

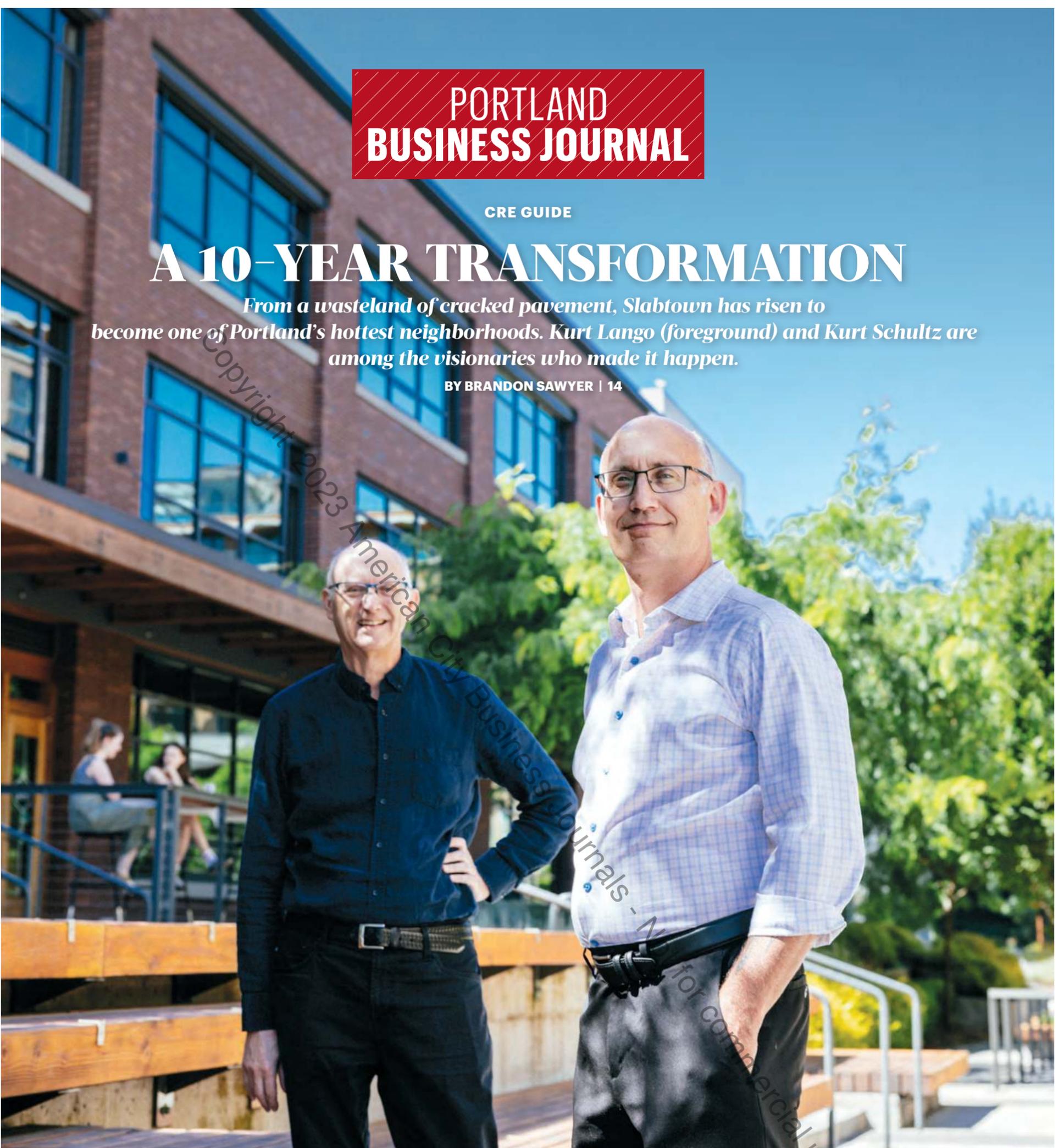
PORTLAND BUSINESS JOURNAL

CRE GUIDE

A 10-YEAR TRANSFORMATION

From a wasteland of cracked pavement, Slabtown has risen to become one of Portland's hottest neighborhoods. Kurt Lango (foreground) and Kurt Schultz are among the visionaries who made it happen.

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HEALTH CARE

Providence doctors seek a perfect union

Pro-labor hospitalists say salaries have not kept pace with rising patient loads and responsibilities.

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Recognizing top projects and people

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READERS GUIDE

ABOUT THE COVER



Northwest oriented: The surprising rise of Slabtown gives Portland building owners hope that the city can emerge strongly from its pandemic-driven commercial real estate slump.

SAM GEHRKE

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RENOWNED WINERY SOLD

A major European winemaker is moving into the Willamette Valley with the purchase of the Domaine Roy & fils winery near Dundee.

Marchesi Frescobaldi, a market-leading Italian wine dynasty, according to a news release, has signed an agreement to purchase the Oregon winery known for well-regarded pinot noirs and chardonnays. The deal is expected to close this month.

“At this stage of our expansion we decided to seize the opportunity to acquire the beautiful Domaine Roy & fils winery in Oregon, one of the best regions in the world for Pinot Noir,” Marchesi Frescobaldi President Lamberto Frescobaldi said in an announcement Monday. “To become part of such a community is a dream come true.”

Domaine Roy & fils was founded in 2012 by Marc-Andre Roy and Jared Etzel. The owners are second-generation Oregon winemakers as the sons of Beaux Freres. Their winery is about 45 minutes southwest of Portland. Their vineyards are in the Dundee Hills AVA and 25 minutes west of their winery in the Yamhill-Carlton AVA, according to the announcement.



CATHY CHENEY

The winery’s owners are second-generation Oregon winemakers as the sons of Beaux Freres.

Domaine President Roy will retain a leadership role under the new ownership as a member of its board and a minority owner. Etzel will stay on as winemaker, according to a report in the Oregonian.

Terms of the deal were not disclosed.

– Christopher Bjorke

COMING UP



- **Aug. 11:** Clark County top employers
- **Aug. 18:** BIPOC-owned businesses
- **Sept. 1:** Footwear and apparel cos.
- **Sept. 8:** Middle market companies

Want to be on The List? Email Brandon Sawyer at bsawyer@bizjournals.com to request a survey.

CORRECTIONS

Fair and accurate coverage is at the heart of our mission. We will promptly print corrections of substantive errors. If you believe incorrect or unfair information has appeared in the Portland Business Journal, please contact Editor Suzanne Stevens.



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- **Afternoon Edition:** Afternoon roundup of the day’s stories
- **Industry Newsletters:** Top stories covering the health care, real estate and technology/startup industries
- **Digital Edition:** Print subscribers can access a digital replica of the weekly print edition

DATA BANK

OREGON'S PROPERTY HEAT CHECK

In terms of property investment, or at least interest in site purchases, Oregon is no Wisconsin.

Then again, it's also no Wyoming. Indeed, Oregon landed squarely in the middle of a measure by the California-based Malibu real estate research group indicating states where property searches are most prevalent.

The study essentially compared monthly traffic of "popular real estate investment-related terms across all 50 states." Malibu then adjusted the search volume to ascertain per capita levels, which is used to rank all 50 states.

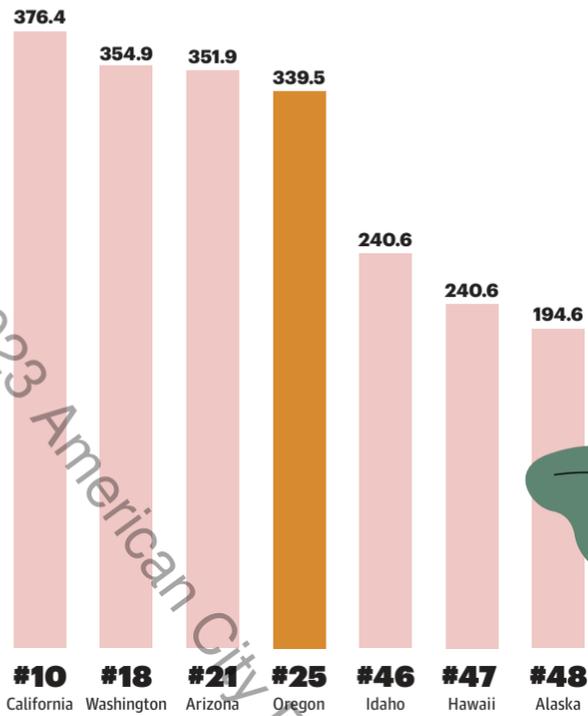
Those seeking sites in Wisconsin face plenty of competition. However, there's also a need for more construction. The Wisconsin-based researcher Forward Analytics recently wrote that the Badger State "will need to build nearly 140,000 housing units to accommodate its population under the age of 65."

On the other end of the spectrum is Wyoming, which fared worse in the real estate search measure than any other state. The bottom six states in the Malibu rankings are all west of the Mississippi.

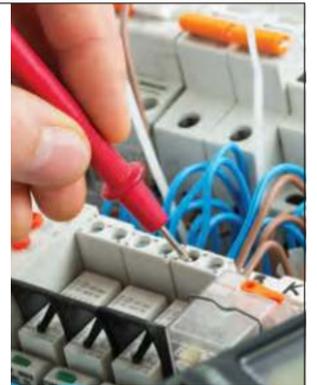
To the right is a look at how Western states fared in the Malibu survey.

— Andy Giegerich

Property searches per 100K residents ▶	#1 459.4 Wisconsin	#2 428 Georgia	#3 424.2 Ohio	#4 417.6 Illinois	#5 417.5 Michigan
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SOURCE: MALIBU REAL ESTATE, FORWARD ANALYTICS, RUBYHOME; ILLUSTRATION: GETTY IMAGES



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ORGANIZED LABOR



Dr. Robert Fojtasek and Dr. Lesley Liu, hospitalists at Providence St. Vincent Medical Center, are hoping to organize a union.

