

DISPOSITIONS IN PROCESS

PROPERTY NAME & LOCATION	PRICE	TYPE	COMMENTS
The Hub North and South 1740 & 1741 NW Market St Seattle, WA 98107	Unpriced	Redevelopment	FOR SALE - 2 Parcel, 18,901 SF land zoned NC3P-95 (M) on highly desired Market Street in downtown Ballard.
901-921 Elliott Ave W Development Site Seattle, WA	\$9,800,000	Redevelopment	FOR SALE - 2 Parcel, 44,866 SF land, zoning IC-65 (M). Highly trafficked corridor which connects Ballard, Queen Anne, and Magnolia to Seattle's CBD.
800 Rainier Ave S Seattle, WA	\$5,175,000	Redevelopment	FOR SALE - 2 Parcel, 16,457 SF land, zoned NC3-75 (M1) with high traffic counts in a rapidly changing neighborhood. Located within Seattle city limits.
Interbay Redevelopment or Owner/User Opportunity Seattle, WA	\$4,220,000	Redevelopment or Owner/User	FOR SALE - Newly zoned SM-D 95 (M). This site is primed for redevelopment. Alternatively, the existing 11,863 SF building provides an excellent opportunity for an owner-user.
Harbor Ave SW Redevelopment Opportunity (West) Seattle, WA	\$1,975,000	Redevelopment	FOR SALE - Alki Beach Neighborhood, zoned C1-55 (M) with 14,375 square feet of dirt and has a preliminary site plan for 46 apartment units ranging from 338 SF to 417 SF.
Ballard Vacant Lot Development Site Seattle, WA	\$850,000	Development Land	FOR SALE - 4,270 SF of land in the heart of Ballard's Brewery District with favorable IC-65 (M) zoning.
Poulsbo Development Site Poulsbo, WA	\$849,000	Development Land	FOR SALE - 47,480 SF or undeveloped land with favorable zoning allowing for office, retail, medical, hotel and residential mixed-use buildings.
2-Parcel North City Redevelopment Shoreline, WA	\$1,025,000	Development Land	UNDER CONTRACT - 2 Parcel: Medium-density residential zoned (R-8) with 1,260 SF building and 19,038 SF total land area.
North City Water District Shoreline, WA	\$1,600,000	Redevelopment	UNDER CONTRACT - Medium density residential zoned CB, Corner unit property with 2,862 SF Building and 15,230 SF Land.
Display & Costume Seattle, WA	\$14,100,000	Redevelopment	SOLD - Prime 69,696 SF redevelopment site located in North Seattle, close proximity to Northgate Mall. Representing the buyer and seller.
The Franciscan Medical Pavilion Auburn, WA	\$12,089,000	Medical Office	SOLD - Anchored by Franciscan Medical Group - medical office building.
Seattle Veterinary Specialists Kirkland, WA	\$10,400,000	Veterinary Hospital	SOLD - Highly regarded Veterinary Hospital. Long-term NNN leased investment.
Lakewood Colonial Center East Lakewood, WA	\$10,375,000	Retail	SOLD - 94% occupied retail center located in a strong retail and medical sub-market. Anchored by AutoZone and 60% of the GLA leased by medical systems use
3101 Northup Way Bellevue, WA	\$10,200,000	Office	SOLD - Vacant 44,000 SF building. Value-add opportunity.
Walgreens Tacoma, WA	\$10,052,000	Retail	SOLD - 1031 exchange buyer at a 5.55% cap rate.

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Kimball Creek Village Snoqualmie, WA		\$9,900,000	Neighborhood Retail/Office	SOLD - Recently developed medical office/retail opportunity in highly desired Snoqualmie, WA.
Elliott Ave Seattle, WA		\$8,500,000	Redevelopment	SOLD - Potential redevelopment play.
Rainier Beach Land Seattle, WA		\$8,250,000	Development Land	SOLD - 350+ unit affordable housing development.
Pilchuck Veterinary Hospital Snohomish, WA		\$8,090,000	Veterinary Hospital	SOLD - Highly regarded large animal veterinary hospital. Long-term absolute NNN leased investment.
BBJP Orthopaedics Building Bellevue, WA		\$8,065,000	Medical	SOLD - Single tenant medical office building w/ development potential. Located just north of Overlake Medical Center.
3 Property Grocery Portfolio Puget Sound Area		\$7,700,000	Grocery Retail	SOLD - 3 property portfolio: PCC Market (West Seattle), hardware store (Anacortes) & a strip center (Bremerton) ORION represented both buyer and seller.
Thunderbird Treatment Center Seattle, WA		\$7,500,000	Redevelopment	SOLD - 143,646 SF Primed for Opportunity Zone redevelopment or re-purposing the 32,226 SF Treatment Facility.
East Seattle Redevelopment Site Seattle, WA		\$7,625,000	Medical/ Development Land	SOLD - 1/2 acre redevelopment site near U-Village.
Seattle Curtain Building Seattle, WA		\$7,500,000	Industrial/ Development Land	SOLD - Redevelopment play, across from Phase 1 Yesler Terrace Development. Zoning: NC3-P65.
PCC Natural Market Edmonds, WA		\$6,800,000	Retail	SOLD - Investment grade ground lease; absolute net plus PCC Market leasehold interest.
Aurora Avenue N Seattle, WA		\$5,950,000	Redevelopment	SOLD - 1.45-acre prime redevelopment site with favorable zoning.
Gateway Pointe Business Park Gig Harbor, WA		\$5,800,000	Office Park	SOLD - REO Sale. Value-add investment. Sold to a 1031 exchange buyer.
Tieton Village Yakima, WA		\$5,700,000	Multi-Tenant/ Retail	SOLD - Represented Buyer. Sold at 7.97% cap rate.
Gig Harbor Marina Gig Harbor, WA		\$5,500,000	Marina/Boatyard Hotel Development	SOLD - Represented buyer. It was a challenging transaction that included multiple ground lease assumptions, DNR approvals, etc.
Factoria Dental Center Bellevue, WA		\$5,280,000	Medical	SOLD - Multiple Buyers were invited to a "best and final" offering round which produced a sale price of \$150,000 above asking.

