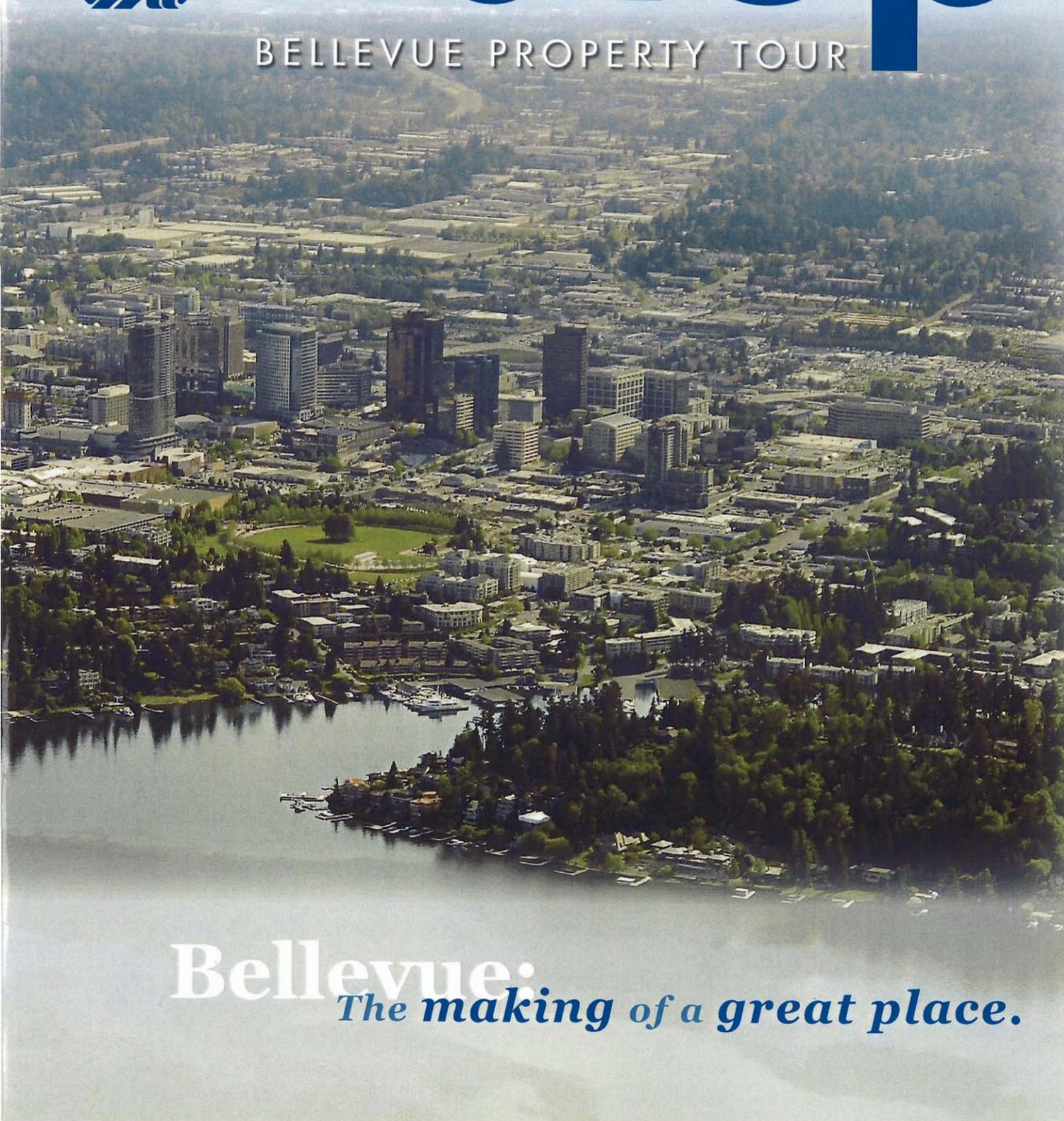




2006

naiop

BELLEVUE PROPERTY TOUR



Bellevue:
The making of a great place.

PROPERTY TOUR AGENDA

Thursday, July 27th, 2006 • Bellevue: *"The Making of a Great Place"*

<u>ACTIVITY / VENUE</u>		<u>TIME</u>
Lincoln Square Cinema	Registration/Box Lunch Pickup	11:30 – Noon
Welcome & Introduction	Shannon Underwood <i>2006 NAIOP President</i>	12:00 – 12:10 pm
Lunch Presentations	Steve Sarkozy <i>City Manager, City of Bellevue</i>	12:10 – 12:55 pm
	Leslie Lloyd <i>President, Bellevue Downtown Association</i>	
	Kemper Freeman Jr. <i>Chairman & CEO, Kemper Development Company</i>	
	Dan Meyers <i>VP of Design & Construction, Kemper Development Company</i>	
Tour Route Info	Shannon Underwood	12:55 – 1:00 pm
Walking Tour/Stops <i>(2 Groups departing on separate routes)</i>		1:00 – 4:00 pm
	Tour Stops:	
	- Washington Square Office <i>Chris Corroon, Wasatch</i>	
	- Bellevue City Hall <i>Mayor Grant Degginger, City of Bellevue</i> <i>Cindy Edens, Wright Runstad & Company</i> <i>Ty Bennion, Hines</i>	
	- Civica Office Commons <i>Scott Eaton, Gerding</i> <i>Greg Kletzly, Schnitzer Northwest</i> <i>Mark Netherland, Schnitzer Northwest</i> <i>Tom Woodworth, Schnitzer Northwest</i>	
The Parlor Billiards & Spirits <i>Lincoln Square (3rd Floor)</i>	Reception	4:00 – 7:00 pm

WELCOME

July 27, 2006



Welcome to Downtown Bellevue!

You're about to see major change taking place in this thriving, evolving urban center. Other cities tell stories of rebirth and revitalization. Our story is about a downtown coming of age as a great place to live, work, and play.

It's an uncommon place. Downtown Bellevue, the Eastside's fastest growing center of jobs and population, borders great single-family neighborhoods with outstanding schools and boasts easy transportation access for workers and residents. Even with the successful transformation from a suburb to urban center, Downtown Bellevue is still a work in progress.

Leading the way is a set of stakeholders who share a collaborative spirit and the willingness to back a shared plan for prosperity. We are strengthened by the creative work of the Bellevue Economic Partnership, the City of Bellevue's commitment to providing Service First to developers and property owners, stewardship of downtown's vision by the Bellevue Downtown Association, and the support of the Bellevue business community through its active Chamber of Commerce. We all work together to help Downtown Bellevue succeed.

In our city's story, the characters and scenes continue to evolve, but the vision and opportunities for shaping a great place remain the same.

Welcome! Enjoy your tour. We value your input, leadership, and contributions in Downtown Bellevue and throughout the region.

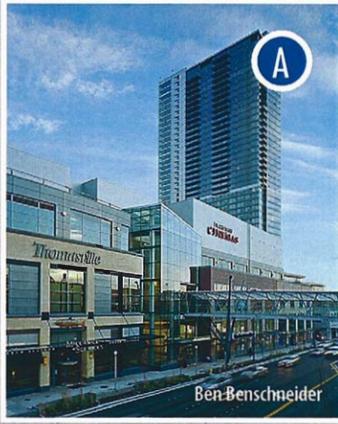
A handwritten signature in black ink, appearing to read "Grant Degginger".