ONA

PROVIDENCE DOCTORS EYE POTENTIAL UNION

Majority of hospitalists have signed authorization cards.

Over the last 20 years that Dr. Robert Fojtasek has practiced as a hospital physician, the number and complexity of his patients have increased, while salary levels have not kept up.

Those are the main reasons, he said, that he and 73 other hospitalists are voting on whether to form a union at Providence St. Vincent Medical Center in Portland. The National Labor Relations Board agreed to conduct an election after an overwhelming majority of physicians there signed union authorization cards.

“The view from the organization is that these patients are the same, even though they’ll admit they’re harder,

and they haven’t adjusted staffing levels to reflect the complexity involved,” Fojtasek said. “Being asked to manage high numbers of patients creates significant burnout. Sustainability of the job is one of our biggest reasons for doing this, because we are continuously pushed to do more and more with less resources.”

The hospitalists, who began voting July 10, have until Aug. 1 to cast their ballots. If a majority votes in favor, 74 internal medicine, “med-peds” and obstetrician hospitalists will gain collective bargaining rights.

When the voting was announced, Providence issued a statement saying it respected the “rights of physicians and caregivers who choose to seek union representation.” It goes on to say:

“That said, we believe that an ongoing direct relationship with hospitalists who provide care at Providence St. Vincent is the best way to serve the

communities that rely on us for health care. These elections often include promises of the ability to influence subjects that union contracts don’t reach or cover. Leaders and physicians working closely together can best address the nuanced and complex needs of providing the best care to patients.”

Although the move is unusual, this group of doctors would not be the first to unionize in Oregon. Hospitalists at PeaceHealth Sacred Heart Medical Center at Riverbend in Springfield became the first hospital doctors in the country to organize in 2015. More recently, emergency doctors at Providence Medford and at a Providence women’s clinic in Portland have also unionized.

Dr. Lesley Liu, a hospitalist at St. Vincent and member of the organizing committee, said she’s confident the vote will succeed.

“I think we’re a cohesive group,” she said.

Hospitalists are doctors who work in a hospital, as opposed to a clinic, and care for patients who are admitted. They’re Jack-of-all-trades physicians who may care for patients recovering from heart attacks, out-of-control diabetes and significant infections all in one shift.

“We touch almost everything in the hospital,” Fojtasek said.

Liu and Fojtasek said hospitalists used to be assigned about a dozen patients at a time, with an additional admit or two. Now it’s not uncommon to start with 15 or 16 and admit two more.

“We all like what we do, but it’s gotten a lot harder to do it,” Liu said.

Hospitalists often rush from one patient to another, skip meals and extend their 12-hour shifts to 18 hours, Fojtasek said. And patients have also become more demanding.

“Everyone wants to be seen early,” Liu said. “You can’t see everyone in the morning. Nurses try to manage expectations as best they can. We get a lot of dissatisfied patients who are angry with you for not seeing them soon enough or spending enough time with them. When we’re so busy, there’s only so much we can do.”

Fojtasek said as more physicians have gone from owning independent practices to being employed by hospital systems, the dynamic has changed.

“In the past, physicians were courted and had more autonomy to serve the patients’ needs,” he said. “The reason physicians are organizing now is they realize that voice has been taken away, and if they don’t push back in efforts like unionization, they will lose it altogether, and that will be a detriment to the community and to patients.”

If the vote goes through, the hospitalists will join the American Federation of Teachers, of which the Oregon Nurses Association is a part. ONA would assist with contract negotiations.

THEY SAID IT

“CCC supports (safer-use drug kits). For every hepatitis-C case we prevent, we save taxpayers \$300,000 over the lifetime of that individual and for every HIV case we prevent, there’s a \$2.6 million savings. Treating individuals with active addiction with love and kindness and respect is part of engaging folks and moving them in the direction of treatment services.”

DR. ANDREW MENDENHALL, president and CEO of Central City Concern, which provides health care and housing to those experiencing homelessness, on handing out safe-smoking supplies to fentanyl and meth users. Multnomah County backed away from its plans to do just that after a public outcry that the move would simply encourage more drug use. Mendenhall said that after CCC started handing out safer-use kits, overdoses among residents fell year over year by 59% to 7 from 17. Nonfatal overdoses rose by 56%, to 61 from 39, he said.





Data: the driving force of innovation

Rapid digital innovation and new tech tools are critical to enterprise business strategy, but they can create potential threats if they aren't backed by a robust, secure network. With data at the core of these transformations, protecting that data should be paramount for every CIO.

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▶ 3 THINGS TO KNOW

SNEAKER WEEK'S RETURN

Portland's annual Sneaker Week is back for its seventh year Aug. 3-7, and it is stretching its reach and offerings, said co-founder Herbert Beauclere. Here are three things to know about the event.

1 Sneaker Week celebrates various aspects of sneaker culture for creative professionals and enthusiasts alike. This year, Sneaker Week will focus on leaders and legends in the sneaker industry, as well as footwear in general.

2 This year Beauclere and fellow co-founder Megan Davis are stepping things up by booking speakers such as Jon Wexler, a former Adidas executive who managed Kanye West's Yeezy line, and entertainers like Portland rapper Amine. The purpose of attracting more famous names to the event is to form a deeper connection among sneaker heads, designers and everyone in between, Beauclere said.

3 One speaker during the week will be Elias Stahl, CEO of local footwear manufacturer, Hilos. Even though Hilos doesn't make sneakers (it makes 3D-printed shoes that come in a variety of clog and high-heel styles), Beauclere said footwear innovation is still innovation, no matter the product.

THEY SAID IT



GETTY IMAGES

"Where has been this public process behind this sudden and shocking attempt to overturn the outcome of a free and fair election whose result is not the one some people in power wanted? Answer: there has been none."

MELANIE BILLINGS-YUN, former Portland Charter Review Commission member, during a July 18 rally at City Hall against proposed changes to voter-approved city government reform measures.

RETAIL

A MURKY FUTURE FOR NIKE'S MLK STORE

The community asks: Will the prime neighborhood attraction ever return?

The future of Nike's Community Store in Northeast Portland remains unclear after closing more than eight months ago.

The store at 2650 N.E. Martin Luther King Jr. Blvd. closed last fall amid rising thefts and other safety concerns.

Nike (NYSE: NKE) tried to enlist assistance from the city of Portland in reopening it with added security, but officials said the city lacked the resources to help.

Nike declined to comment on the future of the store and has not announced any reopening plans yet.

A spokesperson with Mayor Ted Wheeler's office said officials have met with Nike throughout the year and are "working to maintain communication and collaboration among our teams."

Emails between the company and city show its efforts to manage safety threats at the site.

Nike sent a letter Feb. 9 to Wheeler's office requesting help from the Portland Police Bureau and offering to subsidize the costs.

"We are requesting that the City partner with us in one of two ways: 1) Allow Nike to contract and fully pay for off-duty uniformed Portland Police officers who can ensure the safety of our employees and consumers, which may include making arrests and holding suspected offenders while they coordinate a response from an on-duty patrol officer for processing; or 2) Allow Nike to enter into an intergovernmental agreement with the City of Portland to fund a designated number of added full-time Portland Police officers," the letter said.

In Wheeler's Feb. 24 response, he said Nike's request could not be met because of already-low PPB staffing numbers.

"As you know, current staffing levels at PPB mean that officers are frequently running between life/safety calls. The Police Bureau currently relies heavily on overtime to reach even minimum staffing levels for regular shifts," Wheeler wrote.

Because the city could not meet Nike's requests, Wheeler instead suggested developing short-term strategies with Nike to mitigate the safety concerns, including increasing PPB



SAM GEHRKE

The Nike Community Store on North MLK Boulevard closed last fall due to rising theft cases, but there is no concrete plan in place yet to reopen it.

patrols in the area and opening the store on a limited basis through collaboration with police.

Wheeler also suggested implementing safety measures similar to those in other parts of town with heightened crime.

"If our work in Old Town, CEIC (Central Eastside Industrial Council), and at 82nd and Milton are any example, these efforts can yield some quick results," Wheeler wrote.

Another theft mitigation solution floated by city offices involved photographing customers entering the store and forcing them through a payment line when leaving.

The Nike Community Store's history in Portland

This Nike retail location was established nearly 40 years ago, and is more than just another store in Portland's Eliot neighborhood. In the 1980s, community activist Ron Herndon approached Nike about opening the store as criticisms grew surrounding Nike's commitment to the Black community.

When it opened in 1984, it was Nike's first Community Store, a business model that includes hiring 80% of workers from within 5 miles of the store and giving some profits back to local organizations.

By 2006, the company had invested \$1.2 million into the North and Northeast Portland community as a result of the store, according to Nike.

Despite pioneering the store decades ago, Herndon said he believes

it remains closed because the city has not made it a priority.

"I'm not depending on the city to come up with a solution. They've had months to do that. I don't know that they understand or care that this was the first Nike Community Store that was established in the country and is so successful and replicated in other communities around the country," Herndon said. "I don't think that legacy, or the history, means anything to them, and certainly the present doesn't mean anything to them. The responses are business as usual."

Herndon said he doesn't think the the safety measures offered by the city will generate results, noting that they mostly revolve around homeless sweeps.

"Homeless sweeps are not going to keep theft down at a store. You don't have a lot of homeless encampments around MLK," he said.

Wheeler spokesman Bowman said the city recognizes the importance of the store and is working with Nike to make the area around it safer.

