

Pearl District building earns LEED gold certification

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The Lovejoy, a new office, retail and parking structure, has earned the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) for Core & Shell gold certification.

The Lovejoy, in the Pearl District between 13th and 14th avenues and Lovejoy and Marshall streets, is home to a Safeway store and to law firm Ater Wynne LLP.

To qualify for the LEED rating owner, Unico Properties LLC packed the project with energy- and water-saving features such as an eco-roof and ample windows. Construction materials were sourced within the region and restrooms have showers and lockers.

The building is 88 percent occupied.

Mark Friel and Buzz Ellis of Pacific Real Estate Partners represent the property.

OFFICE LEASES

● Tripwire Inc. is expanding at One Main Place with a new lease for 10,491 on the tower's seventh floor. The company currently occupies two floors in the building, 101 S.W. Main St., Portland. Dave Reinhart of CRESA Partners represented Tripwire. Mark Friel and Buzz Ellis of Pacific Real Estate Partners Inc. represented the property, which is under contract for sale to KBS Realty Advisors.

● Wealth Strategies Northwest renewed its lease for 9,367 square feet at Riverside Center, 5100 S.W. Macadam, Portland, with Shorestein Realty Services LP. Mark McFarland of Pacific Real Estate Partners Inc. represented the tenant. GVA Kidder Mathews represented the property.

● Propel Insurance signed a new lease for 9,428 square feet at Pioneer Tower, 888 S.W. Fifth Ave., Portland, with Pioneer Office LP. Mark Fraser and Brandon O'Leary of GVA Kidder Mathews represented the

tenant. Tom Fellman of CB Richard Ellis represented the property.

● Sacagawea Inc., a residential real estate firm, renewed its lease for 7,765 square feet at Vancouver's Greenwood Office Center, 7710 N.E. Greenwood Drive, from Erickson Realty Ltd. Chris Johnson of NAI Norris, Beggs & Simpson represented the tenant. Rich Sabel of CB Richard Ellis represented the property.

● U.S. Bank National Association leased 7,322 square feet at 12203 N.E. Glisan St., Portland, from Menlo Park Associates LLC. Tom Sjostrom of Bluestone & Hockley Real Estate Services represented the property.

● City Houses Inc. signed four tenants for a total of 6,612 square feet to its newly renovated office and retail building at 2100 N.E. Broadway. Integrative Wellness leased 3,058 square feet. Bridgetown Realty Inc. leased 1,229 square feet. Levity (Gyrotonics) leased 1,225 square feet. Trilibrium CPAs leased 1,100 square feet. Richard Larson represented City Houses.

● Sierra Pacific Mortgage renewed its lease for 4,945 square feet at Creekside Six, 8905 S.W. Nimbus, Beaverton, with PS Business Parks LP. Mark Fraser and Brandon O'Leary of GVA Kidder Mathews represented the tenant.

● Avatron Software subleased 3,445 square feet at U.S. Bancorp Tower, 111 S.W. Fifth Ave., Portland, and will relocate from Vancouver. Kristin Hammond of Pacific Real Estate Partners Inc. represented the tenant. Tom Remley of Grubb & Ellis Co. represented the property.

● Envisions Inc. leased 3,088 square feet

at Columbia East Building, 10011 S.E. Division St., Portland, from Weston Investment Co. LLC. Steve Root with American Property Management represented the property.

● Wells Fargo Bank NA renewed its lease for 2,000 square feet at 14795 S.W. Murray Blvd., Portland, with Murray Scholls LLC. Keith Young of GVA Kidder Mathews brokered the transaction.



REAL ESTATE ROUNDUP

● Premier Turf Club LLC signed a new lease for 1,774 square feet at The Maddox Building, 1231 N.W. Hoyt St., with Hoyt Building Investors LLC. Tom Shimota of Pacific Real Estate Partners Inc. represented the tenant. Caryl Brown of Debbie Thomas Real Estate represented the property.

INDUSTRIAL TRANSACTIONS

● Pulse Engineering Inc. renewed its lease for 30,000 square feet at 3611 N.E. 112th St., Vancouver, with Odus Properties LLC. Jeffrey Brooks of GVA Kidder Mathews represented the tenant. Don Drake of Melvin Mark Brokerage Co. represented the property.

● T-Mobile West Corp. renewed its lease for 6,600 square feet at Airport Business Center, 6620 N.E. 79th Court, Portland, from Walton CWOR Airport Business Center 7 LLC. Tom Dechenne of NAI Norris, Beggs & Simpson represented the tenant. Sean McCarthy and Steven Klein of GVA Kidder Mathews represented the property.

● Inline Siding Inc. signed a new lease for 6,400 square feet at 19380 S.W. 118th, Tualatin, from Majnarich Family LP. Cliff Finnell

of GVA Kidder Mathews represented the property.

● Wong's Best Floors signed a new lease for 5,000 square feet at Commerce Park Milwaukie, 13513 S.E. Johnson Road, Milwaukie, with CP Milwaukie LLC. Anhtuahn Huynh represented the tenant. Steven Klein, Peter Stalick and Zach Francis of GVA Kidder Mathews represented the property.

● Siemens Real Estate signed a new lease for 4,152 square feet at Sunset Highway Business Park, 23582 N.W. Clara Lane, Hillsboro, with Pacific NW Properties. Preston C. Greene of CB Richard Ellis represented the tenant. Evan Bernstein and Dave Ellis of Capacity Commercial Group represented the property.

TRANSACTION

● The state of Oregon purchased 52.6 acres of industrial land at Mill Creek Corporate Center, Salem, for \$5.1 million, from Industrial Development International. Steven Klein, Patricia Loveall and Peter Stalick of GVA Kidder Mathews represented the buyer. Paul Carlson and Mark McClung of Cushman & Wakefield of Oregon Inc. represented the seller.

OF NOTE

● NBS Financial Services arranged an \$18.9 million loan to finance Felton Properties acquisition of a portion of Beaverton's AmberGlen Business Park. The debt represents 70 percent leverage on the \$27 million purchase price. Mike Wood of NBS Financial Services' Seattle office arranged the financing.

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