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Land Development West Seattle, WA	\$5,100,000	Development Land	SOLD - Representing buyer - 120 units MF development planned.
Evergreen Eye Center Federal Way, WA	\$4,725,000	Medical Office	SOLD - Single tenant eye surgery center. New 10-year NNN lease.
Ed Wyse Building Seattle, WA (SoDo)	\$4,500,000	Industrial/Office	SOLD - Represented the buyer - investment long-term hold.
5500 Fourth Ave S. Seattle, WA	\$4,500,000	Industrial/Office	SOLD - Represented the buyer
Covington Town Center Development Site Covington, WA	\$4,230,000	Development Land	SOLD - Strategically located 8.19 acre development land with TC (Town Center) Zoning
Starbucks / Pacific Dental Services Federal Way, WA	\$3,732,000	Retail	SOLD - 1031 exchange, representing buyer
Thomson Reuters Building Edmonds, WA	\$3,725,000	Office	SOLD - Single tenant NNN office building with investment grade credit.
Shoreline Office Park Shoreline, WA	\$3,665,000	Office	SOLD - 100% leased, 3 building office complex.
920-942 Elliot Ave W Seattle, WA	\$3,570,000	Land or Owner/User	SOLD - 6,000 SF, Flex building, 13,240 SF, Office building, Zoning is C2-55.
3800 + 3810 Aurora Ave N Seattle, WA	\$3,250,000	Land/Retail	SOLD - Representing the buyer.
3 Medical Office Condos Bellevue, WA	\$3,000,000	Medical	SOLD - Fully built-out ASC on bottom floor. Close proximity to Overlake Hospital.
Olympia Surgery Center Olympia, WA	\$2,965,000	Medical	SOLD - Updated medical office building with ASC Build-outs.
Washington Center For Pain Management Bellevue, WA	\$2,900,000	Medical Office	SOLD - Established (ASC) Ambulatory Surgery Center backed by a 7-year lease with 2% annual increases.
Popeye's/Starbucks Kent, WA	\$2,937,600	Retail	SOLD - Represented buyer. Newly developed NNN investment sold at 5.5% cap rate.
Puyallup Medical Building Puyallup, WA	\$2,860,000	Medical	SOLD - High quality medical office building across from the Multi-Care Good Samaritan Hospital.

3

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ORION
COMMERCIAL PARTNERS

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BluePearl Veterinary Partners of Tacoma Tacoma, WA	\$2,850,000	Veterinary Hospital	SOLD - Highly regarded veterinary hospital. Long-term NNN leased investment.
Pac Highway Automotive Complex Federal Way, WA	\$2,525,000	Industrial/ Redevelopment	SOLD - 2.04 Acres redevelopment opportunity.
13114 120th Ave NE Kirkland, WA	\$2,450,000	Owner User/ Medical Office	SOLD - Existing medical condo with 2 exam rooms, 4 larger procedure type rooms, 2 offices, 4 restrooms, 2 showers, waiting room and reception
25601-25611 100th Pl Kent, WA	\$2,400,000	Redevelopment	SOLD - 48,935 SF site, multi=parcel assemblage. 1 parcel zoned CC and other two zoned SR-8
Quantum Business Center Lynnwood, WA	\$2,400,000	Office	SOLD - Sought after area next to City Center at Lynnwood, near future Link light rail station.
Gerber Collision Bldg Lynnwood, WA	\$2,200,000	Retail	SOLD - Single-Tenant NNN Investment. 5.53% Cap Rate. Represented the Buyer.
7-Eleven Monroe, WA	\$1,925,000	Vacant Office/ Retail Property	SOLD - Net leased 7-Eleven w/ vacant office/retail building.
AAMCO Transmission & NW Auto Puyallup, WA	\$1,745,000	Retail	SOLD - New 10-Year Lease Extension. Located in high-growth submarkets.
Bayview Center Port Angeles, WA	\$1,725,000	Retail	SOLD - Value-add shadow anchored retail center.
CRI Building Burien, WA	\$1,490,000	Office/Retail	SOLD - High-quality Seahurst office building, owner/user opportunity, no deferred maintenance.
1900 116th Ave NE - Ste 201, Bellevue, WA	\$1,475,000	Owner User/ Medical Office	SOLD - Existing medical build-out with 4 exam rooms, 2 offices, procedure room as well as a waiting room & reception area.
AAMCO Transmission Olympia, WA	\$1,294,678	Retail	SOLD - New 10-Year Lease Extension. Located in high-growth submarkets.
2201 SW 152nd St, Burien, WA	\$1,010,000	Owner/User	SOLD - 7,416 SF Land, 3,864 Building SF.
TOTAL	\$282,019,278		