"We have ongoing collaboration with the county, community-based organizations like the NAACP, and neighbors to bring change to the broader geographic area in a community-led manner," Bowman said. "The Portland Police Bureau and our regional law enforcement partners have also been working with businesses, including Nike, on many retail theft missions and increased prosecution of these crimes, as well as developing proactive safety measures."

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BIG NUMBER



WATERTON

\$52M

The price Chicago-based Waterton paid for the Parker apartments at 1447 N.W. 12th Ave. in Portland. The sale price was far lower than the Multnomah County-estimated real market value of \$85 million.



LEGAL DOCKET

AN INVESTOR STAKES A CLAIM

Mark Burback details his dealings as an alleged Ponzi scheme unfolds.

A Portland-area grocery worker who lost \$75,000 in an alleged "Ponzi-like" scheme said he's fighting to get his money back.

In a lengthy interview with the Business Journal, Mark Burback said he has yet to recover the funds he lost, despite winning a recent court judgment against Foresee Inc.

The Securities and Exchange Commission in June charged Foresee, its president Robert Christensen and partner Anthony Mate Matic, with running

a \$10 million "Ponzi-like" real estate scheme. Christensen of Sherwood long worked in mortgage brokering before pivoting to real estate investment. Matic of Damascus worked for 25 years as a Multnomah County Sheriff's Office corrections deputy. Public records show he has a real estate broker's license that's good through 2024.

The two allegedly relied on new investor funds to repay prior investors, according to the SEC. Attorneys for the two did not respond to multiple requests for interviews.

Along with Foresee, the SEC implicated three other companies tied to Matic and Christensen, saying that from 2018 to 2022, the defendants raised money from more than 40 investors but spent the funds raised outside

Foresee Inc. listed its corporate office as a suite in the Lincoln Tower in Tigard off Oregon 217.



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the bounds of unregistered promissory notes, including “for at least one vacation, gifts, casino trips, massages, personal expenses, a whiskey club membership, and cryotherapy.”

U.S. District Court Judge Michael Simon this month in Portland approved settlements between the SEC and the defendants in the federal civil case. The defendants neither admitted to nor denied the allegations, but they were ordered to pay the SEC more than \$5.3 million within the next year. Matic and Christensen each must pay an additional \$200,000 penalty to the SEC.

Burback invested the \$75,000 in Foresee in January 2021 under a promissory note that indicated his funds would be used “exclusively for commercial or business purposes,” according to a copy of the note reviewed by the Business Journal.

Under the deal terms, Foresee was obligated to pay Burback more than \$93,000 by May 24, 2021, plus a 12% per annum interest rate.

But Foresee never delivered on the investment as promised. Burback’s

attorney sent a letter demanding payment in July 2022. When no repayment materialized, Burback sued Foresee the following October, court records disclose.

In April, Burback won a judgment against Foresee in Multnomah County Circuit Court.

Founded in 2016, Foresee’s website professed “phenomenal investment returns.” It advertised services in property financing, financial planning and property consultation. “At Foresee,” the website said, “our investors aren’t just another number – they’re our most valuable players.”

In state filings, the company said it offers consultation services. Its business address was listed as a suite in Lincoln Tower in Tigard.

Burback told the Business Journal he first met Christensen after he inherited a house and needed to refinance the mortgage. He got a home loan through Christensen in 2017 or 2018.

Around 2021, Burback sold another property, and he said he wanted to talk with Christensen about whether

he should pay off his mortgage with the proceeds or refinance. By then, Christensen had turned his focus to real estate investing.

Burback said Christensen told him that they were searching for undervalued commercial properties to update, boost rents and eventually pull the money.

Christensen described Burback’s investment as a “bridge loan,” according to Burback. These are typically shorter-term loans, and this one was supposed to be 90 days. Christensen allegedly said the minimum buy-in was \$50,000.

Burback executed a promissory note on Jan. 25, 2021.

“I did know it was a risk,” he said.

The copy of the note indicated Christensen signed the same day. Asked if Christensen walked him through the promissory note, Burback responded, “Well, no, actually, it was a Docu-Sign-type thing.”

For the full story, visit bit.ly/Burback

MOVING ON

A BUSINESS ADVOCATE STEPS DOWN



The news: Clare Briglio, executive director of the groups Central Eastside Industrial Council and Central Eastside Together, will leave her position in August, the groups confirmed last week.

The context: Her move follows the conclusion of a 90-day reset with the City of Portland aimed at making the district safer. During a forum last year, business executives voiced frustration to city leaders about problems such as break-ins.

They said it: Briglio said, “I’ve done what I set out to do, which was to stabilize the District and attract new makers, artists and entrepreneurs to the Central Eastside.”



PORTLAND BUSINESS JOURNAL

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▶ MALIA SPENCER

Malia Spencer is the editor of PortlandInno. She writes about innovation and startups in the region. Follow along on Twitter: @PDXBizMalia

3 THINGS TO KNOW ABOUT...

WOMEN IN THE BULLPEN

KeyBank, Micro Enterprise Services of Oregon and the Portland Thorns are teaming up on a business pitch competition this fall for women-owned businesses. Here's three things to know about the new competition:

- 1 The total prize pot is \$50,000 with the grand prize winner taking home \$20,000.
- 2 The deadline to apply is Aug. 31. MESO will hold a series of workshops to help entrants with applications on Aug. 2 and Aug. 5.
- 3 Businesses must be majority owned by a woman or women and be based in Multnomah, Washington, Columbia, Hood River, Yamhill and Marion counties in Oregon or Clark, Cowlitz or Skamania counties in Washington.

BIG NUMBERS CAPITAL CONCERNS

2023 is indeed shaping up as a rough year for startups trying to raise venture capital. The first half of the year brought a precipitous drop in venture activity in the Portland Metro. Deal volume was down 21% compared to the first six months of last year while the amount of money invested in startups sank 69%. Here's the second quarter by the numbers:

\$163.3M

The amount of venture capital invested in the Portland metro in the second quarter, down from \$341M a year ago

\$234.4M

The amount of venture capital invested in Oregon in the second quarter, down from \$350.9M invested a year ago

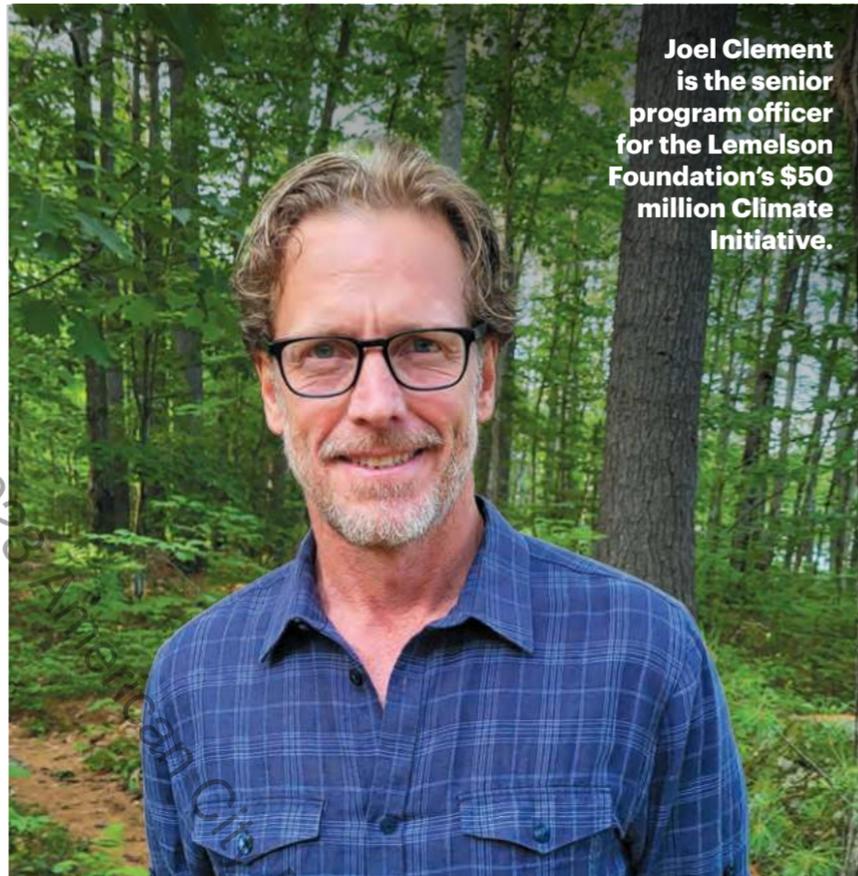
38

The number of deals in the Portland metro in the second quarter, the same volume from a year ago

44

The number of deals in Oregon in the second quarter, down from 51 deals a year ago

PRIVATE CAPITAL



Joel Clement is the senior program officer for the Lemelson Foundation's \$50 million Climate Initiative.

THE LEMELSON FOUNDATION

\$50M TO FOCUS ON CLIMATE

Portland nonprofit is behind new fund.

The Lemelson Foundation will fund a new \$50 million global climate initiative, building on its history of investing in programs to boost invention and solve problems. This targeted investment is slated for the next seven years to support ways to decarbonize the global economy and remove greenhouse gases from the atmosphere, the Oregon nonprofit said in a written

statement. "Climate change is the greatest challenge of our time, already devastating communities across the globe," said Rob Lemelson, president of the foundation and son of the founders, in a written statement. "We must innovate and imagine novel approaches to solving the problem; certainly that's the lens my father and mother would have had on the climate crisis, and we are confident the foundation's efforts can make an impact." It has hired Joel Clement to lead the initiative as senior program officer. Clement, who is based in Maine, has two decades of

"Climate change is the greatest challenge of our time, already devastating communities across the globe. We must innovate and imagine novel approaches to solving the problem."

