GROUP ARCHITECT: NELSON

- Five speculative industrial buildings totaling 771,882 square feet
- Building 1: 113,979, 30' clear
- Building 2: 111,062, 30' clear
- Building 3: 206,080, 30' clear
- Building 4: 109,495, 32' clear
- Building 5: 231,266, 36' clear
- 45.33 acre site



138 INDUSTRIAL

Portland, OR

CLARION PARTNERS & PHELAN DEV ARCHITECT: CARLILE COATSWORTH

- Two speculative industrial buildings totaling 489,659 square feet
- Building A is 273,507 square feet
- Building B is 216,188 square feet
- Both buildings have a 32' clear height
- 25 acre site



WOODBIDGE CORPORATE PARK, BUILDINGS A & B

Federal Way, WA

INDUSTRIAL REALTY GROUP ARCHITECT: NELSON

- Two speculative industrial buildings totaling 439,932 square feet
- Building A is 225,882 square feet
- Building B is 214,050 square feet
- Both buildings have a 32' clear height, as well as 35 dock-high and 2 drive-in doors
- 24 acre site



EUG5

Portland, OR

PROLOGIS ARCHITECT: MACKENZIE

- 265,035 square foot build-to-suit on Lot F of Prologis Meadows development
- 17,805 square foot office build-out
- 36' clear height
- 81 dock-high doors with levelers, 2 drive-in doors
- Trailer parking stalls and stormwater retention pond on Lot C
- Schmeer and Gertz Road improvements with utilities, sidewalks and landscaping



DWA2

Tukwila, WA

DERMODY PROPERTIES ARCHITECT: NELSON

- 202,464 square foot build-to-suit
- 12,000 square foot office build-out
- 35' clear height
- 120,000 square foot exterior van loading canopy
- 15 dock-high doors and 16 drive-in doors
- Over 21 acres of parking with 382 electric van charging stalls
- 4,100 linear feet of shoreline restoration and enhancement



REDMOND RIDGE BUSINESS PARK Redmond, WA

PACTRUST ARCHITECT: MACKENZIE

- 550,000 square feet of speculative concrete tilt-up structures completed since 2016
- Building 11: 73,485 square foot two-story with 12' clear heights
- Building 113: 130,000 square feet with 24' clear height
- Building 108: 44,000 square feet with 22' clear height
- Building 116: 45,015 square feet with 22' clear height
- Building 117: 40,625 square feet with 22' clear height
- Building 4: 52,207 square feet with 22' clear height
- Building 5: 67,700 square feet with 22' clear height



SUMNER RIDGE Sumner, WA

BERTCH CAPITAL PARTNERS ARCHITECT: NELSON

- Two speculative industrial buildings totaling 223,500 square feet
- Building A: 113,500 square feet, 30' clear height and 28 dock doors
- Building B: 110,000 square feet, 30' clear height and 27 dock doors
- Exterior walls with black accent steel, backlit with LED strip lights
- Extensive reforestation to the surrounding property to remove non-native species and replanting of native trees and plants
- 13 acre site



COLEMAN MOVING Lakewood, WA

NW LEASING ARCHITECT: NELSON

- 129,300 square foot build-to-suit
- 32' clear height
- 15,200 square foot crossdock
- 3,100 office mezzanine
- Truck weight scale
- 9.8 acre site



TACOMA SCREW FULFILLMENT CENTER Gig Harbor, WA

TACOMA SCREW PRODUCTS ARCHITECT: TAHOMA DESIGN GROUP

- 80,000 square foot build-to-suit sort and distribution facility
- 96,287 square feet of interior space; including a 5,000 square foot retail store and 18,500 square feet of equipment work platforms within a 80,000 square foot footprint
- 40' clear height
- 12" thick slab to support racking and conveyor loads
- 9.2 acre site