Grant Degginger, Mayor
City of Bellevue



Lincoln Square

KEMPER DEVELOPMENT COMPANY



Ben-Benschneider

Washington Square



WASATCH

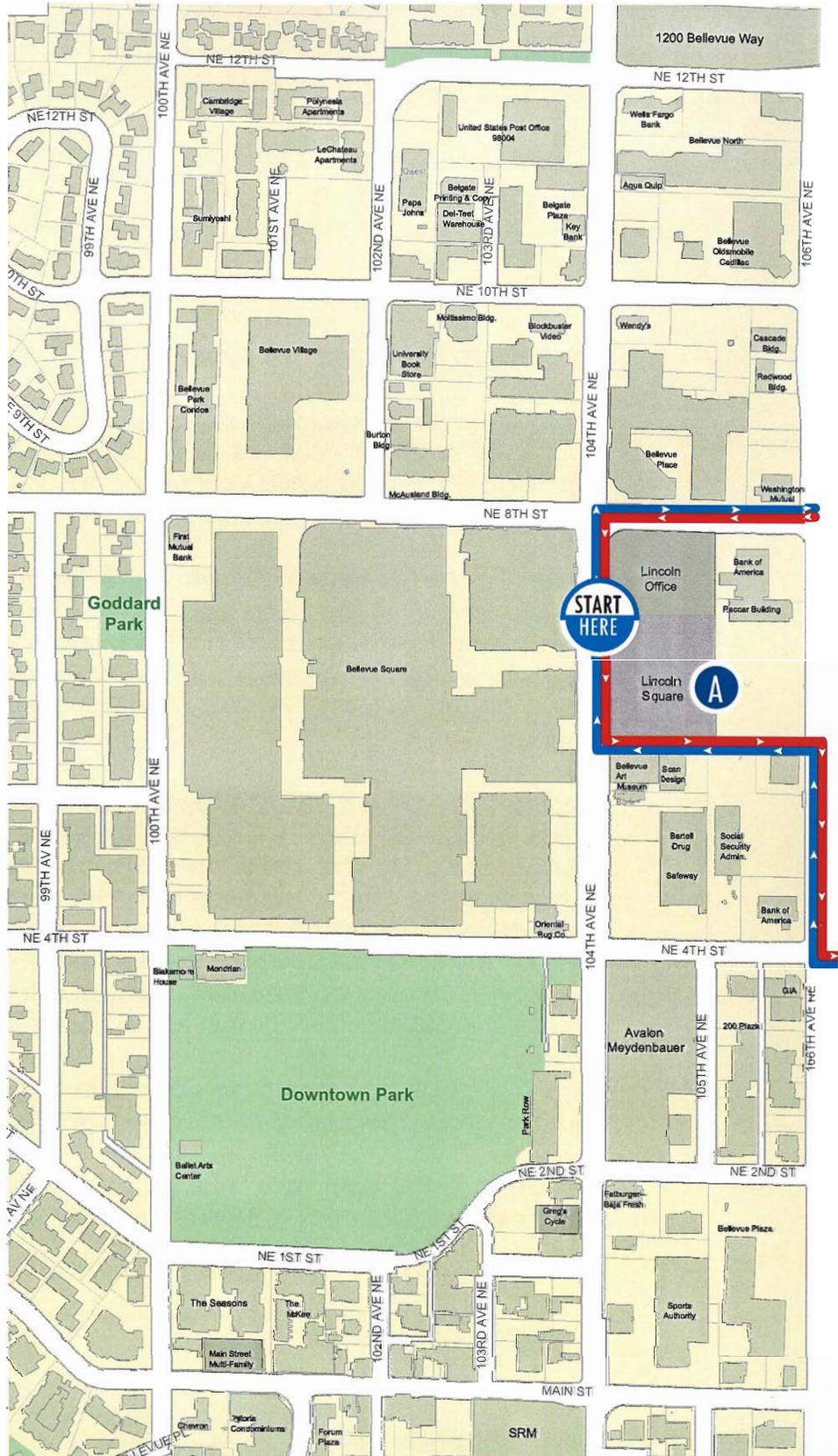
The Bravern



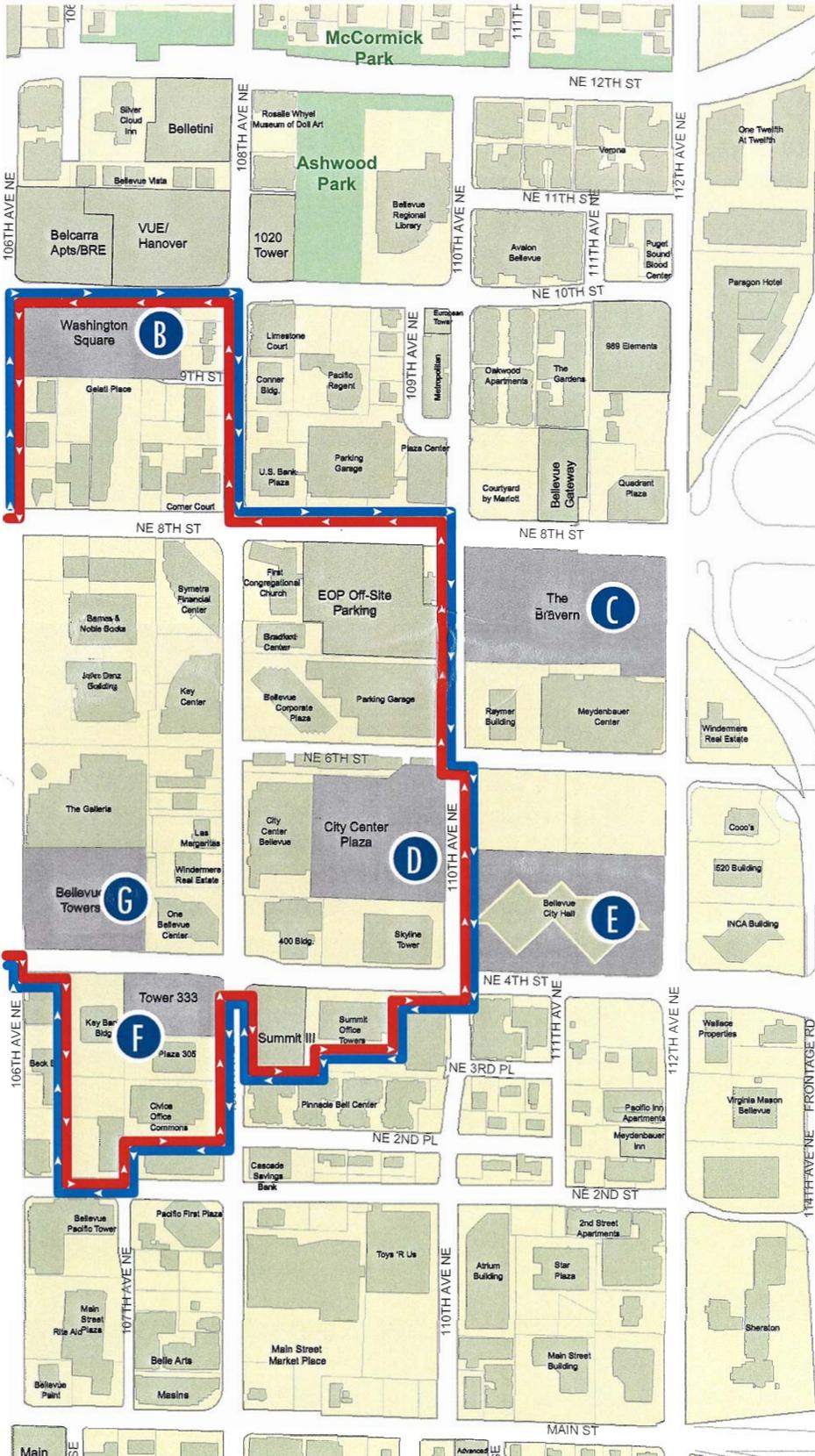
SCHNITZER NW

City Center Plaza

EQUITY OFFICE PROPERTIES



DOWNTOWN



New City Hall



Tower 333



HINES

Bellevue Towers



GERDING EDLEN DEVELOPMENT

BELLEVUE



Prepared by the City of Bellevue
www.bellevuewa.gov



NEW CITY HALL

**Address:**

City of Bellevue
450 110th Ave NE
Bellevue, WA 98004

Program:

Full renovation of a 337,000 sq ft former telecommunications headquarters into 377,000 sq ft multi-purpose government facility (40,000 sq ft added). Roughly 64% of building for City Hall functions; 36% for Public Safety functions. A total of 799 parking spaces (400 added during renovation).