ROB LEMELSON, President, The Lemelson Foundation

experience in climate and energy policy, climate adaptation and philanthropy. He is also a senior fellow at the Harvard Belfer Center and is an associate at the Stockholm Environment Institute.

The Lemelson Foundation provides funding for programs that support invention-based businesses and invention ecosystems. It was started in 1992 by Jerome and Dorothy Lemelson to nurture future generations of inventors, according to the group's website. It has provided more than \$300 million toward that mission.

Locally, the group has been a major funder of the Invent Oregon Collegiate Challenge, an annual competition among student teams from higher education institutions across the state. It also backs of RAIN Catalyst, a statewide effort to support entrepreneurial ecosystems, as well as the Venture Partners program, which aims to diversify the venture capital industry.

Over the years it has also funded climate-related projects in the U.S. and the developing world across health care and agriculture, according to the foundation.

"The Lemelson Foundation's staff, board of directors, and advisory committee have decades of experience building entrepreneurial ecosystems, improving access to catalytic capital and training the next generation of world-changers, making us a unique and dynamic innovation partner to help propel solutions for the climate crisis," said Clement in a written statement. "We're not the biggest funders in this space, but we have an inventive team that will prioritize the support of frontline communities, foster innovation at scale and bring together key partners to help make change."

NEWSMAKER

RESPONSIVE

What: Responsive is the new name of fast-growing Beaverton software maker RFPIO.
Why: The 8-year-old company started by offering tools that help teams better respond to requests for proposals. Over the years, its offerings have expanded to items that help teams respond to several inquiry types.
Employees: 500
Founders: Ganesh Shankar, AJ Sunder and Sankar Lagudu



From left, AJ Sunder, Sankar Lagudu and Ganesh Shankar

ADAM BACHER

PORTLAND BUSINESS JOURNAL

SPECIAL REPORT

GUIDE TO COMMERCIAL REAL ESTATE

Vacancy rates, net absorption and other key metrics may paint a discouraging picture of the CRE market. But the news isn't all bad. Green shoots are beginning to emerge.

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Oregon/SW Washington
CCIM Chapter





On the Cover: A photograph of new construction in Portland's Slabtown neighborhood.

SAM GEHRKE



COVER STORY

A master plan delivers

It's been more than 10 years since the sweeping Con-way Master Plan, covering 17 blocks of prime Northwest Portland real estate, was envisioned. The result is Slabtown. Inside: A stroll through one of the city's fastest-growing neighborhoods.

BRANDON SAWYER, 14-17

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DAVID TABATA

Regional Manager
Marcus & Millichap



Marcus & Millichap was founded in 1971 with the goal of being a new kind of company – one driven by long-term relationships and built on a culture of collaboration. We focus on bringing together specialized market knowledge, the industry's leading brokerage platform and exclusive access to inventory to achieve exceptional results for our clients, year after year.

Today, we are the industry's largest firm specializing in real estate investment sales and financing, with more than 80 offices and 2,000 investment sales and financing professionals throughout the United States and Canada.

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SUPPORTING SPONSOR



The Certified Commercial Investment Member (CCIM) is a highly valued designation for commercial real estate professionals, such as brokers, investors, appraisers, and more, with a legacy of over 50 years.

Our Oregon/SW Washington Chapter brings together professionals from the Pacific Northwest keen on collaboration, learning, and networking. We provide monthly programs featuring distinguished speakers, marketing sessions, and continued professional education, such as the upcoming Tenant Representation and Subleasing class in Portland on

September 12th.

Beyond professional development, we also host social events and meet-ups like golf tournaments, K1 Racing, and Top Golf to facilitate an informal atmosphere for interactions. The strength of our chapter lies in our diverse membership, dedicated to excellence in commercial real estate. Visit www.oregonccim.com for more about us. We anticipate your participation!

CARL GRENDING | President, CCIM
Oregon/SW Washington CCIM Chapter
SVN | Imbrie Realty



SUPPORTING SPONSOR



Commercial Real Estate Women (CREW) Portland is dedicated to transforming the commercial real estate industry by advancing women through education, outreach, and networking. Our Portland Chapter, one of 70+ international CREW chapters, provides exceptional opportunities to network with industry leaders and build business connections. Members build leadership skills through training and active engagement in developing programs and events that position the organization as a thought leader. CREW is absolutely committed to providing an inclusive space

for all people to grow professional opportunities. We are taking direct action to achieve this goal by hosting bi-annual workshops with under-represented high-school students and hosting our Future Leaders mentorship program for young professionals.

If you are seeking to join a group of highly professional people committed to helping you build your career while diversifying the commercial real estate industry, please visit our website at www.crew-portland.org, and follow us on LinkedIn, Instagram, and Facebook.

ALISA PYSZKA | President, CREW Portland
Bridge Economic Development



A HISTORY OF SUCCESS **BUILT FOR THE FUTURE**

PACIFIC NORTHWEST T12 EARNINGS



\$1.38B
SALES VOLUME



342
TRANSACTIONS



11
PRODUCT TYPES



24
STATES

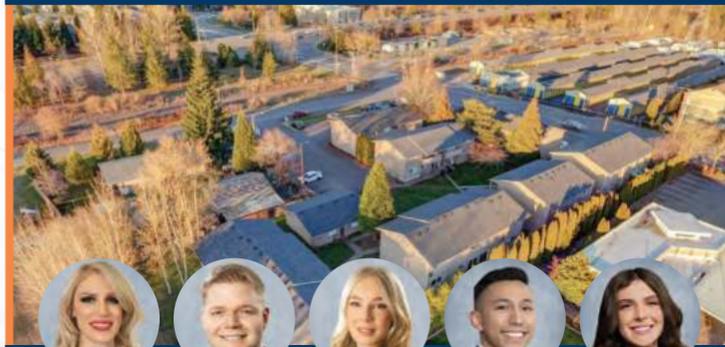
FEATURED CLOSINGS

BEAVERCREEK MEADOWS • 41-UNIT APARTMENTS



Rhoades Group:
Whitney Rhoades, Nygel Drury, & Chandler Miller

ST MARY'S CROSSING • 29-UNIT APARTMENTS



Christensen Group: Georgie Christensen-Riley, Joshua Reynolds, Mikkel Siqueland, Antonio Tapia, & Zoe Hawes

CROSS COURT PLAZA • SHOPPING NEIGHBORHOOD



Garske Group:
Eric Garske

CHASE BANK & USPS • NET LEASED



Bushong Retail Group:
Nicholas Bushong & Olivia Franssen

2145 SW NAITO PKWY • OFFICE



Mark Hefner & Will Stone

TACO BELL • NET LEASED



Scott Logan

David Tabata, Regional Manager • (503) 200-2000 • David.Tabata@marcusmillichap.com • MarcusMillichap.com

FROM VACANT LOTS

How a handful of visionaries guided development of Slabtown, one of Portland's fastest-growing neighborhoods.

BY BRANDON SAWYER | bsawyer@bizjournals.com

Picture the scene in 2012: A dozen acres of mostly empty asphalt bordered by two occupied office buildings, another vacant one, a defunct warehouse and an old truck service building in Portland's Slabtown area, where regal Victorian homes once mingled with a clamorous lumber mill that cut logs into "slabs." While most of Portland's Northwest Industrial Area had made way in the 1980s and '90s for more housing, offices, fancy shops and restaurants, Con-way's 17-block fiefdom remained a relic of the past.

Just 11 years later, though, those uninhabited lots became a thriving community of thousands of residents living in gleaming new apartments, strolling greenways to the neighborhood supermarket, dining at ground-level restaurants, hoisting a pint at the brewery, shopping boutiques, or just lounging in a rooftop garden.

Between 2011 and 2021, two Census tracts that contain Slabtown added more than 4,200 residents, a jump of 78.4%, compared to just 11.4% growth in Portland overall. And more buildings are still rising in Slabtown.

The area, bounded by Highway 30 on the north, 23rd Avenue on the west, Pettygrove Street on the south and 19th Avenue on the east, has welcomed a dense collection of residential, commercial and mixed-use buildings, 14 of them new along with four adaptively re-used edifices. Four more mixed-use buildings are under construction and another is slated for design review in early August, possibly the last of a frenzy of development sparked by the Con-way Master Plan of 2012, set to expire in January following a two-year extension prompted by the pandemic.

The Con-way Master Plan

Portland's Leland James started Consolidated Truck Lines in 1929, and it quickly grew to become Consolidated Freightways and ultimately Con-way, a national transportation and logistics conglomerate based in Ann Arbor, Mich.

Freightliner, now Portland-based Daimler Truck, was spun off along the way.

Following the Great Recession, Con-way decided to sell the blocks around its Slabtown offices. It enlisted Portland's GBD Architects and several other firms to draft a 10-year, 43-page master plan, informed by public input, that outlined a development vision. Each project would be reviewed against the plan and require approval by Portland's design commission.

The plan stressed "sustainability, livability and design," and called for abundant public spaces including a new city park and public square, pedestrian corridors, bike lanes and possibly an extension of the Portland Streetcar.

The company hoped it would create a community to attract and retain employees. Yet just a few years later, in 2015, Con-way was acquired by Greenwich, Conn.-based XPO Logistics, which emptied out the two office buildings Con-way had intended to retain.

Still, the master plan lived on, attracting developers. This became even more true after the Portland Housing Bureau implemented inclusionary housing rules in 2017, requiring builders to include affordable units in 20+ unit developments or else pay a sizable fee.

