



INTEGRA REALTY RESOURCES

# IRR | SEATTLE

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



24+

years serving  
Washington and Alaska

**IRR® — INTEGRA REALTY RESOURCES —**

provides world-class commercial real estate valuation and counseling services to both local and national top financial institutions, developers, corporations, law firms, and government agencies. As one of the largest independent property valuation and counseling firms in the United States, we provide our diverse array of clients the highly informed opinions and trusted expert advice needed to understand the value, use and feasibility of their real estate. ***IRR. Local expertise. Nationally.***

500+

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **Montgomery Park, 2701 NW Vaughn St., Portland, OR, 740,000 SF**
- 1111 Third Avenue Building, 1111 3<sup>rd</sup> Ave., Seattle, WA, 773,762 SF
- Fourth and Madison Building, 925 4<sup>th</sup> Ave., Seattle, WA, 805,106 SF
- 1918 Eighth Building, 1918 8<sup>th</sup> Ave., Seattle, WA, 668,092 SF
- Seattle Federal Office Building, 909 1<sup>st</sup> Ave., Seattle, WA, 305,771 SF
- PacWest Center, 1211 SW 5<sup>th</sup> Ave., Portland, OR, 547,992 SF

### Industrial



- **Alaskan Brewing & Bottling Company, 5351-5429 Shaune Dr./5360 Commercial Blvd., Juneau, AK, 98,952 SF**
- Amazon: Burlington, 12163 Bay Ridge Dr., Burlington, WA, 101,404 SF
- Petersburg Fisheries, 411 N. Nordic Dr., Petersburg, AK, 320,088 SF
- Darrington Wood Innovation Center, SR-530, Darrington, WA, 158,611 SF
- I-90 Preston Industrial Park, 8100 304<sup>th</sup> Ave. SE, Preston, WA, 294,120 SF
- Dupont Industrial Building, 3025 International Pl., Dupont, WA, 225,082 SF

### Multifamily



- **Radius Apartments, 400 Boren Ave. N., Seattle, WA, 338,024 SF/282 units**
- Four Freedoms Seattle, 747 N. 135<sup>th</sup> St., Seattle, WA, 207,494 SF/372 units
- Driftwood Apartments, 1610 W James Pl., Kent, WA, 269,768 SF/382 units
- Ballard Crossing Micros, 6400 15th Ave. NW, Seattle, WA, 37,558 SF/81 units
- Troutdale Terrace Apartments, 639 SW 25th Dr., Portland, OR, 229,880 SF/228 units
- Cambridge Apartments (LIHTC), 903 Union St., Seattle, WA, 90,920 SF/57 units

### Right of Way



- **Palouse to Cascades Trail, King County to Kittitas County, 458 properties**
- James Street and Meador Street Bridge Replacement, Bellingham, WA, 8 properties
- Route 40 Transit Plus Multimodal Corridor, AOS and Narrative Appraisals, 9 properties
- SR 531 Road Widening Project, 5 before & after appraisals to the WSDOT standard
- SR 522/NE 145<sup>th</sup> Bus Rapid Transit, Shoreline to Woodinville, WA, appraisal reviews, 66 properties
- 30<sup>th</sup> Ave. NE Paving & Bus Improvements, 9 properties

### Retail



- **Westlake Center, 400 Pine St., Seattle, WA, 164,232 SF**
- Georgetown Center, 5959 Corson Ave., Seattle, WA, 136,038 SF
- South Hill Village, 120 31<sup>st</sup> Ave. SE, Puyallup, WA, 141,707 SF
- Mount Vernon Center, 525 E College Way, Mount Vernon, WA, 88,455 SF
- Hammer & Wikan Strip Center, 1250-1300 Howkan St., Petersburg, AK, 36,922 SF
- Eugene Safeway, 1500 Coburg Rd., Eugene, OR, 51,326 SF

### Specialty Assignments



- **Menzel Lake Gravel Pit, Granite Falls, WA**
- Washington Quarter Midget Property, Monroe, WA
- Cruise ship terminals, Sitka and Ketchikan, AK
- Sagstad Marina, Seattle, WA
- Bastyr University, Kenmore, WA
- Deer Park RV Resort, Deer Park, WA

