

PRESENTED BY



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# A NIGHT OF EXCELLENCE

IN COMMERCIAL REAL ESTATE

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# DEVELOPMENT AWARDS

MIXED-USE DEVELOPMENT OF THE YEAR

## THE WATERFRONT VANCOUVER, USA



When envisioning The Vancouver Waterfront, Gramor Development set out with the goal of creating a world-class waterfront development along the Columbia River in historic downtown Vancouver. The complex project converted a forgotten industrial site into a \$1.5 billion, 32-acre mixed use development, transforming the region and ushering in the next chapter for the entire metropolitan Vancouver/Portland area. For over a century this unique riverfront location has been largely inaccessible to the public due to industrial uses such as lumber mills, ship building and a massive paper mill, separating downtown Vancouver from the Columbia River. In 2006, Columbia Waterfront LLC was formed by Gramor Development who led a process with the City of Vancouver, Vancouver Parks and Recreation Department, State of Washington, the Port of Vancouver to create this visionary project. In addition to Columbia Waterfront LLC's contribution of land for the half-mile long waterfront park, the LLC negotiated a development agreement with the city of Vancouver. The agreement adopted internal land use designs, and has constructed all new infrastructure including water/electricity, for all development and access roads, building designs and park improvements.

Upon completion, The Vancouver Waterfront will have 3,000 new residential units, over 1.25 million square feet of Class A creative office space, and a vibrant mix of commercial offerings including luxury hotels, shops and restaurants.

Construction for the first phase of The Vancouver Waterfront commenced November 2015, with the first two buildings, park and pier opening in the Summer 2018. The Vancouver Waterfront is also positioned to be a new epicenter of business, with several notable tenants already occupying spaces, including MJ Murdock Charitable Trust, Chicago Title and Fidelity National Title and McKean Smith Attorneys. Together, these companies represent over 30,000 square feet of class A office space in a unique urban location just minutes from downtown Portland. In December 2018, the first residents moved into The Waterfront with the opening of the "The Rediviva," which houses 63 luxury waterfront apartment units.

Throughout development there has been a focus on working with international and local businesses, including builders, contractors, architects and developers, to make the project a reality. The Waterfront has enabled the city to expand and reconnect the urban core of downtown Vancouver to the Columbia riverfront. This new urban neighborhood will bring more than 10,000 full time equivalent jobs during construction plus 8,000 permanent jobs as well as over \$385 million in present value, tax revenues to state and local municipalities over 20 years. The Waterfront Vancouver USA will serve as the centerpiece and the face of the Vancouver metropolitan area for years to come.

MIXED-USE DEVELOPMENT RUNNER UP

## BROADWAY TOWER



DMITRIY MOLLA

Broadway Tower is Portland's newest modern mixed-used tower. Standing 19 stories tall, the 309,000 square foot building combines a 180-key hotel with 175,000 square feet of speculative office space as well as parking for 210 cars and 130 bicycles.

The tower is simple in its form, yet artful and elegant in its execution. The building's form stems from strong contextual responses to the unique site and the contemporary statement that the building makes along Broadway. The mass of the building steps back to address the residential neighborhood of the Park Blocks, while the cantilevering curtainwall façade presents itself along Broadway with an articulated glazing pattern. The entrances of the hotel and office are blended through a grand, shared two-story lobby with a prominent canopy along Broadway that reinforces the spectacular history of the Broadway Theater District.

Located at the base of the tower, the Radisson RED hotel strives to craft guests' experience through local art, music and fashion. The hotel's design builds flow between spaces, breaking down walls that traditional hotels use to separate areas such as the lobby, restaurants, bars and meeting spaces. Rather, the Radisson RED integrates these spaces into a flowing 'social hive'. The hotel features the brand's signature restaurant and bar, OUIBAR and KTCHN, which serves locally sourced food inspired by global street fare. Radisson RED's 180 guest rooms feature touches of Scandinavian design highlighted by modern furniture pieces that are designed for both versatility and comfort.

Construction was completed in the fall 2018, right on time for its first guests to stay over the Thanksgiving Holiday. The speculative office spaces were 97% leased upon opening. The tower has received a LEED Gold rating from USGBC.

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# BROKER & TEAM AWARDS

## RETAIL BROKER OF THE YEAR, WINNER

### ALEX MACLEAN

COMMERCIAL REALTY ADVISORS



Alex MacLean is a founding member of Commercial Realty Advisors NW. As a retail broker, Alex specializes in tenant representation, retail leasing, sales, site acquisition, and consulting. In 2014, Alex served as the President of Commercial Association of Brokers (CAB) of Oregon & SW Washington.

He is an active member of several industry organizations, including Commercial Real Estate Brokers of Metropolitan Portland (COMP), International Council of Shopping Centers (ICSC), Retail Brokers Network (RBN), Commercial Association of Brokers, Oregon Association of Realtors, Washington

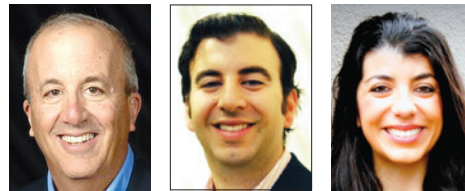
Realtors. He is currently serving as a board member of Oregon Real Estate Agency.

Some of the clients Alex represents include 7-Eleven, Cabela's, CarMax, Costco Wholesale, Del Taco, Fred Meyer, Fred Meyer Fuel, Jo-Ann Fabrics, Les Schwab Tires, Pacific Dental Services, Pastini Pastaria, TopGolf, Winco Foods among others.

## RETAIL TEAM OF THE YEAR, WINNER

### GEORGE DIAMOND, NICHOLAS DIAMOND & MICHELLE ROZAKIS

REAL ESTATE INVESTMENT GROUP



The Diamond Team at Real Estate Investment Group, led by George (40+ years in real estate), along with his children Nicholas (15 years in real estate) and Michelle (12 years in real estate), have worked together to provide their

clients with a full service brokerage experience. The team will often craft the sale of the development land, handle the lease up and then sell the property again, once stabilized. With strong experience in each facet of the real estate process, the Diamond Team understands the fundamentals that make deals successful. All born and raised in Portland, the Team shares a deep passion for shaping the community that they live, work and play in, and pride themselves on not only enjoying what they do, but also value the relationships and friendships they have built over the years with the developers, investors, tenants and brokers they work with.

## RETAIL TEAM, RUNNER UP

### KATHLEEN HEALY & ASHLEY HEICHELBECH

COMMERCIAL REALTY ADVISORS



Kathleen and Ashley have over 28 years of combined experience in retail and commercial brokerage in Portland. In 2013, they partnered at Commercial Realty Advisors NW LLC (CRA). They are tuned into the pulse of Portland and are working actively to continue to transform Portland's retail landscape. From multi-

block mixed-use projects, such as the Brewery Blocks, to single tenant adaptive re-use properties, and everything in between, they have leased and sold over 2,100,000 square feet of ground floor retail in Portland throughout their career. They represent numerous active landlords, developers, restaurateurs, and retailers, including top local, national, and international retailers. Ashley and Kathleen pride themselves in their attention to detail, and overall quality and care in their work helping "first to market" brands, develop targeted market strategies, guide relocations and assist with traditional tenant representation and site selection in the Portland metro area.

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#### BROKERS:

**Jake Lancaster**  
503.972.8612 • jake.lancaster@am.jll.com

**Annalore Rodman**  
503.546.3671 • annalore.rodman@am.jll.com