"When the master plan was adopted in 2012, all the zoning from that site was basically frozen in time," said Kurt Schultz, principal at Portland's SERA Architects. Later rules like inclusionary housing did not apply. Even so, the mas-

RIGHT

Kurt Lango (foreground), principal of Lango Hansen Landscape Architects, and Kurt Schultz, principal of SERA Architects, in front of the Leland James building in Portland's Slabtown, a project they worked on together.

FAR RIGHT

Creating walkable spaces anchored by lush landscaping and amenities was central to the Con-way Master Plan, which guided development of Slabtown.

PHOTOS BY SAM GEHRKE



TO HOT SPOTS



ter plan itself was “pretty exhaustive” with many “guidelines to follow on top of the city of Portland’s requirements.”

The visionaries

Schultz should know. He and his firm have designed seven out of 13 new, remodeled or proposed buildings within the master plan boundaries as well as three more adjacent to it.

“Once the master plan was created, development of the site really started to take off,” he recalled.

Portland developers Cairn Pacific and Capstone Partners led the charge, partnering first with Holst Architecture and GBD Architects to revamp the 1952-era warehouse at 22nd and Raleigh into Slabtown Marketplace and design a six-story tower with 113 residential units, known as L.L. Hawkins. Both were finished in 2015.

Kurt Lango, principal of Lango Hansen Landscape Architects and his eight-person Pearl District-based firm have been involved in the majority of master plan projects. New Seasons moving into Slabtown Marketplace was a big catalyst.

“That actually drove the beginning of the success of Slabtown,” Lango said.

The popular market was joined by Breakside Brewery around the corner and 120-year-old Besaw’s restaurant a block away.

History and sense of place also informed the work from the beginning. “We all are familiar with the old mill district and how these large slabs of wood were

part of (it),” Lango said. “So we have tried to take those elements of wood and steel...to craft site furnishings, different art elements, to always harken back and recall the history of Slabtown.”

Indeed, building names refer to its history. L.L. Hawkins, for example, was an eccentric early settler and visionary of Forest Park.

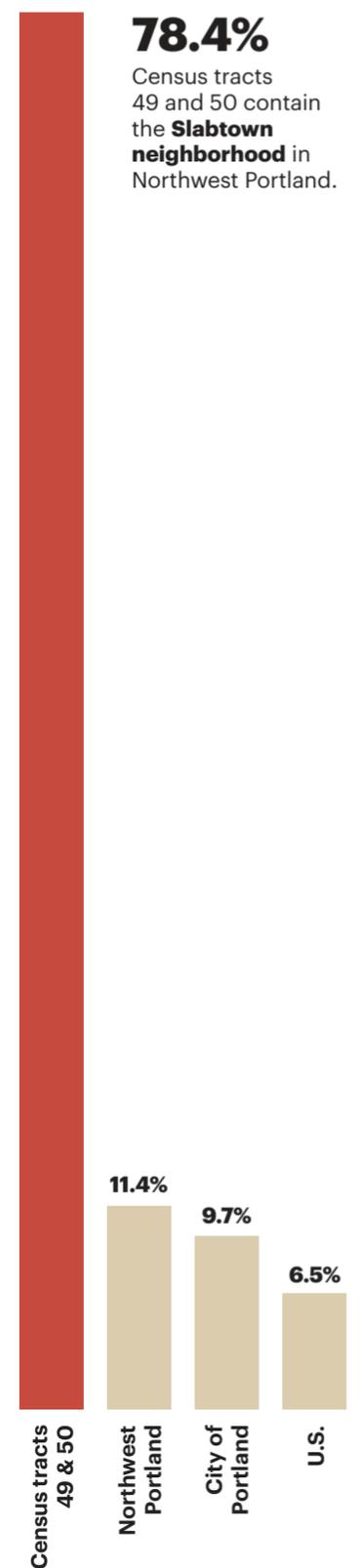
Next, the same developers took aim at Con-way’s old office building. Dubbing it the Leland James, the project was completed in 2017 and sold two years later by Cairn Pacific and Capstone Partners to a D.C. firm for \$67.5 million. Tom DiChiara, principal and cofounder of Cairn Pacific, admitted it was good timing to sell an office property.

DiChiara is arguably the individual most responsible for the new and still-unfolding Slabtown. He began his career as an architect with GBD Architects, cutting his teeth on projects like the Pearl District’s historic Brewery Blocks. Moving on to TCR, a residential division of Dallas-based Trammell Crow, and later Vancouver, Wash.-based C.E. John, he developed a 22-story residential tower in South Waterfront, as well as Savier Street Flats, Sawyer’s Row and The Benevento apartments adjacent to the Con-way property.

In 2014, he and Rob Hinnen struck out on their own with Cairn Pacific and tackled many Slabtown projects, having cultivated he said “a long relationship with the Con-way folks.”

POPULATION EXPLOSION

Slabtown has been brimming with construction activity for a decade, largely thanks to the Con-way Master Plan developing 17 acres in Northwest Portland. The chart below shows **population growth between 2011 and 2021**, as Slabtown attracted residents by the thousands.



SOURCE: U.S. CENSUS BUREAU

CONTINUED ON PAGE 16

CONTINUED FROM PAGE 15

“Obviously, the master plan had a lot of components that were spelled out in terms of massing and heights and green spaces. We layered on top of that,” DiChiara said. “We looked at what were the best walking places in the world such as Amsterdam and Copenhagen...with smaller retail spaces. We wanted a similar scale of retail, breaking them up into smaller shop spaces.”

He added that getting the mixture of residential, office and retail just right was important for creating healthy neighborhoods, a lesson he learned from the Brewery Blocks’ success and South Waterfront’s challenges.

In Slabtown, Cairn Pacific alone has developed 122,000 square feet of office, 108,000 square feet of retail and 1.2 million square feet of multifamily space.

Ground-level courtyards, rooftop community areas and gardens are common. Cairn Pacific’s Saltwood won an award from the Oregon Society of Landscape Architects and was named Multifamily Community of the Year in 2023 PCBC’s Gold Nugget Awards for real estate development.

Al Cavagnero leased a space behind New Seasons at 22nd and Quimby for a locally owned fran-



SAM GEHRKE

Al Cavagnero is owner of YogaSix in Slabtown, which he also calls home.

chise of YogaSix in December 2019. Obviously, the next couple of years weren’t ideal for in-person fitness classes. The studio shifted to virtual sessions, then installed a tent out front.

“We had people doing yoga in 45-degree weather out on the street,” he said. “Then eventually we could have six people in here and then...12. So little by little we got people inside.”

Nowadays, the studio has 600 members a week contorting themselves into yoga poses and taking sculpt classes. “It’s a great neighborhood,” said Cavagnero. “I think

SLABTOWN BY THE NUMBERS

How Slabtown’s built environment has transformed from 2012, when the Con-way Master Plan took effect, to 2023