PORTLAND PORTAL Portland, OR

PANATTONI ARCHITECT: MACKENZIE

- Phase 1: 130,589 square feet, 30' clear, 29 dock doors
- Phase 2 Building A: 110,000 square feet, 21 dock doors
- Phase 2 Building B: 47,000 square feet, 10 dock doors
- Phase 2 Building C: 203,000 square feet, 46 dock doors
- 30' clear height
- 34 acre site



EPOCH DESIGN Arlington, WA

EPOCH HOLDINGS ARCHITECT: THE RONHOVDE ARCHITECTS

- 53,100 square foot build-to-suit warehouse
- 2,500 square foot office build-out
- 2,500 square foot storage mezzanine above office
- 11 dock-high doors, 6 drive-in doors and 75 parking spaces
- 3 acre site



GAYTEWAY BUSINESS PARK Arlington, WA

GAYTEWAY BUSINESS PARK ARCHITECT: NELSON

- Four speculative industrial buildings totaling 345,627 square feet
- Building B: 54,136 square feet, 24' clear height
- Building C: 56,631 square feet, 24' clear height
- Building F: 117,060 square feet, 30' clear height
- Building G: 117,800 square feet, 30' clear height
- 43 acre site



TRADESMEN ELECTRIC Battle Ground, WA

TRADESMEN ELECTRIC ARCHITECT: JOHANSSON ARCHITECTURE

- 26,000 square foot build-to-suit workshop
- Two story 6,000 square foot office
- 20,000 square foot multi-use storage space and maintenance bay featuring a radiant floor heating system
- Secured parking lot with 20' wide swinging gate, 47 paved parking spaces and a gravel outdoor storage yard
- 2.5 acre site



1

2

3

MOUNTLAKE TERRACE, WA

- 1 Traxx *Completed 2024*
- 2 Terrace Station East *Completed 2022*
- 3 Terrace Station West *Completed 2020*

PORTFOLIO: MULTI FAMILY



TERRACE STATION Mountlake Terrace, WA
LAKE UNION PARTNERS ARCHITECT: VEER

SITWORK & VAN RY BOULEVARD

- Construction of Van Ry Boulevard, which connects Gateway Place to 236th St at the future Link Light Rail Transit Center, was designed with a village type streetscape and includes plaza spaces, oversized sidewalks, street parking, bike lanes and a central recessed bio-swale planter
- Stormwater was mitigated through multiple infiltration vaults to meet flow requirements
- Approximately 94,192 square feet of wetland and stream enhancement along the eastern property line

TERRACE STATION WEST

- Seven-story 491,415 square foot mixed-use building with 258 residential units in studio, open-one, one, two and three bedroom floorplans and two levels of underground parking
- 58,000 square feet of ground floor commercial space
- 14,000 square feet of indoor amenity space including flexible work spaces and lounge areas

TERRACE STATION EAST

- Seven-story 218,043 square foot mixed-use building with 168 residential units in studio, open-one, one, two and three bedroom floorplans and one level of underground parking
- 2,825 square foot pedestrian plaza and seven commercial spaces with 4,217 square feet of outdoor patio space
- Rooftop plaza with barbeques and fire pits, a dog exercise and relief area, and a multi-purpose sports cage

FEATURES OF BOTH EAST & WEST

- STC 40 rated ECO windows on all exterior walls to help dampen noise levels from the Light Rail and I-5
- All units feature walk-in closets, subway tile kitchen backsplash, stainless steel appliances and AC ports
- Select units feature vaulted ceilings with clerestory windows or private balconies



WILLOW CROSSING

Seattle, WA

GMD DEVELOPMENT ARCHITECT: STUDIO19

- Seven-story multi-family apartment building
- One level of below grade parking with 32 parking stalls
- 231 affordable income-qualified units with market rate finishes in studio, one and two bedroom floorplans
- Commercial tenant space at street level
- Tenant amenities include a large rooftop deck, community kitchen, fitness center and bike repair station
- Ground level plaza with a 'green wall' entry façade featuring planters 60' in the air