General Contractor:

Lease Crutcher Lewis

Architect:

SRG Partnership

Building Completion:

January 2006

The City of Bellevue welcomes you to the community's new City Hall. The move to Downtown Bellevue of close to 900 employees achieves the long-standing and important goals of locating City Hall functions in the downtown core, and substantially upgrading the city's emergency communications facilities. The new state-of-the-art Eastside 9-1-1 Communications Center located on the top floor of the City Hall will serve Bellevue and the region for decades to come. The new City Hall allows Bellevue to continue to build on its enviable track record of delivering city services in a highly efficient, professional, and innovative manner.

City Hall is already becoming a focal point for a variety of activities. A large outdoor plaza serves as downtown's newest park, the perfect place to gather with friends, eat a sack lunch, or simply relax on a bench.

The building integrates major art pieces that celebrate the history, culture, and people of

Bellevue, creating a pathway from the city's past to its future. The heart of the building is a 300-foot-long concourse, which combines a beautiful terrazzo floor, timber framing, warm wood interior, and abundant glass to create a grand public space for residents and business people to enjoy.

The new cylindrical council chamber is clearly expressed on the building's exterior, identifying the center of city government. Glass to the south and large sliding wood doors to the concourse allow the space to feel open and transparent while creating a feeling of quality and intimacy.

The terra cotta brickwork on the exterior softens the structure and is in keeping with several other civic buildings in downtown, including the Bellevue Regional Library and the Bellevue Arts Museum.

The exemplary work on City Hall was recently recognized with the Citation Award for Civic Design by the Washington Section of AIA.



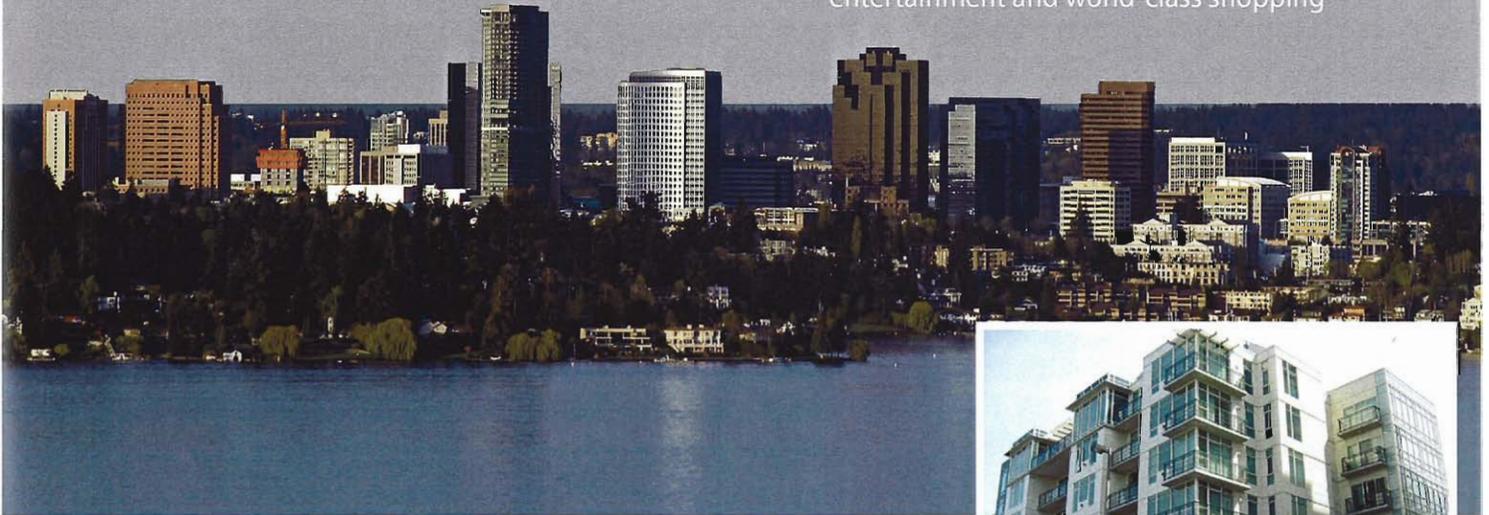
BELLEVUE

A Great Place for Business

- A prestigious address in the Eastside's business, retail and transportation center
- A business-friendly city government
- A highly-educated, creative and diverse workforce

A Great Place to Live

- Safe, high-quality neighborhoods
- Nationally acclaimed public schools
- Award-winning parks and low crime
- Quality urban living and fine restaurants, entertainment and world-class shopping



City Council

Grant Degginger, Mayor
John Chelminiak, Deputy Mayor
Claudia Balducci
Don Davidson
Conrad Lee
Connie Marshall
Phil Noble

City Manager

Steve Sarkozy

Information

Contact Robert Derrick, Economic Development Director,
425-452-5256 – rderrick@ci.bellevue.wa.us

City of Bellevue: www.bellevuewa.gov
Bellevue Chamber of Commerce: www.bellevuechamber.org
Bellevue Downtown Association: www.bellevuedowntown.org
Bellevue Economic Partnership: www.bellevueadvantage.com

BELLEVUE TOWERS



Address:

NE 4th and NE 106th
Bellevue, WA 98004

Building Type:

Condominiums and ground level
retail/restaurants

Leasing Agent:

Real Retail: Maria Royer

Developer:

Gerding Edlen Development

General Contractor:

Hoffman Construction Company

Architect:

Mulvanny G2 Architecture
GBD Architects

Owner:

Bellevue Towers Investors, LLC

Building Completion:

Winter 2009

Rentable Square Footage:

Retail: 19,217 GSF

Building Configuration:

Two towers connected by a shared
podium level – 42 and 43 stories

New luxury condominium project Bellevue Towers is officially underway. The two-tower structure, being developed by Portland firm Gerding Edlen Development, is the newest addition to Bellevue's emerging downtown. Bellevue Towers will offer sustainably designed and constructed homes noted for dynamic and inviting architecture, high-quality construction and premium finishes. Bellevue Towers is anticipated to be one of the most sustainably-built residential projects in the State of Washington.