SOURCE: CAIRN PACIFIC, SERA ARCHITECTS, LANGO HANSEN LANDSCAPE ARCHITECTS

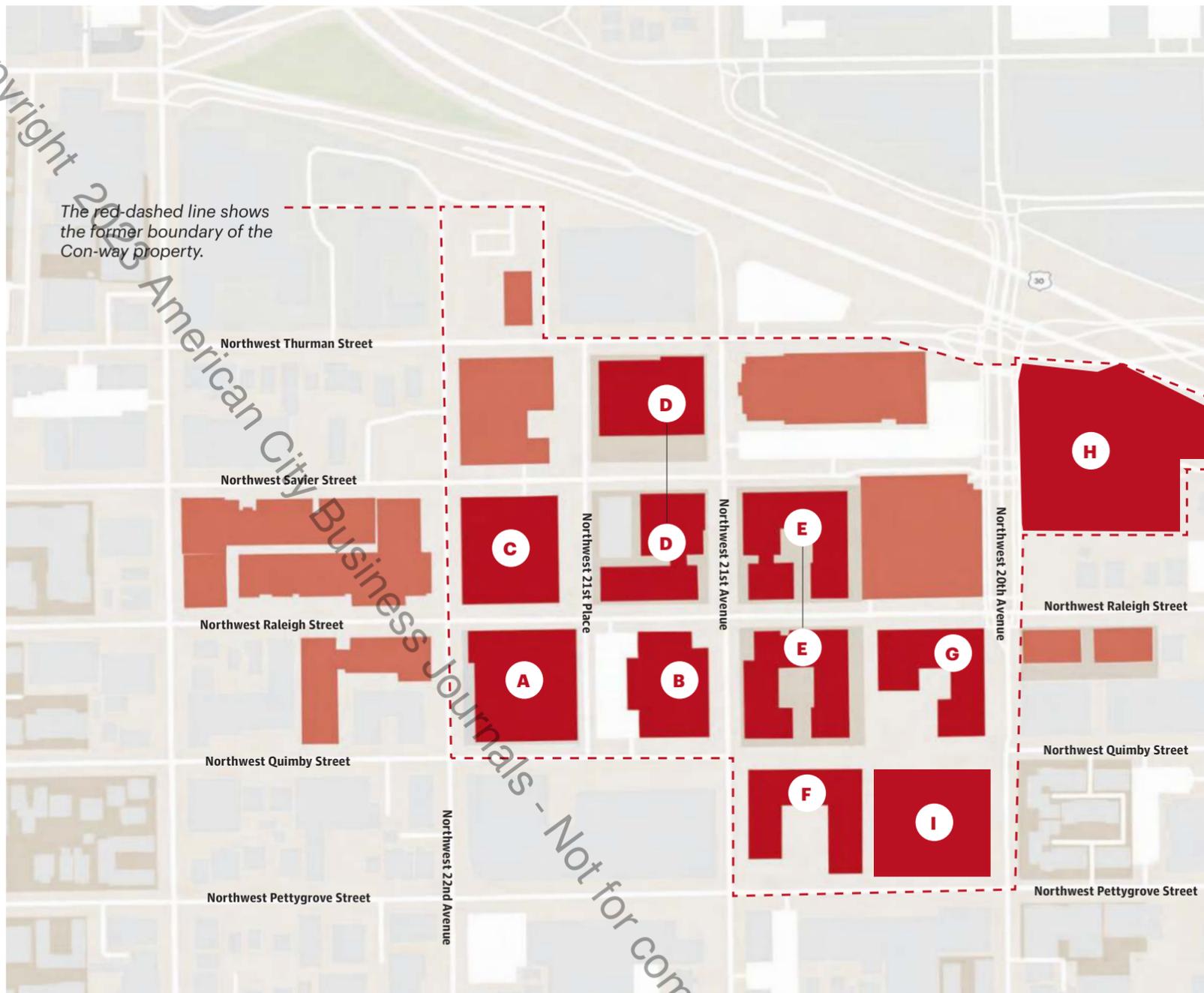
2.1M
Square feet of new building space

561K
Square feet of existing building space renovated

790K
Square feet of new building space currently under construction

1,358
New housing units built

756
New housing units currently under construction



BEFORE



GBD ARCHITECTS/CON-WAY MASTER PLAN

AFTER



MARTIN GLASTRA VAN LOON COURTESY OF SERA ARCHITECTS

In 2012, the area around the Con-way freight and logistics firm consisted of industrial buildings and a dozen acres of asphalt. Today, the 17-block area is home to 2.1 million square feet of new building space.

152K

Square feet of new public/private open space constructed

72K

Square feet of new planting areas

16

New buildings added, under construction or awaiting design review

4

Buildings renovated

6

Average number of stories of new and renovated buildings

10

LEED Gold- or Platinum-certified buildings

74K

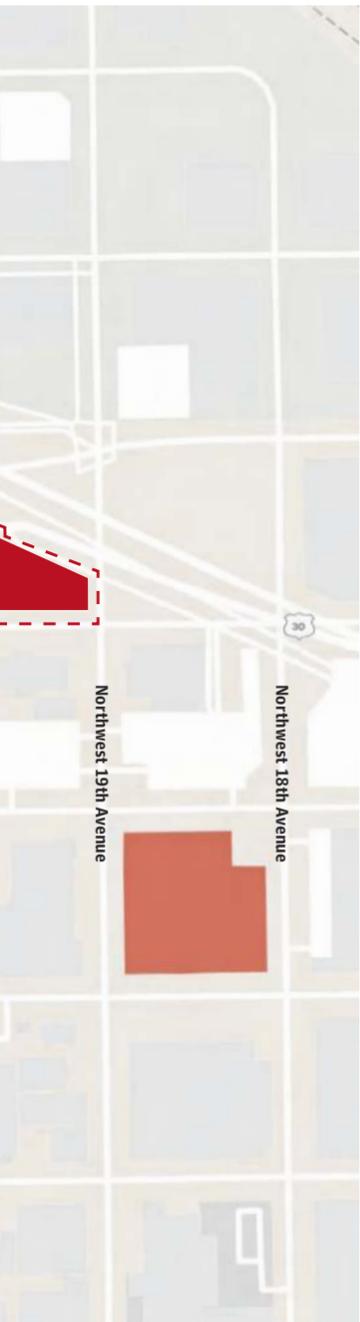
Square feet of new pedestrian greenways

1

Approximate miles of new bike lanes and boulevards

25+

Entities that have collaborated in the Con-way Master Plan



MAPPED NOTABLE PROJECTS

Nine high-profile Slabtown projects are highlighted in deep red on the map. Match them to the briefs with the corresponding letters for details on each of them. The shaded map areas show where additional projects have been or will be built.

A

SLABTOWN MARKETPLACE

Purpose: Commercial
Stories: 2
Square feet: 36,000
Developer/Owner: Cairn Pacific and Capstone Partners
Designer: Holst Architecture and GBD Architects
Type: Renovated
Built/renovated: 1952 / 2015

B

L.L. HAWKINS

Purpose: Mixed use
Stories: 6
Square feet: 125,000
Housing units: 113
Developers: Cairn Pacific and Capstone Partners
Designer: Holst Architecture and GBD Architects
Type: New
Built: 2015
Certified: LEED Gold

C

LELAND JAMES

Purpose: Commercial
Stories: 4
Square feet: 117,000
Developers: Cairn Pacific and Capstone Partners
Designer: SERA Architects
Type: Renovated
Built/renovated: 1973 / 2017
Certified: LEED Gold

D

THE CARSON NORTH & SOUTH

Purpose: Mixed use
Stories: 14 & 6
Square feet: 489,030
Housing units: 385
Developers: Cairn Pacific and Prometheus
Designer: GBD Architects and Jones Studio
Type: New
Built: 2018
Certified: LEED Gold

E

SALTWOOD NORTH & SOUTH

Purpose: Mixed use
Stories: 6
Square feet: 174,659
Housing units: 354
Developers: Cairn Pacific and Prometheus
Designer: SERA Architects
Type: New
Built: 2022
Certified: LEED Gold

F

SLABTOWN SQUARE

Purpose: Mixed use
Stories: 7
Square feet: 220,000
Housing units: 200
Developer: Guardian
Designer: LRS Architects
Type: New
Built: Under construction

G

FREEWELL

Purpose: Mixed use
Stories: 7
Square feet: 265,000
Housing units: 192
Developer/Owner: Cairn Pacific and Prometheus
Designer: SERA Architects
Type: New
Built/renovated: Under construction

H

SLABTOWN SAVIER (2 BUILDINGS)

Purpose: Mixed use
Stories: 5 & 7
Total square feet: 305,106
Housing units: 364
Developer/Owner: Greystar
Designer: SERA Architects
Type: New
Built: Under construction

I

FUTURE PARK

Purpose: Public space
Developer: City of Portland
Built: Design process expected 2024

MAPS4NEWS; PBJ RESEARCH

it has a huge amount of potential ... We're inspired by all the growth and all the buildings, and I actually live in an apartment across the street."

YogaSix offers classes beginning at 6 in the morning until 9:30 at night. Cavagnero expects to add classes as existing Slabtown apartment buildings fill up and new ones are completed.

More development to come Con-way's bunker-like truck service building was demolished last year and Portland's Guardian Real Estate Services has been busy

constructing Slabtown Square at 21st and Pettygrove, a seven-story mixed-use building around a 16,000 square-foot public square. Project developers have set up a staging area on a block to the east, the site of the public park touted in the master plan. DiChiara thinks the city will start the park design process and request for proposals sometime next year.

The master plan established a goal of adding 1.95 million new square feet of total building space to the area on top of the existing 330,850 square feet. Not counting the one project awaiting review,



TOM DICHIARA founding principal at Cairn Pacific

a total of 1.85 million has been added or is under construction, meaning the last development may hit the goal.

On the design front, the plan's desire for buildings sized to "human-scale" with pedestrian walkways and public spaces did come to pass. Limited building heights and thoughtful landscapes helped.

"This is really a low- to mid-rise scale neighborhood...like Amsterdam or some other European cities that are in that five- to six-story range, that have a lot of gardens and parks. It always

feels very full of light and those pedestrian ways are just glorious to walk through," said SERA's Schultz.

Lango, the landscape architect, added that these approachable cities in Europe to which DiChiara, Schultz and he looked at for inspiration, took 100 years or more to really become neighborhoods. Slabtown, he said, "has been about the articulation of the architecture, the ground plane, creating lots of variety of spaces. All of that kind of working together, I think has created a neighborhood." ❗



Challenges pile up for Portland building owner

Unico Properties embroiled in legal, tax disputes

BY JONATHAN BACH

jbach@bizjournals.com

One of Portland's most prominent building owners is caught in the swells of financial uncertainty washing over much of the commercial real estate market.

Unico Properties is disputing the assessed value of at least four Portland buildings, faces a lien on another Rose City property, and is at risk of "imminent default" on a mortgage in Seattle, where the company is based.

Unico had 4.15 million square feet of space under management in the metro area as of March, according to Business Journal research, and has 18 Portland properties listed in its portfolio.

Unico, which declined to comment for this story, has notched wins: business law firm Snell & Wilmer said recently it more than doubled its office space to 11,500 square feet by moving into Unico's Moda Tower.

But the big picture remains sobering.

Unico and others scooped up Portland office buildings in the 2010s, when tenants rushed in with enthusiasm. But in the past three years of urban discontent and remote work, downtown vacancy rates have steadily increased, most recently surpassing 28%, according to data from brokerage CBRE.

Another brokerage, Kidder Mathews, put a fine point on how slow the local office market is when it recently said, "Fun-

Turner Construction said it hasn't been paid for more than \$2 million worth of work at Northwest Portland's Montgomery Park. The company has filed a construction lien against Unico.

COURTESY UNICO PROPERTIES

damentals remain shaky, facing challenges such as changing square footage requirements and businesses that continue to break leases to give back space."

Unico has filed cases in Oregon tax court against the Multnomah County Assessor, hoping to reduce the real market value of four properties, court records obtained by the Business Journal show. It's asking for a reduction on the RiverTec building at 905 N.W. 12th Ave. from \$39.2 million to \$14 million at most, the Lovejoy building at 1331 N.W. Lovejoy St. from \$35.5 million to \$22 million, Big Pink at 111 S.W. Fifth Ave. from \$320.4 million to \$255 million, and Galleria at 600 S.W. 10th Ave. from \$41.6 million to, at most, \$34 million. It's also requesting that the assessed values be "reduced accordingly," according to legal filings.

That would suggest Unico may be seeking to reduce its property tax bills, which are calculated on assessed value.