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

### Self Storage



- **Magnolia Bridge Self Storage, Seattle, WA, 1119 units**
- Rainier Storage and Work Lofts, Seattle, WA, 787 SS Units/91 workloft spaces
- Metro Self Storage, Seattle, WA, 761 units
- Lakewood Safe Store Self Storage, Lakewood, WA, 558 units
- Sitka Self Storage Facility, Sitka, AK, 465 units
- Totem Self Storage, Kent, WA, 703 units

### Mobile Home Parks



- **Bow Lake Mobile Home Park, SeaTac, WA, 452 units**
- Friendly Village, Olympia, WA, 245 units
- Glenwood Mobile Estates, Marysville, WA, 231 units
- Rainbow RV Park, Eatonville, WA, 65 units
- King's Court Mobile Home Park, Lynnwood, WA, 66 units
- Magill's Trailer Park, Petersburg, AK, 34 units

## OUR VALUE PROPOSITION

Integra Realty Resources – Seattle provides valuation and consulting services for various types of real property, with special emphasis on investment-grade real estate. Our professionals have been serving pension funds, investment advisory firms, corporations, private clients, developers, lenders, investors, governmental agencies, real estate owners, and other professionals concerned with the value, use, and feasibility of real estate for over 35 years.



### **Matt Bacon, MAI, Senior Managing Director**

Mr. Bacon has been actively engaged in the appraisal profession since 2002. His expertise includes extensive experience in all commercial property types, including office buildings, apartment complexes, industrial buildings, retail buildings, self-storage properties, LIHTC, residential subdivisions, land, mobile home parks, recreational vehicle (RV) parks, gas/service stations, and special use properties such as churches, schools, and cell-tower sites.



### **Allen Safer, MAI, Executive Director**

Mr. Safer is the Executive Director of the Seattle, WA office and has over 40 years of counseling and valuation analysis for the general public on commercial and residential properties in Washington and Alaska, including vacant land, residential plats, master-planned communities, multifamily developments, retail, office, industrial and special purpose properties.



### **Lori Safer, MAI, AI-GRS, Managing Director**

Ms. Safer provides consultation and valuation analysis for clients, including financial institutions, developers, local municipalities and various public agencies. She is experienced in the analysis of various property types including land, appraisal studies involving residential subdivisions, right-of-way and condemnation, and mortgage loans, and highest and best use studies.

## OUR CLIENTS

### Banks

- Bank of America, N.A.
- Bank of the West
- Banner Bank
- Beneficial State Bank
- Chase Bank
- Columbia Bank
- Community National Bank & Trust
- Fifth Third Bank
- First Bank
- First Hawaiian Bank
- First Federal
- First National Bank Alaska
- GBC International Bank Headquarters
- Heritage Bank - Lynnwood, WA
- JPMorgan Chase Bank, N.A.
- KeyBank National Association
- Kitsap Bank
- Luther Burbank Savings
- M&T Bank
- Mountain Pacific Bank
- Northrim Bank
- Pacific Premier Bank
- Peoples Bank
- Preferred Bank (LA HQ Office)
- Seattle Bank
- TIAA Bank
- U.S. Bank
- Washington Federal
- Wells Fargo Bank RETECHS

### Financial Services

- Active Investment Co. LLC
- Allstate Appraisal, L.P.
- Altus Group
- American Life Inc.
- Ascent Capital - Real Estate Funding Solutions
- East-West Investment Company
- First Commercial Property Group
- Fortin Group Asset Management
- Glacier Real Estate Finance, Inc.
- Lexington Asset Management - Seattle
- Lincoln Avenue Capital
- M&T Commercial Real Estate
- Principal Real Estate Investors, LLC
- Real Estate Research Corporation
- Real Estate Risk Solutions
- Spear Investment, LLC
- Washington Capital Management, Inc.
- Westmoreland Equity Fund LLC
- Zenith Capital