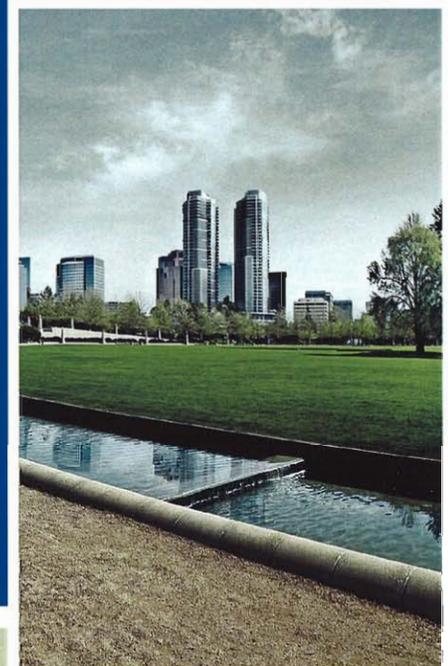
Designed by Portland-based GBD Architects and Bellevue's Mulvanny G2 Architecture, the project consists of two condominium towers of 42 and 43 stories sitting above a retail base. While still being finalized, the design features 550 urban homes ranging from 750 to 6,000 square feet with high quality finishes; views of the Cascade and Olympic mountain ranges, downtown Seattle and the Eastside hills; a variety of recreational facilities; a lushly and sustainably landscaped rooftop garden and walking path for pets, and several flexible community and work spaces as well as other lifestyle enhancing amenities.

The project is in alignment with the recommendations of the city of Bellevue's visioning study, which calls for creating active pedestrian spaces in the downtown core. Bellevue Towers will offer

dynamic street-level retail that will be integrated into the emerging neighborhood. Gerding Edlen Development is currently working with Seattle-based Real Retail to find neighborhood-focused businesses seeking to locate in downtown Bellevue. In particular, Gerding Edlen Development is seeking a unique local restaurant for the retail podium.

The Bellevue Towers project is targeting a minimum LEED (Leadership in Energy and Environmental Design) silver certification from the U.S. Green Building Council for its innovative sustainable design. It will offer residents better indoor air quality, reduced energy use and costs and reduced impacts on the environment. In 2004, Gerding Edlen Development received national recognition for developing The Henry condominiums in Portland, one of the first LEED Gold residential buildings in the country. The developer was also recently recognized in the Sierra Club's "Building Better: A Guide to America's Best New Development Projects" for its Brewery Blocks section of Portland's Pearl District.

Sales of condominiums will begin when the Bellevue Towers' showroom opens this September in the Key Bank building at 10655 NE 4th Street. Information and an interest list are available at: www.bellevuetowers.com.





Two more reasons
to live
in downtown Bellevue

BELLEVUETOWERS.COM

OFFERED BY GERDING EDLEN DEVELOPMENT, MULVANNY G2 ARCHITECTURE, GBD ARCHITECTS, REALTY TRUST GROUP,
LENNAR URBAN DEVELOPMENT GROUP AND SKANLANKEMPERBARD

THE BRAVERN



Address:
11025 & 11155 NE 8th Street
Bellevue, WA 98004

Building Types:
Phase I: Office and Retail
Phase II: Retail and Residential

Leasing Agents:
Office: **Bill Pollard and Jeff Durrell,**
Pacific Real Estate Partners
Retail: **Susan Zimmerman,**
GVA Kidder Matthews
Wendy Silverman,
Creative Retail Leasing

Developer / Owner:
Schnitzer Northwest, LLC

General Contractor:
Skanska USA

Architect:
Callison Architecture
(Masterplan, Office & Retail)
NBBJ (Residential Architect)

Building Opening:
Office: Summer 2008
Retail: Spring 2009
Residential: 2009

Square Footage:
Office: 750,000 RSF
Retail: 300,000 RSF
Residential: 790,000 GSF

Innovative office space, upscale shops, signature restaurants and luxury homes all come together in The Bravern, a vibrant new urban destination at the gateway to Bellevue's thriving commercial district.

Located immediately adjacent to I-405, at NE 8th and 112th Ave NE, The Bravern offers the best access and visibility on the east side of Lake Washington – making it an unsurpassed location for both retail and office tenants.

Bold and timeless, The Bravern brings a new level of vitality to Bellevue. It's two office towers inspire productivity with light-filled great rooms, indoor and outdoor meeting spaces and state-of-the-art conference facilities. Linking

the two towers is a gracious open-air plaza and retail village. The Shops At The Bravern, anchored by renowned fashion retailer Neiman Marcus, offer Bellevue's most sophisticated collection of upscale stores and restaurants in a beautifully appointed outdoor setting.

Valets greet visitors at The Bravern's two elegant arrival courts and a garage for 3200 cars makes parking easy and convenient. A second phase of development, along 110th Ave NE, will bring luxury condominiums to The Bravern and downtown Bellevue.

Visit TheBravern.com to learn more about this visionary, Northwest-inspired destination.

Grand Arrival Court



Building Two Great Room



BELLEVUE INSPIRED



Finally. A destination as vibrant, urban,
and sophisticated as the people who
live and work here. Featuring innovative
office space, upscale shops, outdoor
plazas and exceptional dining.



THE
BRAVERN
INSPIRING GREATNESS

The Corner of 112th and NE 8th | www.thebravern.com

A Schnitzer Northwest Development

Opening 2008

CITY CENTER PLAZA



Address:

NE 6th Street/110th Avenue NE
Bellevue, WA 98004

Building Type:

Class-A Office Building

Leasing Agents:

John Black and Jason Furr,
The Broderick Group

Developer:

Wright Runstad & Company

General Contractor:

Howard S. Wright Construction

Architect:

NBBJ Architects

Owner:

Equity Office

Completion:

March 2008

Rentable SF:

<i>Project:</i>	571,806 sf
<i>Office:</i>	550,656 sf
<i>Retail:</i>	21,150 sf

Configuration:

26-floor, Class-A Office tower with adjacent 2.5-acre plaza

City Center Plaza is set to rise as an elegant addition to the dynamic Bellevue skyline. The juxtaposition of a bustling urban environment against the tranquility of the area's natural landscape will

position City Center Plaza as a welcome destination for serious business users desiring a prime location for employees and customers alike.

- Class A building with superior design and high-end finishes
- 26-floor, LEED-certifiable building with sustainable design featuring approximately 572,000 square feet
- 21,150 square feet of ground floor retail, daycare and other amenities, including restaurants
- Radiant exterior of transparent, high-efficiency glass and a metal curtain wall soaring above the building's granite-clad base
- Plaza valet parking service at surface level along with executive parking on Level One featuring direct elevator access to office floors
- Four levels of underground parking with a 3.3/1,000 parking ratio
- Panoramic views in all directions
- On-site childcare



 Equity Office

 BRODERICK
GROUP

WRIGHT
RUNSTAD
& COMPANY

The *nature* of business...
in the *center* of the city

CITYCENTERPLAZA

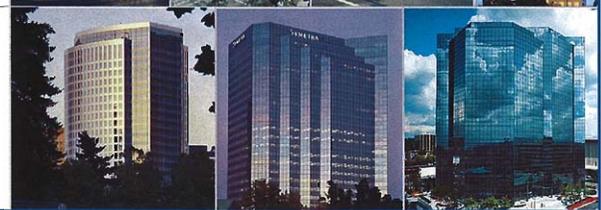
In 2008, this beautiful 26-floor, Class-A office building will rise in the heart of Bellevue's bustling business district, complemented by over 2 acres of brilliantly landscaped grounds that promise an urban park-like experience. Tenants and visitors alike will enjoy its scenic ambiance and its convenient proximity to freeways, public transportation centers and city landmarks. With a host of customized features, such as a Plaza-level valet service, City Center Plaza will be an optimal setting for the dynamic nature of business.

www.cityctrplaza.com

For leasing information on City Center Plaza, please call 425.635.1200 or visit www.equityoffice.com.