To make its case, Unico points to the rough shape of the market as a millstone around property values.

"Market evidence, existing as of the January 1, 2022 assessment date, supports a reduction in real market value," Unico says in

court records, though it does not provide exhibits with the market evidence in its complaint.

The fights may drag into 2024, when trials are scheduled.

Unico is involved in a separate dispute at another of its properties, Montgomery Park.

Turner Construction, the seventh-largest general contractor in the Portland metro, filed a construction lien in June against Montgomery Park at 2701 N.W. Vaughn St. for \$2.1 million in building improvements for which it says it hasn't been paid.

Turner declined to comment, but the lien indicated Unico in 2022 awarded Turner two project contracts for Montgomery Park, one at roughly \$90 million and titled "Montgomery Park Building Repositioning," the other for \$2.5 million called, "Adidas Landlord Delivery Improvements." Adidas used to have offices there before moving back to its North Portland campus. According to an Adidas spokesperson, its employee store remains at Montgomery Park.

The contracted projects' future is not known.

Unico and Partners Group picked up Montgomery Park in 2019 for \$255 million. Property records show its real market value most recently stood at just over \$187 million.

In Seattle, Unico's \$22.4 million, interest-only commercial mortgage-backed securities loan was placed with a special servicer due to "imminent monetary default," according to a report from the Puget Sound Business Journal, a sister publication to the PBJ. Loan servicer notes dated June 15 list a resolution foreclosure date of Oct. 31, though that deadline can shift depending on how negotiations with the special servicer proceed. The loan's maturity date is March 2025.

Loan records show Unico is struggling to keep pace with its debt payments, and in recent months at least two draws were made from the loan's reserve funds to cover monthly payments, servicer reports show.

The property's annual cash flow fell from nearly \$2 million in 2017, to \$471,774 last year, or around half of the building's annual debt service of nearly \$954,000, according to monthly updates for bond investors.

"The borrower stated that Covid significantly impacted the workforce and caused occupancy to significantly dip," states a June report by the special servicer.

Marc Stiles of the Puget Sound Business Journal contributed to this report.



This July marks the 45th anniversary of the founding of Macadam Forbes. We are proud to be an accomplished independent Portland-based commercial real estate firm and look forward to many more years of helping our clients grow and adjust to changing market demands and opportunities.

One thing is for certain, the best part of the last 45 years has been the relationships we've made with our clients. We thank them for the opportunity to be a reliable resource for their commercial real estate needs for many years to come.



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Portland's office market

The Kidder Mathews second quarter commercial real estate metrics, released earlier this month, offer some compelling figures. Most tellingly, in the office category, leasing volume fell to a low of 639,000 square feet, with availability rates hitting the firm's record high of 16.9%. Sales volume was off, as well, garnering an "all-time low" of 232,000 square feet. Another key point: "Sublease availability has been continually hitting record highs since the start of the pandemic," wrote Gary Baragona, the firm's research director. The firm further revealed surprisingly high vacancy figures at Lake Oswego's Kruse Way as well as encouraging numbers in the Sunset Corridor. There's also this from Baragona: "Despite the ongoing high interest rates and CPI growth, local consumers appear to be better prepared for the slight downturn in the economy than compared to previous recessions, as overall consumer spending remained stable." He does, though expect Portland's office market to remain slow through the rest of the year. Here's a look at the Kidder Mathews office, retail and industrial metrics.

- Andy Giegerich

PORTLAND OFFICE STATS

Percent change, Q2 2022 to Q2 2023

232,531

Square-feet sold
Down from 618,760 in Q2 2022

-33.28%

-62.42%

Direct vacancy rate	2.65%
Total availability rate	9.74%
Direct asking lease rate	1.7%
Total SF leased	
Total SF sold	

PORTLAND-AREA RETAIL METRICS

Vacancy rates and rents continue to rise.

VACANCY RATE

3.7%
Q2 2023
Up 2.8% from 3.6% in Q2 2022

AVE. ASKING RENTS/SF

\$21.83
Q2 2023
Up 3.56% from \$21.08 in Q2 2022

AVE. SALES PRICE/SF

\$301
Q2 2023
Up 30.07% from \$232 in Q2 2022

KEY PORTLAND SUBMARKET OFFICE METRICS, 2Q23

The biggest surprise on vacancy rates could be Kruse Way, where the rate is higher than in downtown Portland.