BLACKBIRD APARTMENTS

Redmond, WA

DEAL INVESTMENTS ARCHITECT: WEINSTEIN A+U

- Six-story apartment building with 1.5 levels of parking
- 154 studio, one, two and two-bed-two bath units
- Five short-term corporate housing units with private covered patios
- Private balconies in all units on eastside of building, and courtyard facing units starting on the third level
- Long-span glued laminated timber beams supporting walls above the courtyard
- Amenities include a business center, resident lounge, 24/7 fitness center, lobby with coffee bar, gated garage parking, EV charging stations, golf simulator and bike storage



LINDEN FLATS

Seattle, WA

GMD DEVELOPMENT ARCHITECT: BCRA

- Seven-story 201,617 square foot mixed use building
- 170 affordable income-qualified units in one, two and three bedroom floorplans
- C-shaped structure surrounds 8,934 square foot central outdoor courtyard with communal amenities such as gas BBQ grills, fire pit and turf lawn
- Two commercial spaces totaling 2,566 square feet
- Solar-thermal preheating system for domestic water
- Photovoltaic system for common amenity power consumption



STADIUM APARTMENTS

Tacoma, WA

CARINO & ASSOCIATES ARCHITECT: MACKENZIE

- Ten-story 234,906 square foot mixed-use building (seven levels of residential and three levels of underground parking)
- 172 studio, one, two and three bedroom units
- Select units feature high ceilings, private balconies or patios, floor to ceiling windows and walk-in closets
- 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



EDITION APARTMENTS

Bothell, WA

TARRAGON ARCHITECT: BCRA

- Five-story 160,883 square foot apartment building over one level of below grade secured parking
- 135 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



RIVERS EDGE

Monroe, WA

TAP COLLABORATIVE ARCHITECT: SH ARCHITECTURE

- Four, three-story slab-on-grade wood framed apartment buildings
- 166 affordable income-qualified units in one, two and three bedroom floorplans
- Designed to be energy efficient
- Amenities include community room, fitness facility, community garden and playground
- 7 acre site was previously home to an auto-wrecking yard, and development of the site included cleanup of contaminated soil



CLUB AT THE PARK

Vancouver, WA

PACTRUST ARCHITECT: ANKROM MOISAN ARCHITECTS

- Two, four-story slab-on-grade wood framed apartment buildings
- 206 units include studio, one and two bedroom floorplans
- Connected via a glass atrium walkway and share a central courtyard with a year-round outdoor pool, hot tub, barbecue area and fire pit
- Units have quality finishes including plank flooring, stainless appliances, oversized windows and quartz countertops
- Units that overlook the adjacent park have exterior balconies and ground floor patios
- At-grade parking



THE HENRY

Tacoma, WA

CARINO & ASSOCIATES ARCHITECT: BCRA

- Six-story 228,600 square foot mixed use apartment building
- 161 units include studio, one and two bedroom floorplans
- 12,211 square feet of ground level commercial space
- Amenities include roof top deck with dog run, fitness center, tenant parking garage, clubhouse, and communal elevated patio
- Improvements made to existing public esplanade on Thea Foss Waterway



COOK STREET APARTMENTS

Portland, OR

LAKE UNION PARTNERS ARCHITECT: LRS ARCHITECTS

- Six-story 240,041 square foot mixed use apartment building
- 206 units include studio, one and two bedroom floorplans
- 15,000 square feet of ground level commercial space
- Designed for the cycling centric - located along a popular bike corridor and will have a bike amenity room
- Amenities include fitness center, community room, lending library and rooftop patio with BBQs and fire pit
- 133 below grade and 49 ground level parking stalls
- Public plazas



GATEWAY AT BEARDSLEE CROSSING

Bothell, WA

GATEWAY APARTMENTS LLC ARCHITECT: VEER

- Three phased mixed-use development totaling 547,024 square feet
- Phase 1A: 146 units over two levels of underground parking
- Phase 2A: 61,926 square square foot two story commercial building, over one level of underground parking
- Phase 2B: 13,074 square feet of retail with 158 units over two levels of underground parking
- Building exteriors includes combination of CMU, hardie board and batten, hardie lap and metal paneling with wood accents