### Law Firms

- Baxter Bruce & Sullivan P.C.
- Babilio Cobb Associates, P.C.
- Belcher Swanson
- Berkey & Kooistra
- Brown & Sterling
- Davis Wright Tremaine, LLP
- Duff & Phelps, LLC
- Fahlman, Olsen, & Little, PLLC
- Fox Rothschild LLP
- Garvey Schubert Barer
- Hillis Clark Martin & Peterson P.S.
- Inslee Best
- Karr Tuttle Campbell
- Kutscher Hereford Bertram Burkart PLLC
- Lasher, Holzapfel, Sperry & Ebberson
- Law Offices of Sherri M. Anderson, PLLC
- Lyons Law Offices
- Lyons & Sullivan
- Miller Nash Graham & Dunn LLP
- Montgomery Purdue Blankinship & Austin PLLC
- Odgen Murphy Wallace
- Oseran Hahn
- Perkins Coie LLP
- Quach Family Law P.C.
- Radler White Parks & Alexander LLP
- Ryan, Swanson & Cleveland, PLLC
- Sorensen & Edwards, P.S.
- Stoel Rives
- Stokes Lawrence
- Weiner Brodsky Kider PC
- William C. Severson PLLC
- Williams Kastner

### Credit Unions

- AlaskaUSA Federal Credit Union
- America's Christian Credit Union
- BECU Investment Services
- Bellco Credit Union
- Denali Federal Credit Union (Achorage Financial Center)
- Harborstone Credit Union
- iQ Credit Union
- Old West Federal Credit Union
- Red Canoe Credit Union
- Salal Credit Union
- Seattle Metropolitan Credit Union
- Sound Credit Union
- TAPCO Credit Union
- Verity Credit Union
- Washington State Employee Credit Union

### Health Care

- Adventist Health
- Gencare, Inc
- Group Health Cooperative
- HCA
- Kaiser Permanente Washington
- MultiCare Health System
- Quest Diagnostics
- Valley Medical Center

## OUR CLIENTS

### Government/Organizations

- City of Bellingham
- City of Kent
- City of Port Townsend
- City of SeaTac
- City of Shelton
- City of Tacoma
- Forterra
- Habitat for Humanity Seattle-King County
- King County Department of Natural Resources and Parks
- King County DNR Wastewater Treatment Division
- King County Facilities Management, Real Estate Services
- Kitsap County
- Kittitas County
- Northwest Seaport Alliance
- Pierce County Planning and Public Works
- Port of Anacortes
- Port of Bellingham
- Port of Tacoma
- Seattle City Attorney
- Seattle City Light
- Seattle Department of Parks and Recreation
- Seattle Department of Transportation
- Seattle Housing Authority
- Seattle Public Utilities
- Shoreline Fire Department
- Snohomish County
- Sound Transit
- The ROMA Foundation
- Thurston County
- US Army Corps of Engineers
- Washington State Attorney General
- Washington State Department of Fish and Wildlife
- Washington State Department of Natural Resources
- Washington State Parks and Recreation Commission
- WSDOT (Washington State Department of Transportation)

### Developers/Owners

- 5242 California Ave. Apartments LLC
- Allegheny Technologies, Inc.
- Anna Chen Trust
- APE Corporate
- Boeing
- Boise Cascade, LLC
- Brookfield Properties
- Casey Family Programs - Seattle
- Dunn Lumber Company
- Erickson Family Investments LLC
- Granite Mountain Properties, LLC
- Green Crow
- Icicle Seafood, Inc.
- Juneau Travelodge Hotel
- Kitsap Mall Plaza, LLC
- LMC
- Magoon Enterprises LLC
- MainVue Homes
- Miller-Nicholson Inc.
- Nicola Wealth
- Odelia Pacific Corporation
- Pacific Avenue Holdings LLC
- Pacific Hospital Preservation & Development Authority
- Roe Jasen
- Round Lake Development Group, LLC
- SAMIS
- Skookum Quarry, LLC
- The Blume Company
- Tonkin Estates
- Vander Hoek Corporation
- Vintage Housing Development LLC
- Walgreen Co.
- Walmart Realty
- Westlake Associated Inc.
- Whidbey Camano Land Trust

### Right of Way Private Companies

- Contract Land Staff LLC
- HDR, Inc.
- LaBonde Land Inc.
- Tierra Right of Way Services
- Universal Field Services

### Title Companies

- Old Republic National Title Insurance Company
- Title Resources Guaranty Company
- Stewart Title Guaranty Company
- Fidelity National Title Group

### Miscellaneous

- Cushman & Wakefield Global Services, Inc.
- T-Mobile USA Inc.