4

INVESTMENT SERVICES

INVESTMENT SALES SERVICES

The ORION team is successful not only because of the depth and breadth of our individual experience but also our collective experience selling and leasing properties in challenging sub-markets. From pension funds, insurance companies, corporate owners, private funds and syndications to individual owners of single buildings, our success and negotiations on behalf of owners in the local market can be backed by case study and client testimonials. Our team's daily interaction and "everyone reading from the same sheet" mentality sets the stage for effective representation. We fill a need for a new model in the industry—one where real estate service providers truly understand the client's objectives and implement strategies focused on maximizing client returns and adding real estate value. We focus on quality, not volume.

From the first conversation, you will notice what truly differentiates us from other brokerages and gives us our competitive advantage: we listen. When your objectives are understood, you have the highest probability of meeting and exceeding your goals. Furthermore, our commitment to long-term client relationships, high levels of transparency, and communication at each step in the process means you know you have a loyal advocate representing your interests. Our repeat client-base is evidence of this. Our nimble, team focused organization grants you access to the full attention of an experienced talent pool which is supported by a company ownership that is flexible and sensitive to our client's needs.

MAXIMIZING REAL ESTATE VALUE

Our clients reap the rewards of our experience and the wisdom we have gleaned from many years in the Investment Sales Market. Each broker at ORION has spent years in large national commercial real estate firms, but have matured to the point where relationships are more important than scale. Our mantra of maintaining responsiveness to each and every client, and achieving the highest level of service results in the highest level of satisfaction with our performance in the local market. Real estate is more than a commodity... and evolving real estate markets require strategies that only the most forward-thinking can deliver. The dynamics of the commercial real estate market make local knowledge perhaps the most critical tool for capitalizing on market trends. We pride ourselves in our ability to stay ahead of the curve using the most up-to-date marketing and data analysis tools to achieve our clients' goals. **ORION Commercial Partners have sold over \$930 million of property**, including assets from all the major "food groups" in commercial real estate, in every form of evolution from development land to "coupon clipper" investments. Collectively, we draw on over 65 years of real estate experience when developing the best action plan for an acquisition and establishing the best market position for a property disposition. Add to this our hundreds of lease transactions and consultations, and you can be assured that your Team has the breadth of knowledge to face any set of circumstances.

YOUR ORION TEAM



DAVID BUTLER

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RELEVANT EXPERIENCE

David specializes exclusively in investment sales, representing both buyers and sellers throughout the Puget Sound region. Mr. Butler joined ORION Commercial Partners in 2012 from Grubb & Ellis, where he began his real estate career in September of 2004. He has gained the reputation throughout the industry as a skilled sales agent and has become an invaluable asset because of his persistence, professionalism, and his drive for premium levels of service.

In his free time, David enjoys fly fishing, playing golf, and watching sporting events.

ACADEMIC & ASSOCIATIONS

- BA, Geography (Economic and Geographical Information Systems), University of Washington
- Commercial Brokers Association Member



SCOTT CLEMENTS

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RELEVANT EXPERIENCE

Scott specializes in investment and owner/user sales in the greater Puget Sound area. He has extensive experience representing sellers and buyers of commercial real estate. This experience has enabled him to negotiate the most competitive deals on behalf of his clients on either side of a transaction.

Mr. Clements began his commercial real estate career with Leibsohn & Company in July 1999. Since then, Scott has successfully represented numerous clients in the acquisition and disposition of their commercial properties. Scott joined ORION Commercial Partners in 2012 from Grubb & Ellis where he continues to specialize in office and retail investment sales.

ACADEMIC & ASSOCIATIONS

- BS, Department of Building Construction, University of Washington
- Commercial Brokers Association Member

ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

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