PRESCOTT APARTMENTS

Portland, OR

PRESCOTT PARTNERS ARCHITECT: MYHRE GROUP

- Six story 155 unit mixed-use apartment building
- 155 units include studio, one and two bedroom floorplans
- 9,500 square feet of ground floor retail space along Interstate Ave, with spaces ranging 1,130 to 2,815 square feet
- Secured underground parking with 111 stalls and 40 rentable storage units for tenants
- Amenities include central courtyard, outdoor bocce ball court and sport court, outdoor BBQ area and fitness room



DWELL AT KENT STATION

Kent, WA

TARRAGON ARCHITECT: BCRA

- Five-story 189,729 square foot apartment building
- 154 units Mix of studio, one and two bedroom units
- Two secured courtyards that include covered fireplace, bocce ball court, ping-pong, and a rooftop deck with an outdoor kitchen, fire pit, resident planters and dining area
- Additional amenities include bike storage, 24-hour parcel locker service, hobby room, community lounge, fitness, and dog run
- Ground level parking

PORTFOLIO: MULTI FAMILY



ECLIPSE FREMONT Seattle, WA

GMD DEVELOPMENT ARCHITECT: HYBRID ARCHITECTS

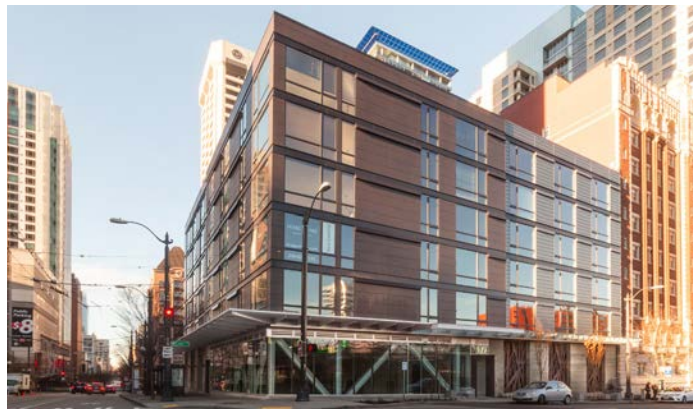
- Five-story wood framed affordable housing apartment building with partially below grade structured parking
- 153 studio, one and two bedroom units
- Four street level commercial spaces and landscaped courtyards
- 4,977 square foot rooftop patio plus 2,691 square foot play area with climbing wall
- 4,009 square feet of residential common areas
- 28.8kW photovoltaic system



ARBOR VILLAGE APARTMENTS Mountlake Terrace, WA

AFCO & SONS ARCHITECT: WEBER THOMPSON ARCHITECTS

- Five story, 123 unit mixed use apartment building
- 9,800 square feet of ground level retail space
- Exterior features brick and cementitious lap siding on upper levels
- Exterior amenities include metal private decks, public courtyard area, covered BBQ space and covered parking
- Interior amenities include community party room and kitchen, theatre room, fitness center and PGA certified golf swing simulator



NINE AND PINE Seattle, WA

JJ&G CAMLIN & TEUTSCH PARTNERS ARCHITECT: RUNBERG ARCHITECTS

- 74,040 square foot mixed use building
- 74 units, 3,500 square feet of ground floor retail and 6,300 square feet of structured residential parking with two, tri-level mechanical car stackers to house tenant vehicles; holds 26 cars and operates like vending machine for small and mid sized vehicles
- Built above the underground Metro Bus Tunnel; constructed on 32 drilled concrete piers that range from 45' - 105' deep; Four transfer trusses weighing 85,000lbs each span the tunnel lid and secure to each pier