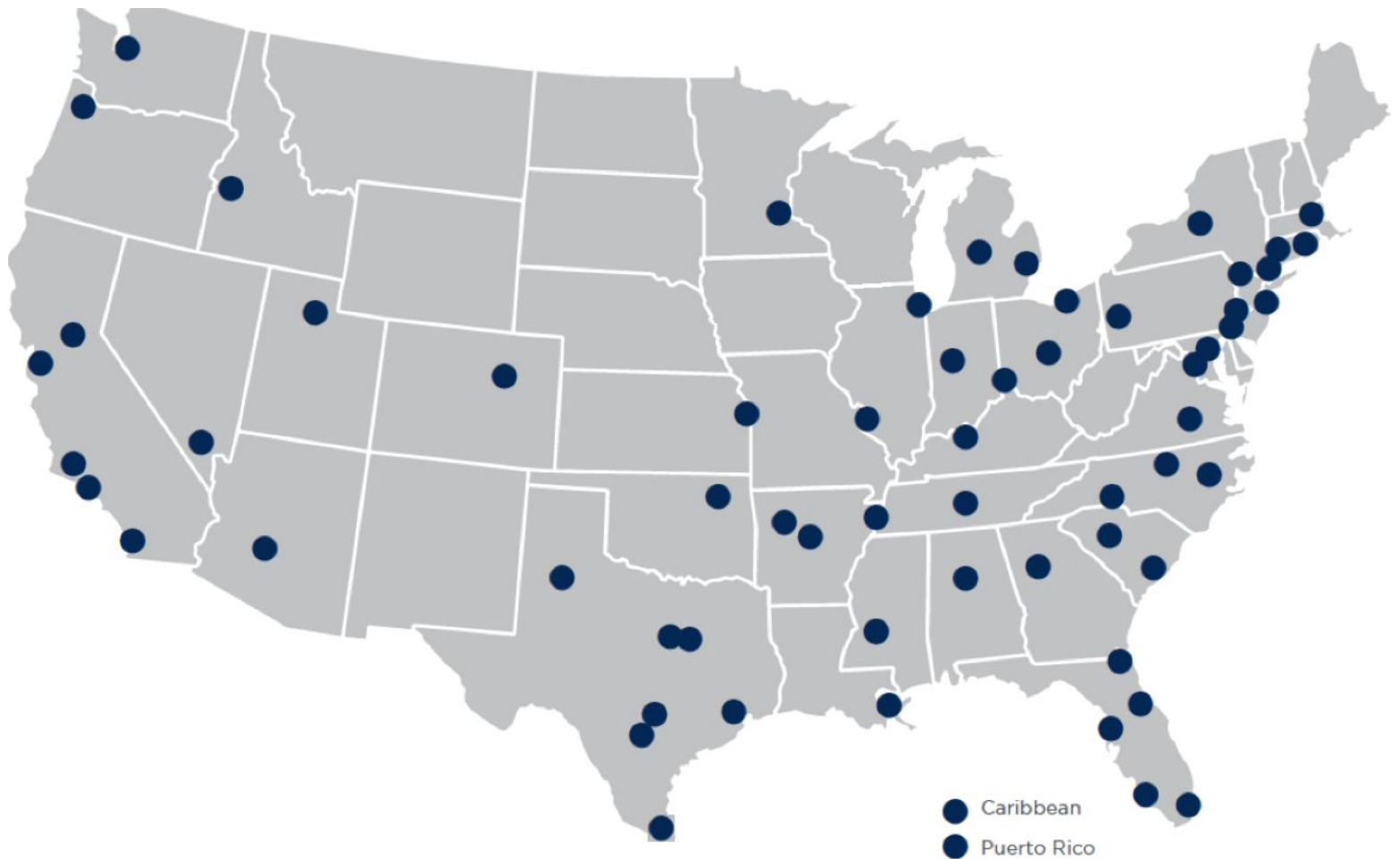
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