 Equity Office

NYSE: EOP • www.equityoffice.com



LINCOLN SQUARE



Address:
700 Bellevue Way
Corner of NE 8th and Bellevue Way
Bellevue, WA 98004

Building Types:
Mixed-use featuring retail, office, hotel,
cinemas, luxury residences and restaurants

Leasing Agents:
Retail: Jana Koeberle
Kemper Development Company
Office: Jim Kinerk/Paul Sweeney
Braderick Group

Developer:
Kemper Freeman/
Kemper Development Company

General Contractor:
Skanska (Retail/Hotel/Residences)
GLY (Office)

Architect:
Sclater Partners Architects

Building Completion:
Retail/Residential/Hotel: November 2005
Office: June 2007

Square Footage:
Office: 310,000
Retail: 540,000

Building Configuration:
42 story hotel and residences
3 floors of retail/restaurant/entertainment
28 story office building

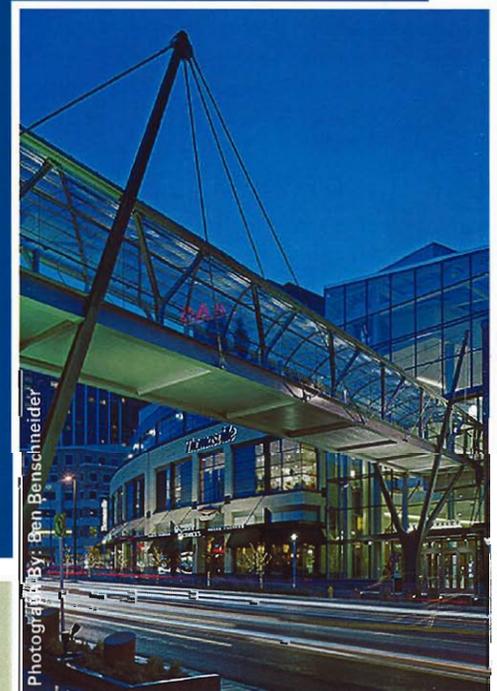
Kemper Development Company

Kemper Development Company is a fourth generation, family-owned real estate and development company best known for its development and management of Bellevue Square, Bellevue Place and Lincoln Square. Kemper Development Company and its affiliates have continued to focus on development, ownership, management and leasing of its properties in the Eastside market.

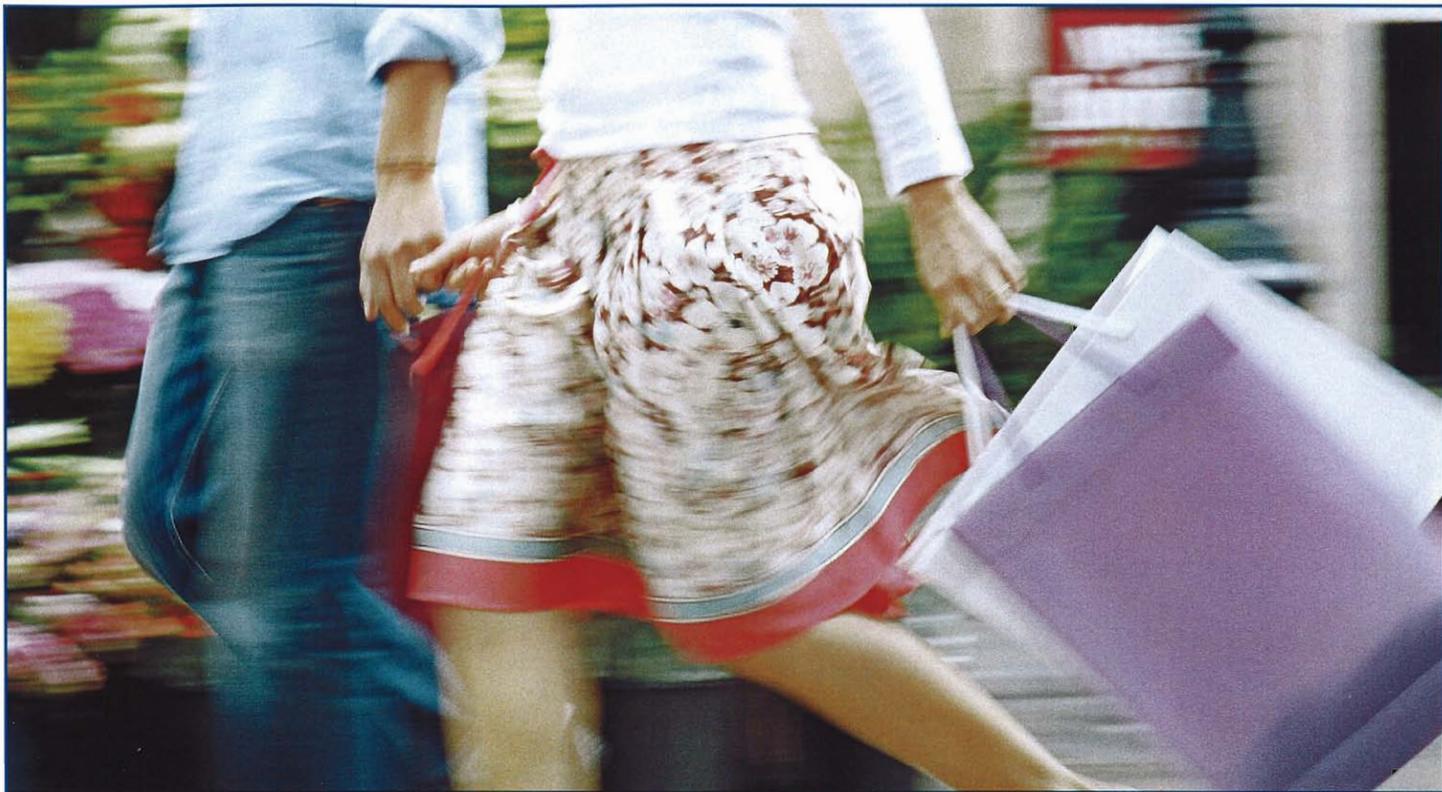
Lincoln Square

From the ground up, Lincoln Square provides extraordinary retail opportunities in the heart of downtown Bellevue on its most important shopping street. Lincoln Square's highly visible and prominent street-front shops

connect by sky bridge to Bellevue Square, one of the nation's most successful shopping centers. Lincoln Square provides the region with 1.4 million square feet of office and retail, free parking, a state-of-the-art, 16-screen luxury cinema, and a varied mix of sit-down restaurants including McCormick and Schmick's Seafood Restaurant, Manzana Rotisserie Grill, Maggiano's Little Italy and Trader Vic's. The Westin Bellevue anchors the south tower with 337 luxury rooms topped with 148 luxury high-rise residences while the north tower will house Microsoft's North American Sales Headquarters division and the corporate headquarters for Eddie Bauer in 450,000 square feet of Class "A" office space.



LINCOLN SQUARE



Lincoln Square, The beginning of what's next.

Since the opening of Lincoln Square, downtown Bellevue has never been the same.

Bringing together exciting stores new to the region, Lincoln Square adds to the dynamic shopping, dining and entertainment experience in downtown Bellevue. When you're looking for something special for the home, a distinctive gift, or an indulgent treat, you'll find it here. And after you've wrapped up your shopping? It's time to treat yourself. Enjoy fine dining, a 16-screen luxury cinema, and the new billiards parlor. Then call it a day (or night) and turn in at the Northwest's newest hotel, The Westin Bellevue.

• Don't forget: Additional parking is FREE evenings and weekends at Bellevue Place, across from Lincoln Square.

