



CAPSTONE Partners LLC

STRATEGIC PARTNERING IN REAL ESTATE

▪ Strategic Project Partners

Ground Lessor –
Port of Portland

Architect and Engineer–
Group Mackenzie

General Contractor–
Skanska USA Building

Investment Partner–
Washington Capital Management

Owners –
Bybee Lake Logistics Center LLC
Bybee Lake Logistics Center II LLC

Leasing and Management–
Colliers International

▪ Project Statistics

of Buildings:
Phase I = 438,750 SF
Phase II = 290,400 SF

Total Square Feet:
729,150 SF

Land Area:
37.68 Acres

Bybee Lake Logistics Center, Phases I and II



Background

Capstone Partners LLC and its investment partner Washington Capital Management negotiated two 55-year ground leases with the Port of Portland.

The two phase 729,150 SF speculative state-of-the-art distribution and logistics park is located adjacent to the Port of Portland's Terminal 6 marine container facility in the Rivergate Industrial District.

The project was developed on behalf of Washington Capital's Real Estate Equity Fund ("REEF"), a union trades investment fund.

Result

After executing the initial ground lease for Phase I, the development broke ground in the Summer of 2005 and was completed in March 2006. Phase I is 100% leased to Moran Foods, Iron Mountain, Evergreen Plastics and Solaicx.

Phase II broke ground in the Summer of 2006 and was completed by March 2007. The building is 100% leased to OIA Logistics and Owens Corning.

For leasing information, please contact:
Paul Breuer, Colliers International
(503) 499-0061