## NORTHEAST OFFICES

### CONNECTICUT

Hartford, CT  
Todd Isaacson, MAI  
T (860) 291-8997 ext. 19  
tisaacson@irr.com

### NEW JERSEY

Coastal New Jersey  
Thomas J. Grouss, MAI  
T (732) 244-7000 ext. 105  
tgrouss@irr.com

Northern New Jersey  
Paul T. Beisser, CRE, MAI, SCGREA  
T (973) 422-9800  
pbeisser@irr.com

### NEW YORK

Syracuse, NY  
William J. Kimball, MAI, FRICS  
T (315) 422-5577  
wkimball@irr.com

### PENNSYLVANIA

Philadelphia, PA  
Raja P. Waran, MAI, CRE  
T (610) 238-0238  
rwaran@irr.com

Pittsburgh, PA  
Brian Kelly, MAI, SRA  
T (412) 683-2211  
bkelly@irr.com

### RHODE ISLAND

Providence, RI  
Donald R. Donner, II  
T (860) 291-8997 ext. 18  
ddonner@irr.com

## SOUTHEAST OFFICES

### ALABAMA

Birmingham, AL  
Rusty Rich, MAI,  
T (205) 949-5995  
rrich@irr.com

### FLORIDA

Miami | Caribbean  
James Andrews, MAI, CRE, FRICS, ASA/BV  
T (305) 670-0001 ext. 320  
jandrews@irr.com

Orlando, FL  
Christopher D. Starkey, MAI  
T (407) 843-3377 ext. 112  
cstarkey@irr.com

Jacksonville, FL  
D. Michael Daniel Jr., MAI  
T (904) 902-3444  
mdaniel@irr.com

Southwest Florida  
Carlton J. Lloyd, MAI  
T (239) 687-5801  
clloyd@irr.com

Tampa, FL  
Kendra Stevens Barry  
T (813) 287-1000 ext. 110  
kbarry@irr.com

### GEORGIA

Atlanta, GA  
Matthew Albigese, MAI  
T (404) 418-4358 ext. 1000  
malbigese@irr.com

### NORTH CAROLINA

Charlotte, NC  
John D. Scott, Jr., MAI  
T (704) 206-8258  
jscott@irr.com

### NORTH CAROLINA (Continued)

Greensboro, NC  
Nancy B. Tritt, MAI, SRA, FRICS  
T (336) 676-6033  
ntritt@irr.com

Raleigh, NC  
Chris R. Morris, MAI, FRICS  
T (919) 725-8953  
cmorris@irr.com

### SOUTH CAROLINA

Charleston, SC  
Cleveland "Bud" Wright, Jr., MAI  
T (843) 718-2125 ext. 2  
cwright@irr.com

Columbia, SC  
Michael B. Dodds, MAI, CCIM  
T (803) 772-8282 ext. 110  
mdodds@irr.com

### TENNESSEE

Nashville, TN  
Adam Perutelli, MAI  
T (615) 628-8275 ext. 2  
aperutelli@irr.com

Memphis, TN  
Rusty Rich, MAI,  
T (205) 949-5995  
rrich@irr.com

Knoxville, TN  
Andy Crook, MAI  
T (865) 637-0325 ext. 2  
aperutelli@irr.com

### VIRGINIA

Richmond, VA  
Kenneth L. Brown, MAI, FRICS, CCIM  
T (804) 346-2600 ext. 209  
kbrown@irr.com

## CENTRAL OFFICES

### ILLINOIS

Chicago, IL  
Ron DeVries, MAI  
T (312) 565-3432  
rdevries@irr.com

### INDIANA

Indianapolis, IN  
Michael Lady, MAI, SRA, ASA, CCIM, FRICS  
T (317) 546-4720  
mlady@irr.com

### KENTUCKY

Louisville, KY  
Stacey S. Nicholas, MAI, MRICS  
T (502) 452-1543 ext. 3774  
snicholas@irr.com

### MICHIGAN

Detroit, MI  
Donald L. Selvidge, MAI  
T (248) 540-0040 ext. 114  
dselvidge@irr.com