Located on Bellevue Way between NE 6th and NE 8th Street www.lincolnsquare.com

LINCOLN SQUARE

Where Life Meets Style

NOW OPEN

The Container Store • Thomasville Home Furnishings of Bellevue • Cypress
Maggiano's Little Italy • The Westin Bellevue • The Parlor Billiards & Spirits
McCormick & Schmick's Seafood Restaurant • Manzana Rotisserie Grill
Lincoln Square Cinemas • Paper Source • Koots Green Tea • Tully's Coffee
Trader Vic's • Vino 100 • U.S. Bank

COMING FALL 2006

Henredon • The Village at Lincoln Square • Bombay

TOWER 333



Address:
333 - 108th Avenue NE
Bellevue, WA

Building Types:
Office, Retail

Leasing Agents:
Jeff Watson and Joe Razore
Broderick Group

Developer:
Hines

General Contractor:
Lease Crutcher Lewis

Architect:
LMN Architects

Owner:
Hines & Washington Capital Management

Building Completion:
4th Quarter 2007

Square Footage:
Office: 400,000
Retail: 12,000

Building Configuration:
20-story office tower

Conveniently located in the heart of Downtown Bellevue, Tower 333 is built specifically with the high-value knowledge worker in mind. Sitting at the Southwest corner of 108th Avenue and NE 4th Street gives Tower 333's Tenant's the best and most convenient access from I-405, I-90 and SR-520. Two parking garage access points, valet drop off and a dedicated exit for building parking pass holders eliminates the hassle of annoying peak hour bottlenecks and maximizes lot efficiency.

Hines has developed Tower 333 to provide the best possible work environment for today's high-value knowledge worker. The 410,000 SF, 20 story building has the distinction of being the first LEED-CS pre-certified office tower on the West Coast. The 10-foot finished ceilings, full height glass

and a state-of-the-art floor-by-floor mechanical system create a workspace that will boost employee creativity, productivity and morale. A compact core and column free architecture not only maximizes your usable space, it maximizes views of Lake Washington, Mount Rainier and the Cascade and Olympic Mountains from nearly every location on the 23,500 SF floor plate.

Construction re-commenced on Tower 333 in June of 2006 and Tenant's will begin to take occupancy in October of 2007. Coming from the same developer that set the standard of excellence when they developed IDX Tower in Seattle, Tower 333 promises to take it to another level and raise the standard for Class A office developments in downtown Bellevue for decades to come.



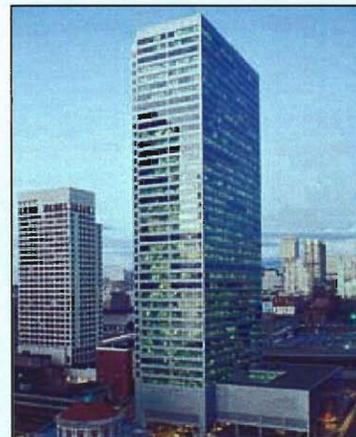
LEASE CRUTCHER
Lewis
BUILDS

HINES NORTHWEST DEVELOPMENTS



Fourth & Madison, Seattle

Hines projects in Washington represent a total of 4,500,000 square feet, including the developments pictured above, the Seafirst Financial Center in Spokane and recent acquisitions including the 1001 Fourth Avenue Plaza and 720 Olive Way buildings.



Bank of America
Fifth Avenue Plaza, Seattle



Cedar Court, Redmond



Evergreen Plaza, Kirkland



One Twelfth @ Twelfth, Bellevue

Hines

WASHINGTON SQUARE



Address:
833 - 108th Avenue NE,
Bellevue, WA 98004

Building Type:
Retail and Residential

Leasing Agent:
Wasatch Property
Management

Developer:
Wasatch Development

General Contractor:
Big D Construction

Architect:
CollinsWoerman

Owner:
Wasatch Development

Building Completion:
1st Phase: Spring 2007

Building Configuration:
1st Phase: 2 towers; one
24 floors, one 25 floors

Washington Square is a mixed-use project providing a significant neighborhood and regional destination in Bellevue's Ashwood District. Its first phase, currently under construction, consists of one of a pair of residential towers and below-grade parking and infrastructure for both.

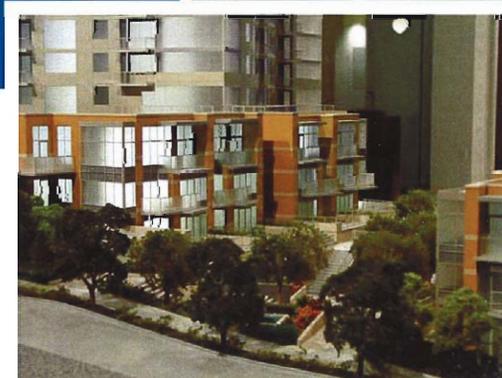
At full buildout, Washington Square will include five luxury residential towers (1,221 residences); 110,000 sf of retail and restaurants; a 200-room boutique hotel; world-class spa and fitness center; office tower, and four levels of parking (2,800 stalls).



WOLLINS
WOERMAN



WASHINGTON
SQUARE



“ It’s not just about walking by a storefront. It’s about creating a truly walkable space filled with gathering places where people can really carve out a sense of home. ”

—Dell Loy Hansen
Developer of Washington Square



WASHINGTON SQUARE



WASHINGTON SQUARE: BELLEVUE'S VIBRANT URBAN VILLAGE

IMAGINE stepping out of your front door into a dynamic, welcoming community marked by picturesque walkways, bustling restaurants and intimate sidewalk cafes.

A typical day begins with a morning stroll past the corner store, Zupan's Markets, Washington Square's upscale urban grocer, which carries fresh, seasonal ingredients you won't find at a national chain. On your way to work, you pass the dog park, an upscale deli and your favorite bookstore.

This is the kind of urban lifestyle that has attracted hundreds of early buyers to Washington Square. The project's distinctive condominiums and street-level townhomes are among the

first for downtown Bellevue—creating a more livable, walkable urban experience amid all that the city has to offer.

Family friends stay at Washington Square's signature boutique hotel, dinner is catered by El Gaucho and all of the region's best shopping is at your doorstep. That's living at Washington Square.

WHAT'S AVAILABLE:

Condominium residences, townhomes and the newly released Platinum Series Penthouses and Sky Suites.

Homes available range from \$500,000 to more than \$2 million.

HOW TO LEARN MORE:

Visit the 6,000-square-foot Washington Square Presentation Center in downtown Bellevue.

Colorful graphic displays, detailed floor plans, virtual tours, flyover videos and individual vignettes come together to help paint a complete picture of this lively urban community.

PRESENTATION CENTER

833 108TH AVENUE N.E., BELLEVUE

CALL (425) 974-7000

WashingtonSquareLiving.com

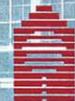
"Thank you NAIOP."

Bentall Capital is very proud to be the recipient of this year's Developer of the Year award for North America. It is truly an honor to be recognized by the nation's leading real estate trade association. We take this opportunity to thank each one of our 1,200 employees including our superior management, our clients and our tenants for making this award possible.

With roots dating back to 1911 Bentall Capital has grown to be one of the highest respected real estate firms in the US and Canada. Bentall has fiduciary responsibility for more than 75 million square feet of real estate invested in over 600 properties and currently valued at \$12 billion.

"The highest form of recognition is that which comes from your peers. The 1,200 employees of Bentall are extremely honored by this prestigious award and I wish to thank all of them for their individual contributions that helped make it a possibility."

