



CAPSTONE Partners LLC

STRATEGIC PARTNERING IN REAL ESTATE

Project

Oaksdale Commerce Center,
Renton, Washington

- 520,000 total square feet
- \$56 million,
13 building Class A
industrial project



Background

RREEF Funds and California Public Employees Retirement System were interested in purchasing 29.1 acres for the development of industrial buildings. Capstone Partners provided a development strategy, methodology, team and implementation plan for the project. Capstone built and staffed the development.

Result

Construction commenced in April, 2004.

- 3 buildings totaling 90,000 square feet of grade level service center space.
- 10 buildings totaling 430,000 square feet of dock high warehouse space.
- 7 buildings for lease, 1 building sold to a user.
- Between 20% and 50% of the space will be support office use.
- Project leased to 91%
- Major tenants
 - Boeing
 - Office Max
 - Apparel Source
 - Global Industries
 - Cold Standard

Project sold in March of 2006 to Invesco at record price.