



INTEGRA REALTY RESOURCES

# IRR | SEATTLE

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



22+

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



- **Proposed Amazon Building, 555 108<sup>th</sup> Ave. NE, Bellevue, WA, 995,572 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
- Medical Dental Building, 505-509 Olive Way, Seattle, WA, 199,241 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

### Industrial



- **Alaskan Brewing & Bottling Company, 5351-5429 Shaune Dr./5360 Commercial Blvd., Juneau, AK, 98,952 SF**
- CC Packaging Service Building, 17105 Tye St., Monroe, WA, 75,922 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
- Forest Grove Apartments, 5402 35<sup>th</sup> Ave. NW, Gig Harbor, WA, 123,414 SF/120 units
- Ballard Crossing Micros, 6400 15th Ave NW, Seattle, WA, 37,558 SF/81 units
- East Evergreen Apts., 312 E Evergreen Blvd., Vancouver, WA, 114,030 SF/147 units
- Troutdale Terrace Apartments, 639 SW 25th Dr, Portland, OR, 229,880 SF/228 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 520 Interchange to I-5, Seattle, WA, 15 properties
- Dwtm Redmond Link Extension, Phases II & III, Bellevue to Redmond, WA, 20 properties
- 84<sup>th</sup> Street and 163<sup>rd</sup> Improvements, Granite Falls, WA, 11 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
- 6th & Orchard Plaza, 5104 6th Ave, Tacoma, WA, 10,374 SF
- Hammer & Wikan Strip Center, 1250-1300 Howkan St., Petersburg, AK, 36,922 SF
- Bellingham Value Village, 150 E Bellis Fair Pkwy., Bellingham, WA, 45,502 SF

### Specialty Assignments



- **Arne Hanna Aquatic Center, Bellingham, WA**
- 507 Westlake Air Rights for Craneway Easement, Seattle, WA
- Cruise ship terminals, Sitka and Ketchikan, AK
- Sagstad Marina, Seattle, WA
- Boardwalk Lodge, Thorne Bay, AK
- Pacific Raceway, Kent, 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**
- **Mini-Storage Mount Vernon, Mount Vernon, WA, 559 units**
- **Lakewood Safe Store Self Storage, Lakewood, WA, 558 units**
- **Sitka Self-Storage Facility, Sitka, AK, 465 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**
- **Alpine Meadows Mobile Home Park, Yakima, WA, 46 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
- First Bank
- 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
- Real Estate Research Corporation
- Real Estate Risk Solutions
- Spear Investment, LLC
- Title Resources Guaranty Company
- Washington Capital Management, Inc.
- Westmoreland Equity Fund LLC
- Zenith Capital

### Law Firms

- Baxter Bruce & Sullivan P.C.
- Bazilio Cobb Associates, P.C.
- Berkey & Kooistra
- Brown & Sterling
- Davis Wright Tremaine, LLP
- Duff & Phelps, LLC
- Fahlman, Olsen, & Little, PLLC
- 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
- Miller Nash Graham & Dunn LLP
- Montgomery Purdue Blankinship & Austin PLLC
- Perkins Coie Brown & Bain P.A.
- 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

### 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
- 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

### Miscellaneous

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

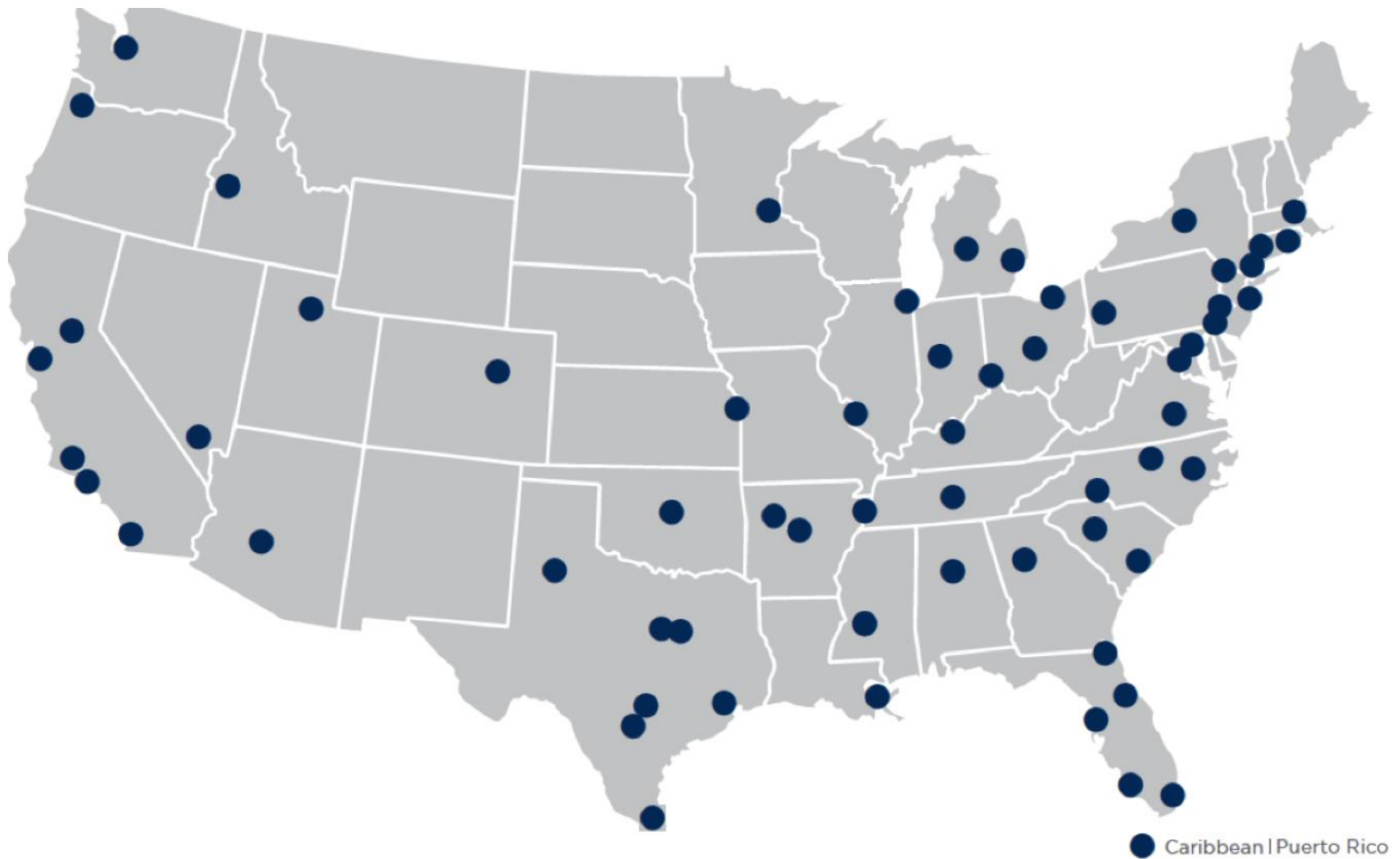
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50+

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60+

markets covered U.S. and Caribbean





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