—Gary Carpenter



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NOTABLE BELLEVUE BUSINESS

Neiman Marcus at the Bravern	125,000 s.f.
Eddie Bauer HQ in Lincoln Square	220,000 s.f.
InfoSpace in 3 Bellevue Center	130,826 s.f.
PS Energy Site / Bellevue Towers	\$12,780,000 sale
Overlake Hospital Association	259,027 s.f. managed
Evergreen Office Park	85,039 s.f. managed



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and Wasatch
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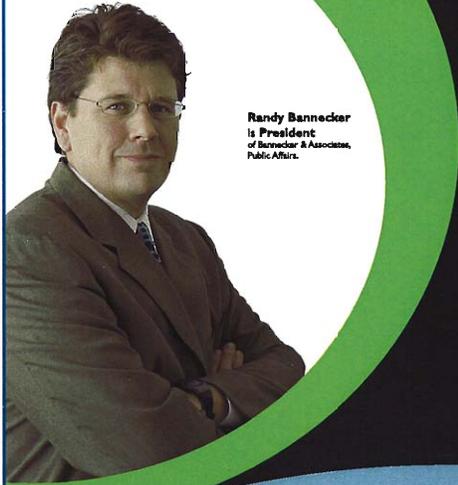
Partnering to make Washington Square and
downtown Bellevue a **great place** to live.

NAIOP 2006 Property Tour

Voices of Business

BELLEVUE
CHAMBER
of COMMERCE

Signature
Events



Randy Bannecker
is President
of Bannecker & Associates,
Public Affairs.

“Be Profitable. Stay Competitive...”

The Chamber has strategic political insight, knows all the players and is a champion at **tackling business issues** with government. Their collective clout helps keep business taxes and regulations in line. The Chamber takes care of politics and policy so you and I can take care of business. ”

The Ultimate Business Resource!

Did you know... Last year alone, the Bellevue Chamber's advocacy efforts saved businesses hundreds of thousands of dollars in potential tax and fee increases from state and local governments.

BELLEVUE
CHAMBER
of COMMERCE

Photos by Mike Nakamura Photography



2006 Eastside Annual Dinner

Wednesday, September 20

5:30-9:00 p.m.

Meydenbauer Center

Celebrating the Chamber's 60th Birthday and featuring screenwriter and Academy Award winner James Taylor.

2006 Eastside Economic Forecast Breakfast

Thursday, November 30

7:00-9:00 a.m.

Meydenbauer Center

Get the latest global, national and regional economic trends at the Eastside Economic Forecast Breakfast.

Call.

425.454.2464

Click.

www.bellevuechamber.org

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Washington State Chapter
naiop
National Association of
Industrial and Office Properties



The Washington State Chapter of the National Association of Industrial and Office Properties (NAIOP) is an organization dedicated to improving the climate for commercial real estate development, providing opportunities for professional development and creating a forum for networking and business improvement. Founded in 1976, the Washington State Chapter of NAIOP today has over 500 members representing most of the leading firms in commercial real estate development.

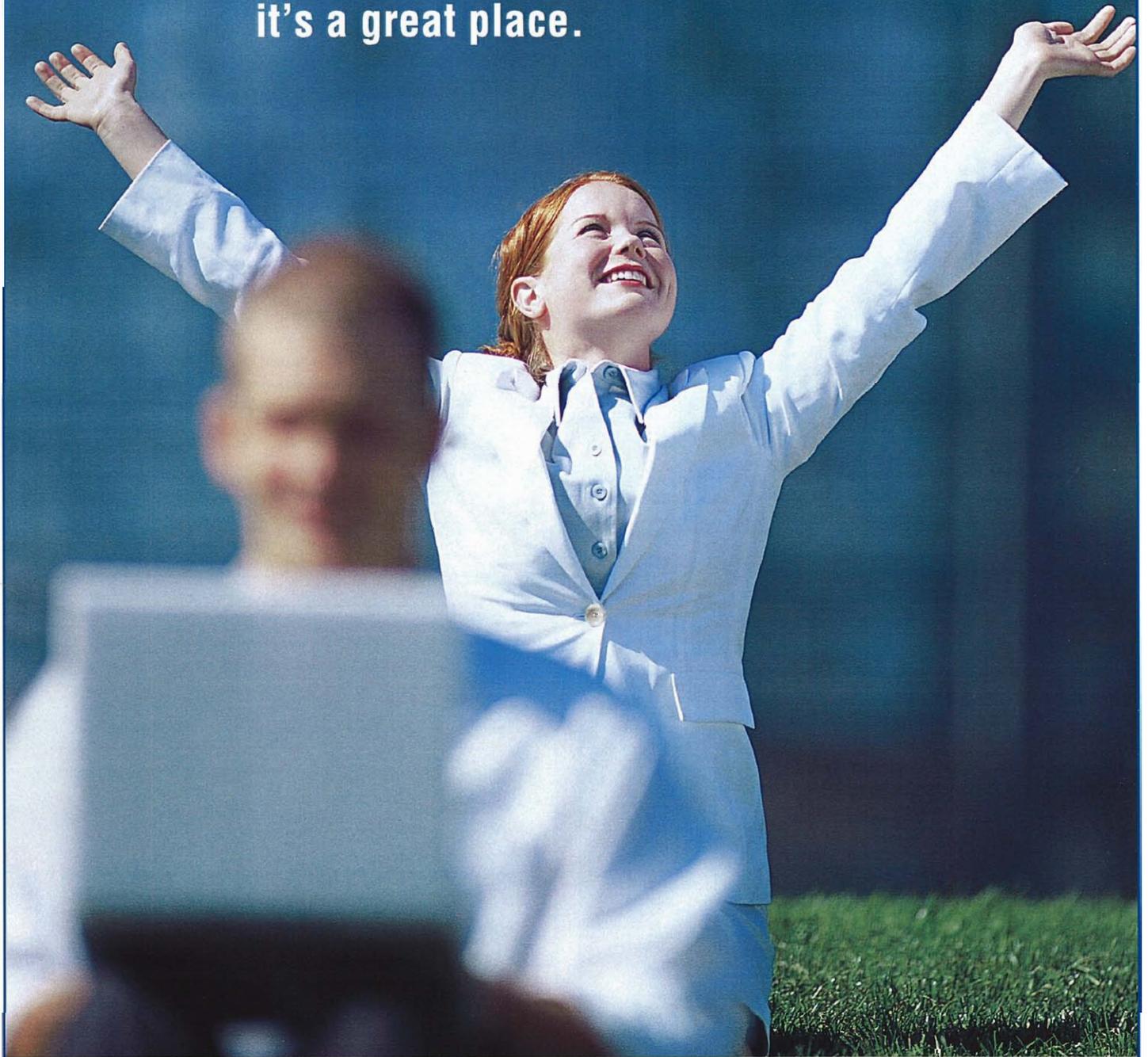
P.O. Box 2016, Edmonds, WA 98020

Phone: (206) 382-9121

FAX: (425) 771-9588

Email: info@naiopwa.org

**Downtown Bellevue:
more than great space,
it's a great place.**



BE A PART OF IT.

- Advocate for a Shared Vision
- Cultivate Economic Vitality
- Engage in Open Forums
- Foster a Dynamic Community



**BELLEVUE DOWNTOWN
ASSOCIATION**
Making a Great Place Together
www.bellevuedowntown.com
(425) 453-1223

Live at Lunch Concert Series

Now through September 14

August 24 - Rockaraoke Challenge
12:00-1:30 p.m.

Tuesdays - Various office properties

Thursdays - Bellevue Galleria

(425) 453-1223 - bellevuedowntown.com/events



Bellevue Sculpture Exhibition

Now through October 9

Bellevue Downtown Park and Bellevue City Hall

Enjoy more than 40 sculptures from the U.S., Canada and Europe.

