

# BUILD-TO-SUIT SOLUTIONS

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.



## NEW SOUND TRANSPORTATION

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



## OUR SERVICES INCLUDE:

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

## CONTACT

For more information about The Benaroya Company's Build-to-Suit services, please contact **Joseph Alhadeff** at **425-440-6705** or **joea@benaroya.com**.



## SUMNER DISTRIBUTION CENTER:

A 441,000 square foot state-of-the-art Class A industrial building built for Industrial Income Trust.







## IPT SUMNER DISTRIBUTION CENTER

We are the fee developer of 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. Delivery is scheduled for Fall 2018.

**W**ith 60 years of development experience in the Pacific Northwest, The Benaroya Company has gained invaluable expertise in the development process. This 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 The Benaroya Company the ability to provide our build-to-suit clients the structure that best meets their needs.

As a turnkey build-to-suit developer, The Benaroya Company will build on property we own or on a site controlled by the user. 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.

The Benaroya Company 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.

The Benaroya team will manage all aspects of the project 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.



## 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.



## TOYSMITH

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



## RECOVERY INNOVATIONS

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



## SNOQUALMIE VALLEY HOSPITAL

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