

# BUILD-TO-SUIT SOLUTIONS

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**LOWE'S DISTRIBUTION CENTER**  
A 1.2 million square foot state-of-the-art Class A industrial facility  
built for Lowe's at our Pacific NW Regional Logistics Center - Winlock

Many companies have engaged The Benaroya Company to fulfill their BUILD-TO-SUIT needs, relying on our expertise in providing exceptional quality, speed and value.



## EXPERTISE

With over 65 years of development experience, we bring invaluable expertise to the development process.

This deep expertise is coupled with our unique ability to make and implement decisions quickly without the burden of obtaining approval from lenders, board members, or outside partners. This independence, flexibility and financial strength gives us the ability to provide our build-to-suit clients the structure that best meets their needs.



## SERVICES

As a turnkey build-to-suit developer, we will build on property we own, a site controlled by the user or with your assistance, we will source an appropriate site. We will own and lease the facility or act as the developer for the client's ownership.

We typically act as a single source for both financing and fast track delivery.

We can facilitate corporate expansions, relocation, consolidations and speculative development on behalf of investment clients for a variety of types of facilities including Office, Industrial, Data Center, Medical, Retail, Technology and Manufacturing.



## BENEFITS

Our team provides dedicated leadership who take a hands-on approach with a reputation for unparalleled excellence and responsiveness.

Our team can manage all aspects of the project regardless of the complexity from start to finish ensuring your project is completed smoothly, on time and on budget. Our streamlined structure enables us to easily accommodate changes requested by the client during the development process.





## SERVICES INCLUDE

- Needs Analysis
- Site Selection
- Land Acquisition and Due Dilligence
- Entitlement / Permitting
- Design
- Contractor Selection
- Financing
- Value Engineering
- Project Management
- Sustainability / LEED Certification
- Cost Control
- Quality Control
- Secure Certificate of Occupancy

### KAISER PERMANENTE PUYALLUP MEDICAL CENTER

A 52,000 square foot LEED Gold certified medical facility is complete at our 92-acre South Hill Business & Technology Campus for Kaiser Permanente.



## EXPLORE A SAMPLING OF PROJECTS WE'VE DEVELOPED:



### NEW SOUND TRANSPORTATION

FIFE, WA - We developed and financed a 53,750 square foot storage, freezer and distribution center at Benaroya Business Park.



### IPT SUMNER DISTRIBUTION CENTER

SUMNER, WA - A new Class A 229,016 SF industrial warehouse / distribution facility for IPT (Industrial Property Trust) on the 11.97 acre Sumner site IPT acquired from us.



### SNOQUALMIE VALLEY HOSPITAL

SNOQUALMIE, WA - Benaroya developed and financed this 70,000 SF critical access hospital.



### RECOVERY INNOVATIONS

FIFE, WA - A 14,000 square foot built-to-suit office building completed at our 95-acre Benaroya Business Park Fife for Recovery Innovations.



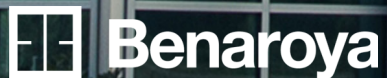
### TOYSMITH

SUMNER, WA - A 264,000 square foot corporate headquarters and warehouse facility in Sumner, WA built-to-suit for Toysmith Group.



### AMB PROLOGIS

AUBURN, WA - A 766,245 square foot distribution and warehouse facility in Auburn, WA developed for AMB Prologis.



For more information about The Benaroya Company's BUILD-TO-SUIT SERVICES, visit us at [Benaroya.com](https://www.benaroya.com) or call us at +1.425.440.6700

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