(425) 452-4852

cityofbellevue.org/arts.asp

Bellevue Farmers Market

Now through October 12

3:00-7:00 p.m. every Thursday

1717 Bellevue Way NE

Purchase fresh fruits and vegetables direct from the farmer. Also, meats, eggs, artisan breads, shellfish, flowers, cheese and more!

(425) 454-8474 - bellevuefarmersmarket.org

Bucks for PACE Display

Now through October

25 life-sized Bucks created by commissioned artists on display in Bellevue Square will be auctioned off at a Candlelight Dinner auction on October 21.

Presented by Act One Guild of PACE

(206) 517-1454 - pac-eastside.org



Bellevue's Arts Fair Weekend

Friday, July 28 – Sunday, July 30

60th Bellevue Arts and Crafts Fair

Bellevue Square and Bellevue Arts Museum

This premier art event in the Northwest celebrates excellence in art and features juried artist booths, art demonstrations, an award-winning Kidsfair, live entertainment and delicious foods.

(425) 519-0770 - bellevueart.org

6th Street Fair – A Taste of the Arts

Presented by Bank of America

6th Street and 106th Avenue NE

The lively 6th Street Fair features more than 120 artists from across the nation, showcasing original artwork, jewelry, home décor, paintings, woodworking, sculpture and more.

(425) 453-1223 - bellevuedowntown.com/events

Bellevue Festival of the Arts

Bellevue Way and NE 8th Street

Offering a superb array of finely crafted items including jewelry, photography, textiles, glass, fine art, woodworking, sculpture, ceramics and pottery.

(206) 363-2048 - bellevuefest.org

Theatre at Meydenbauer Center

July 28-29

Stars of the Northwest with

Body Vox of Portland

Ballet Bellevue

August 11-13

Pollyanna

Bellevue Youth Theatre

August 6

The World of Love

Chinese Opera Association

August 18-20

Gulliver's Travels

Bellevue Youth Theatre

11100 NE 6th St.

(425) 450-3810 - meydenbauer.com/theatre

Bellevue Arts & Culture

Bellevue Arts Museum

515 Bellevue Way NE

(425) 519-0770 - bellevuearts.org

Ballet Bellevue

(425) 455-1345 - balletbellevue.org

Bellevue Civic Theatre

(425) 235-5087 - bellevuecivic.org

Bellevue Chamber Chorus

(425) 881-0445 - bellevuechamberchorus.net

Bellevue Opera

(425) 643-7238 - bellevueopera.org

Bellevue Philharmonic Orchestra

(425) 455-4171 - bellevuephil.org

Bellevue Youth Theatre

(425) 452-7155 - cityofbellevue.org/parks

Bellevue Youth Symphony Orchestra

(425) 467-5604 - byso.org

International Ballet Theatre

(425) 822-7694 - interballettheatre.org

Eastside Heritage Center

11660 Main Street

(425) 450-1049 - eastsideheritagecenter.org

Rosalie Whyel Museum of Doll Art

1116 108th Ave. NE

(425) 455-1116 - dollart.com

Theatre at Meydenbauer Center

11100 NE 6th St.

(425) 450-3810 - meydenbauer.com/theatre

Winters House

2102 Bellevue Way SE

(425) 452-2752 - cityofbellevue.org/parks



Making a Great Place Together

(425) 453-1223 - bellevuedowntown.com



NAIOP 2006

2nd Half Calendar of Events

July

Breakfast Meeting - July 19th, Bell Harbor Conf Center, Seattle; 7:00 - 9:00 am
Property Tour - Bellevue CBD, July 27th; Noon - 5:30 pm

August

Summer Social & Golf Tournament - Monday, August 21st, Willows Run; 11:00 am - 6:30 pm

September

Gavel Meeting - September 12th, Mayflower Park Hotel, Seattle; Time TBD
Breakfast Meeting - September 20th, Grand Hyatt Hotel, Seattle; 7:00 - 9:00 am
Advanced RE Finance Course (CFO Program) - September 14th - 15th, Fairmont Olympic Hotel, Seattle
Capital Markets Conference - September 21st, 2006, Marriott Marquis, New York, N.Y.
South Sound Meeting - September 22rd, Tacoma Club, Tacoma; 7:30 - 8:30 am
Community Enhancement - September 30th, Bailey Gatzert Elementary School; 8:00am - 1:00pm

October

South Sound Meeting - October 13th, Tacoma Club, Tacoma; 7:30 - 8:30 am
Breakfast Meeting - October 25th, Meydenbauer Center, Bellevue; 7:00 - 9:00 am
National Conference - October 30th - Nov 2nd, 2006, San Francisco Hyatt Regency, San Francisco, CA

November

NAIOP Night of the Stars - November 4th, Sheraton Hotel; 6:30 - 10:00 pm
Breakfast Meeting - November 15th, Meydenbauer Center, Bellevue; 7:00 - 9:00 am

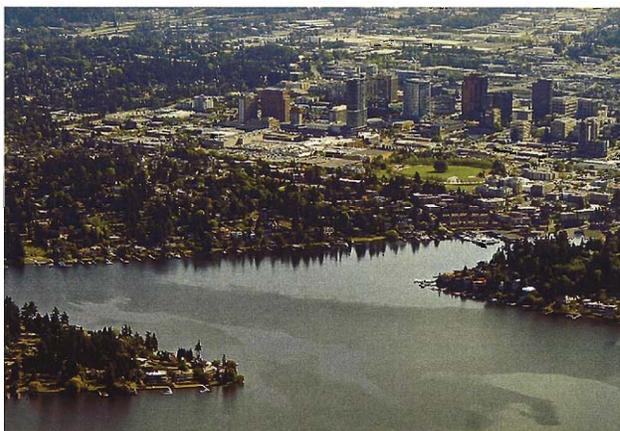
December

South Sound Meeting - December 8th, Tacoma Club, Tacoma; 7:30 - 8:30 am
Gavel Meeting - December 12th, Mayflower Park Hotel; Time TBD
Breakfast Meeting - December 13th, Location TBD - **Developer Breakfast**; 7:00 am - 9:00 am

BELLEVUE BY THE NUMBERS

Downtown Bellevue

- 410** Size of downtown in acres (1.87 percent of city's land area)
- 20** Size of Downtown Park in acres
- 35,000** Current downtown workforce
- 63,000** Forecast workforce by 2020
- 5** Office towers under construction or in site prep (totaling 2.2 mil. sq ft)
- 4,500** Current downtown residents
- 14,000** Forecast residents by 2020
- 1,863** Residential units under construction
- 52,000** Downtown's average "daytime population"
- 2,500** Visitors to the Bellevue Regional Library each day
- 1,388** Buses coming into Bellevue Transit Center each weekday



City of Bellevue

- Bellevue high schools in Newsweek's "Top 100" (May 2006) **3**
- Bellevue's rank on Money Magazine's "100 Best Places to Live" (July 2006) **21**
- Percent of Bellevue residents 25 yrs or older with a bachelors degree or higher* **54**
- Number of Bellevue ZIP codes in the top 25 wealthiest in the Puget Sound area **4**
- 2005 taxable rate sales in Bellevue (Seattle: \$5.4 billion) **\$2.5b**
- Consecutive years that Bellevue's regular property tax levy rate has declined **9**
- Percent of Bellevue residents who are foreign born* **24**
- Fall 2005 enrollment at Bellevue Community College **18,504**

* 2000 Census



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Steve Hoffmann
 GLY Construction, Inc.

Jim Burgess - Chair
 Burgess Design, Inc.

Miguel Ortega
 EHS - International, Inc.

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