Grand Rapids, MI  
Jeff Genzink, MAI  
T (616) 261-5000  
jgenzink@irr.com

### MINNESOTA

Minneapolis/St. Paul, MN  
Michael Amundson, MAI, CCIM  
T (952) 905-2401  
mamundson@irr.com

### MISSOURI

Kansas City, MO  
Timothy M. Schoemehl, MAI  
T (636) 898-6533  
tschoemehl@irr.com

### MISSOURI (Continued)

St. Louis, MO  
Timothy M. Schoemehl, MAI  
T (636) 898-6533  
tschoemehl@irr.com

### OHIO

Cincinnati/Dayton, OH  
Gary S. Wright, MAI, FRICS, SRA  
T (513) 426-7125  
gwright@irr.com

Columbus, OH  
Brad A. Johnson, MAI  
T (614) 398-4307  
bajohnson@irr.com

Cleveland, OH  
Douglas P. Sloan, MAI  
T (330) 659-3640 ext. 101  
dsloan@irr.com

## SOUTHWEST OFFICES

### ARIZONA

Phoenix, AZ  
Walter "Tres" Winus, III, MAI, FRICS  
T (602) 266-5599  
twinius@irr.com

### TEXAS

Austin, TX  
William Robinson, MAI  
T (210) 446-4444  
wrobinson@irr.com

Dallas, TX  
Stephen M. Lechtenberg, MAI  
T (972) 725-7727  
slechtenberg@irr.com

Ft. Worth, TX  
Jason Jackson, MAI  
T (817) 658-6783  
jsjackson@irr.com

Houston, TX  
Todd Rotholz, MAI  
T (713) 973-0212 ext. 12  
trotholz@irr.com

Lubbock, TX  
Jimmy H. Jackson, MAI  
T (972) 725-7724  
jhjackson@irr.com

San Antonio, TX  
Brandon Brehm, MAI, CCIM  
T (210) 446-4444  
bbrehm@irr.com

## WEST OFFICES

### CALIFORNIA

Los Angeles, CA  
Eric Segal, MAI  
T (213) 984-4425  
esegal@irr.com

Orange County  
Noah Kauffman, MAI, R/W-AC  
T (949) 459-3717  
nkauffman@irr.com

Sacramento, CA  
Lance Jordan, MAI  
T (916) 435-3883  
ljordan@irr.com

San Diego, CA  
John A. Morgan, MAI  
T (858) 259-4900 ext. 315  
jmorgan@irr.com

### CALIFORNIA (Continued)

San Francisco, CA  
Jeffrey Fillmore, MAI  
T (408) 299-0444  
jfillmore@irr.com

### COLORADO

Denver, CO  
Larry B. Close, MAI, AI-GRS  
T (720) 833-5931  
lclose@irr.com

### IDAHO

Boise, ID  
Robin Brady, MAI  
T (208) 472-3200  
rbrady@irr.com

### NEVADA

Las Vegas, NV  
William Dominick  
T (702) 869-0442  
wdominick@irr.com

### UTAH

Salt Lake City, UT  
John T. Blanck, MAI,  
T (801) 263-9700 ext. 109  
jblanck@irr.com

### WASHINGTON

Seattle, WA  
Matthew A. Bacon, MAI  
T (206) 436-1179  
mbacon@irr.com

## CARIBBEAN

Caribbean | Puerto Rico  
Carlos Vélez, MAI, SRA, BCA, CMEA, CCIM, MRICS  
T (787) 782-4974  
cvelez@irr.com

**INTEGRA REALTY RESOURCES - SEATTLE**

400 University Street, Suite 300  
Seattle, WA 98101  
T: (206)903-6700  
F: (206)623-5731  
[irr.com/Seattle](http://irr.com/Seattle)

Matt Bacon, MAI  
Senior Managing Director  
T (206)436-1179  
[mbacon@irr.com](mailto:mbacon@irr.com)

Allen Safer, MAI  
Executive Director  
T (206)436-1190  
[asafer@irr.com](mailto:asafer@irr.com)

**irr.com**

Visit us online to learn more  
and access our extensive  
research library.



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.