



**EXECUTIVE BUILDING IN DOWNTOWN PORTLAND SELLS FOR \$21.1 MILLION**

PORTLAND, ORE. — Swift Realty Partners has acquired the Executive Building, a 104,630-square-foot office building in Downtown Portland, for \$21.1 million. The Class A building is located at 811 SW 6th Ave.

The Executive Building is situated at the intersection of Portland's main MAX light rail lines, near Interstates 5 and 84 and Highway 26. The property

is also near amenities like the Pioneer Place Shopping Center and The Nines Hotel.

The building is 91.4 percent leased to three tenants, including J.P. Morgan Chase and the State of Oregon Department of Environmental Quality (DEQ).

The seller, The Matteson Companies, was represented by HFF's Nick Kucha and Michael Leggett.

**BERGERABAM LEASES OFFICE SPACE IN VANCOUVER**

VANCOUVER, WASH. — BergerABAM has leased 8,000 square feet of office space in downtown Vancouver. The property is located at 210 E. 13th Street. The engineering and environmental firm will be relocating from nearby 1111 Main Street. BergerABAM was represented by Eric Turner of Cresa. The landlord, Block 56 LLC, was represented by JLL's Tom Shimota and John Lee.

The Executive Building is 91.4 percent leased to three tenants, including J.P. Morgan Chase and the State of Oregon Department of Environmental Quality (DEQ).

**HANNAH HEIGHTS CONDOS IN TACOMA CHANGES HANDS**

TACOMA, WASH. — The 35-unit Hannah Heights condominium development in Tacoma has sold to Pathfinder Partners LLC for an undisclosed sum. The building is located at 415 6th Ave. in the city's downtown area. It was built in 2007 and is fully leased.

Hannah Heights will continue to operate as a rental community for the immediate future while Pathfinder completes several common-area improvements. The company acquired the property through a court-appointed receivership sale from a regional bank.

**PORTLAND OFFICE BUILDING SELLS FOR \$8.5 MILLION**

PORTLAND, ORE. — A 49,946-square-foot office building has sold to Swift Real Estate Partners for \$8.5 million. The building is located at 811 SW Naito Parkway. It sits on the waterfront of the Portland Central Business District. The property was built in 1982 and renovated in 2013. The seller, ATC Partners LLC, was represented by HFF's Nicholas Kucha and Michael Leggett.

**TOWN CENTER EAST III IN TUMWATER RECEIVES \$26.7 MILLION**

TUMWATER, WASH. — Town Center East III, a 157,625-square-foot office campus in Tumwater, has received \$26.7 million in financing. The tower is located at 243 Israel Road, about five miles from Olympia.

The property was built in 2006. The permanent financing was arranged by NBS Financial, which represented both the lender and the borrower in this transaction. Jeff Henderson and Zack Goodwin executed this transaction.



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