UPTOWN 11 Seattle, WA

VELMEIR COMPANIES ARCHITECT: DONAHOU DESIGN GROUP

- 42,700 square foot three-story mixed use building
- 34 studio, one and two bedroom units with 9' ceilings
- 9,500 square foot green roof with 2,145 deck
- 2.5 levels of underground parking with 65 parking stalls
- CVS Pharmacy occupies a 16,000 square foot commercial space



Blackbird Apartments - Redmond, WA

PORTFOLIO: FLEX & OFFICE



BLUE ORIGIN

Kent, WA
BLUE PROPERTIES LLC ARCHITECT: NELSON

- 222,650 square foot tensioned fabric structure manufactured and installed by Sprung Structures
- Built to serve 1,500 employees for Blue Origin
- 80,000 square feet of common space and conference rooms, 142,000 square feet of open office workstations, and a 10,235 square foot structural steel mezzanine
- Entry canopy consists of prefinished architectural cladding, 15 tons of steel as well as four 18' and two 13' precast concrete panels
- Site features include 788 parking spaces, central landscaped courtyard, colored concrete, covered patio seating, and over 4,000 linear feet of ornamental and split-rail fencing
- Site development included importing approximately 100,000 cubic yards of structural fill to raise the 14 acre site above the flood plain elevation, three separate flood storage mitigation ponds totaling 52,000 cubic yards of flood compensation, an onsite storm drainage detention and water quality pond with 5,200 cubic yard capacity



LAKEVIEW OFFICE

Kirkland, WA

MT BAKER HOLDINGS LLC ARCHITECT: LMN ARCHITECTS

- 46,000 square foot, two-story office building with two levels of underground parking
- First mass timber office development east of Greater Seattle
- Mass timber construction featuring Dowel Laminated Timber utilizing PNW Douglas Fir in beams and columns, with Spruce-Pine-Fir for floor and roof panels
- Built with renewable and environmentally friendly construction methods including on-site water treatment
- Green roof with deck and small conference room



TRACK 6

Seattle, WA

AVENUE 55 ARCHITECT: NELSON

- 85' foot tall, four-story 212,515 square foot industrial building
- Structural steel and concrete composite decks
- Building envelope comprised of concrete tilt-up panels that span from L1 to L2 and structural metal stud-framed curtain wall above L2
- 4,000 amp electrical service; L1 has 1,600 amps and L2-L4 have 800 amps each
- Clear heights range 12' - 25'
- 2.4 acre site was previously occupied by Compton Lumber



SIERRA HEADQUARTERS

Woodinville, WA

SIERRA CONSTRUCTION ARCHITECT: SYNTHESIS

- 13,250 square foot office building
- Architecturally exposed structural steel, wood joist and hybrid truss roof structure
- Architectural board formed walls using upcycled material
- 28 stall parking garage plus surface parking
- 100,000 gallon stormwater detention vault
- Site landscaping include 30' high soil nail wall, gabion retaining walls and green screens



COLUMBIA TECH CENTER

Vancouver, WA

PACTRUST ARCHITECT: MACKENZIE, TVA ARCHITECTS

- Multiple single story flex-use buildings done in phases
- Building 648: 28,000 square foot building
- Building 649: 35,200 square foot building
- Building 651: 54,822 square foot building
- Building 687: 29,710 square foot building
- Building 688: 28,960 square foot building
- Buildings 687 and 688 utilized cross-laminated timber (CLT) hem-fir roof panel system, as well as douglas fir glu-lam beams and columns
- All built with concrete tilt-up construction



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Snoke Point, WA 2024 - by SkyTech Aerial Photo

- 1 Northsound Industrial - Marysville, WA *Completed 2023*
- 2 - 5 Marysville Corporate Center - Marysville, WA *Completed 2024*
- 6 Cascade Business Park , Building 1 - Marysville, WA *Completed 2023*
- 7 Epoch Design - Arlington, WA *Completed 2021*
- 8 Casting Operations - Arlington, WA *Completed 2021*
- 9 - 12 Gayteway Business Park, Buildings B, C, G & F - Arlington, WA *Completed 2023*




Harvest - Woodinville, WA

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