DOWNTOWN PORTLAND

19.7%
Direct vacancy rate
\$27.24
Total rental rate

KRUSE WAY

20.9%
Direct vacancy rate
\$40.68
Total rental rate

LLOYD DISTRICT

9.5%
Direct vacancy rate
\$32.40
Total rental rate

INNER SOUTHEAST

11.9%
Direct vacancy rate
\$27.12
Total rental rate

SUNSET CORRIDOR

4.5%
Direct vacancy rate
\$25.08
Total rental rate

ELEVATING ALL WOMEN IN THE COMMERCIAL REAL ESTATE INDUSTRY



75+
GLOBAL
MARKETS



76%
MEMBERS IN
SENIOR LEADERSHIP



12K+
MEMBERS
GLOBALLY



EDUCATION | INCLUSION | BUSINESS CONNECTIONS

CREW-PORTLAND.ORG

T H E L I S T

Compiled by Brandon Sawyer
503-219-3411, @PDXBIZresearch
bsawyer@bizjournals.com

COMMERCIAL REAL ESTATE FIRMS IN THE METRO AREA

RANKED BY TOTAL LICENSED COMMERCIAL SALES & LEASING BROKERS IN THE PORTLAND METRO AREA

Business name /prior rank / URL	Address / phone	Metro brokers	2022 metro sales	2022 metro SF leased	Top specialties	Year founded locally	Top local executive(s)
1 Kidder Mathews ① kidder.com	101 S.W. Main St. #1200 Portland, OR 97204 503-221-9900	48	\$609.08 million	4.94 million	Industrial; office; retail; investment; multifamily; land; technology; life science; R&D; debt/equity finance; tenant advisory; corp. services; project/construction mgmt.; asset services; valuation	2003	Steven Klein, EVP and Managing Director
2 Capacity Commercial Group ① capacitycommercial.com	805 S.W. Broadway #600 Portland, OR 97205 503-326-9000	44	NA	NA	Office, retail and industrial leasing, sales and investments; tenant representation; landlord representation; project and development services	2004	John Kohnstamm, Principal
3 Colliers ③ colliers.com/portland	851 S.W. 6th Ave. #1200 Portland, OR 97204 503-223-3123	40	NA	NA	Full-service including leasing and sales, asset and property management	1975	David Kotansky, Portland Managing Director
4 NAI Elliott ⑦ naielliott.com	901 N.E. Glisan St. #200 Portland, OR 97232 503-224-6791	36	NA	NA	Leasing, sales, property and asset management, property accounting, and construction management of commercial property including retail, office and industrial	1982	Jordan Elliott, President
5 CBRE Inc. ③ cbre.us/portland	1300 S.W. 5th Ave. #3500 Portland, OR 97201 503-221-1900	32	\$1.19 billion	4.16 million	Office, industrial and retail leasing/sale representation; commercial and multifamily investment sales; global corporate services	1972	Jason Green, Managing Director
6 Norris & Stevens Inc. ⑦ norris-stevens.com	900 S.W. 5th Ave., 17th Fl. Portland, OR 97204 503-223-3171	31	\$125.47 million	914,071	Commercial/multifamily investment brokerage; commercial leasing; tenant representation/property mgmt.; office, retail, industrial/multifamily development consulting; land leasing/sales	1966	David Keys, Chairman and Managing Director, Timothy Mitchell, President, Marshall Ellis, Commercial Management Division EVP
7 JLL ⑥ jll.com/portland	1120 N.W. Couch St. #500 Portland, OR 97209 503-972-8000	30	NA	NA	Office leasing; tenant representation; industrial; investment sales; property management; project and development services; retail	2011	Eric Turner, Managing Director
7 Marcus & Millichap ⑤ marcusmillichap.com	111 S.W. 5th Ave. #1950 Portland, OR 97204 503-200-2000	30	\$421.36 million	NA	Multifamily; retail; net leased properties; office; industrial; mobile home parks; hotels; seniors housing; land; self-storage; commercial real estate financing	1992	Tabata David, Regional Manager
9 Cushman & Wakefield U.S. Inc. ⑦ cushmanwakefield.com	200 S.W. Market St. #200 Portland, OR 97201 503-279-1700	28	\$471.14 million	3.87 million	Office, industrial and retail leasing and capital markets; property, facilities and project management; valuation and advisory	1978	Alison Beddard, Managing Principal, Chris Battles, Managing Dir. of Asset Svcs.
10 Urban Works Real Estate ⑩ urbanworksrealestate.com	75 S.E. Yamhill St. #203 Portland, OR 97214 503-228-3080	22	NA	NA	Central city and suburban neighborhoods; restaurants; mixed-use retail/office; storefronts; retail leasing/sales and creative space	2002	Craig Sweitzer, Principal and Owner
11 Apex Real Estate Partners ⑫ apexcre.com	415 N.W. 11th Ave. Portland, OR 97209 503-595-2840	21	NA	NA	Tenant representation; landlord representation; dispositions and acquisitions; real estate development	2004	Nathan Sasaki, Owner
12 Newmark ⑭ ngkf.com	760 S.W. 9th Ave. #200 Portland, OR 97205 503-241-1155	19	\$44.33 million	2.86 million	Office; industrial; capital markets; property management; valuation and advisory	1983	Travis Parrott, Managing Director and Market Leader, David Squire, EVP and Managing Director
13 Fuller Group ⑭ fg-cre.com	900 Washington St. #850 Vancouver, WA 98660 360-750-5595	17	NA	NA	Office; retail; industrial	1997	K.C. Fuller, President, Eric Fuller, CEO
14 Commercial Realty Advisors NW LLC ⑭ cra-nw.com	15350 S.W. Sequoia Pkwy. #198 Portland, OR 97224 503-274-0211	15	NA	NA	Retail leasing, sales and tenant representation	1996	Alex Martinac, Principal Broker for Oregon, Alex MacLean, Designated Broker for Washington
15 HFO Investment Real Estate ⑰ hfore.com	2424 S.E. 11th Ave. Portland, OR 97214 503-241-5541	14	NA	0	Multifamily investment properties for both private and institutional clients	1999	Greg Frick, Rob Marton, Tyler Johnson, Partners
16 SVN - Imbrie Realty ⑱ svnimbrie.com	7150 S.W. Fir Loop #100 Portland, OR 97223 503-208-9400	11	NA	0	Retail; multifamily; office and industrial investment sales and leasing	2005	Ryan Imbrie, Managing Director
17 KW Commercial Portland Central ⑳ kwcommercialportland.com	919 N.E. 19th Ave. #100 Portland, OR 97232 503-548-4848	10	\$42.59 million	85,123	Medical and dental; retail; industrial; multifamily; leases; hotels; land	2008	Tim Roberts, Principal Broker and Board Member
17 Unico Properties LLC ⑳ unicoprop.com	111 S.W. 5th Ave. #1250 Portland, OR 97204 503-275-7461	10	NA	352,000	Acquisitions; asset management; leasing; property management; construction management; sustainability	2000	Brian Pearce, EVP
19 Doug Bean & Associates Inc. ㉒ dougbean.com	1200 N.W. Naito Pkwy. #220 Portland, OR 97209 503-222-5100	8	NA	NA	Leasing; sales; property management	1987	Douglas Bean, President, Lisa Stroud, VP
19 Shorenstein Realty Services ㉗ shorenstein.com	5335 Meadows Rd. #275 Lake Oswego, OR 97035 503-619-3200	8	NA	NA	Office landlord representative; property management	2007	Kim Gach, GM
21 Deering Management Group Inc. ㉕ deeringmanagementgroup.com	4800 S. Macadam Ave. #120 Portland, OR 97239 503-225-1545	7	NA	NA	Property management; asset management; facilities management	1992	Ratie Thompson, President and Principal Broker
21 LPC West ㉘ lpcwest.com	1211 S.W. 5th Ave. #700 Portland, OR 97204 503-224-1193	7	NA	314,239	Property management; construction management; entitlements; development; occupier services; leasing; innovation/prop-tech solutions; sustainability/ESG strategies	2014	Patrick Gilligan, EVP, Lee Morrison, SVP
23 City and State Real Estate ㉗ cityandstatere.com	35 N.E. Weidler St. Portland, OR 97232 503-703-5102	6	\$48.02 million	100,123	Multifamily; retail; land development; office; warehouse; portfolio sales or investment; family trust property	2019	Nick Krautter, Founder and CEO
23 Cresa ㉘ cresa.com/portland	1355 N.W. Everett St. #100 Portland, OR 97209 503-455-8655	6	NA	NA	Transaction management; global portfolio solutions; project management; location strategy and economic incentives; supply chain and distribution consulting	2015	Blake St. Onge, Sean Heaton, Managing Principals
23 Edge Asset Management Inc. ㉗ edgedevelopment.net	2233 N.W. 23rd Ave. #100 Portland, OR 97210 503-292-7733	6	NA	NA	Comprehensive asset management services for commercial properties and multi-unit dwellings with an experienced management team offering local market knowledge	2018	Scott Elliott, President, Amy Einstein, Director
23 Ethos Commercial Advisors LLC ㉘ ecacre.com	1111 N.E. Flanders St. #201 Portland, OR 97232 503-205-0610	6	NA	NA	Investment sales; debt and equity advisory; tenant representation; agency leasing; consulting	2017	Josh Bean, Executive Managing Director
23 Melvin Mark Companies ㉕ melvinmarkcompanies.com	111 S.W. Columbia St. #1380 Portland, OR 97201 503-223-9203	6	\$53 million	426,431	Office and industrial investment; tenant representation; landlord representation; asset and property management; financing	1945	Jim Mark, CEO, Kelley Knorr, EVP of Operations, Peter Andrews, EVP of Brokerage

NOTES: NA = not applicable, not available or not approved * = Not ranked last year.

► CLOSER LOOK

544

Combined commercial sales and leasing brokers in the Portland metro area at all firms that responded to the survey for The List

-2%

Decrease from last year in combined commercial brokers in the metro area

18.4M

Combined metro-area commercial square feet leased during 2022 at all firms that responded to the survey for The List

\$3.1B

Combined metro-area commercial sales volume during 2022 at all firms that responded to the survey for The List

MOST SALES VOLUME

Here are the firms on The List re-ranked by metro-area commercial sales volume during 2022:

CBRE Inc.	\$1.2B
Kidder Mathews	\$609M
Cushman & Wakefield U.S. Inc.	\$471M
Marcus & Millichap	\$421M
Norris & Stevens Inc.	\$125M

ABOUT THE LIST

Information was obtained from firm representatives through questionnaires and could not be independently verified by the Portland Business Journal. The Portland metro area is defined as Clackamas, Columbia, Multnomah, Washington and Yamhill counties in Oregon and Clark and Skamania counties in Washington. In case of ties, companies are listed alphabetically.

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2023 BOOK OF LISTS AND LEADERS **LIQUID ASSETS**

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Why pricey Portland offices are attracting more tenants than lower-cost buildings

The commercial real estate markets in Portland and across the country are facing headwinds, but amid the challenges there are opportunities for companies, developers, investors and long-view market participants.

One distinct positive gleaned from recent market data is the flight-to-quality where office tenants who are growing, right-sizing or entering the market seek out newer trophy buildings and Class A space, making real estate fundamentals in this competitive set quite healthy.

It's quite evident in Portland. JLL's market research found that, while the metro area's overall office market experienced 2.2 million square feet of negative absorption since 2020, a 10% subset – Class A and Trophy offices built since 2010 – accounted for 2.5 million square feet of positive absorption in

that same period. How many buildings is that? There are 51 newer buildings opened since 2010 compared to 200 older Trophy/Class A properties.

Layman translation: Portland office tenants have been seeking out premier office space at a strong pace for years, and the underlying attraction of these amenitized, high-productivity locations is continuing as companies focus on attracting employees back to the office.

Just last month, the nearly complete Block 216 vertical mixed-use high rise attracted two leading companies, Davis Wright Tremaine attorneys and private equity firm Banneker Partners. Also in downtown, the 11W building, another new amenity-rich tower, secured law firms Miller Nash and Orrick Herrington & Sutcliffe.

JLL data also shows that vacancy in these highly



Patricia Raicht is senior research director for JLL-Portland.

competitive Trophy and Class-A properties built since 2010 sits at 13.2% while overall market vacancy is 17.9%. Average asking rents at these buildings are currently \$47.49 per square foot while all Class A and Trophy asking rents are sitting at \$38.45.

In reviewing leases executed between Jun 2022 to June 2023, excluding renewals:

- ▶ Lease terms for tenants taking occupancy in newer Trophy and Class A buildings built since 2010, are significantly longer than deals executed in all Class A buildings – 100 months vs. 69 months
- ▶ Rents are also higher in the 2010-2023 cohort of buildings: \$44.02 per square foot at full-service gross, vs. \$37.03 per square foot FSG. That's a premium of 18%.
- ▶ Building out these tenant spaces, also known as Tenant Improvement allowances that landlords are willing to pay, are significantly higher in the 2010-and-later cohort of buildings at \$118 per square foot vs \$49 per square foot, a 139% difference.

▶ A contrasting point is that, despite the strong demand for newer buildings, the development pipeline has remained muted with just 650,000 square feet of space currently under development. That's less than half of the previous decades' annual average. The current development pipeline is now at a nine-year low, with just 400,000 square feet expected to deliver in 2023.

The development slowdown leads to a positive point for many tenants who will be executing leases in coming months: Deals made now may well look like savvy economic terms in years to come.

While the next upturn is hard to predict, many tenants and owner-developers alike will be closely monitoring changes in the commercial real estate cycle.

There are green shoots to be found. While the preponderance of news here and nationally is about an overall leasing slowdown, JLL is now seeing an uptick in Portland's touring and leasing activity since the recent low point recorded in Q4 2022.

SPONSORED CONTENT

Portland Boasts Northwest's Tightest Industrial Market, Among Other Standout Property Types

The industrial sector has been one of the strongest commercial real estate segments nationally since the onset of the pandemic, and that trend is especially noticeable in Portland.

Entering the second quarter of this year, the metro's low-3 percent industrial vacancy rate was more than 100 basis points under its trailing-decade average. The rate is also beating nearby Seattle-Tacoma, as well as Northern California's tightest markets, by similar margins. This robust demand is accelerating local rent growth, with tenants competing for a dwindling amount of available industrial space. The average asking rate in Portland exceeded \$11.00 per square foot in March 2023, up almost 20 percent year-over-year and more than doubling since 2014. The Interstate 5 Corridor is leading the charge with recent move-ins by manufacturing and logistics firms, especially near Tualatin. Several major roadways converge here, allowing desirable access to California and Mountain West markets. Some emerging national economic headwinds could soften demand later this year, but mild construction will provide a backstop. As a result, Portland is expected to be one of just four major U.S. markets to register a vacancy decline during 2023, becoming the fifth-tightest metro nationally by year-end.

Portland's senior housing sector also stands out on a national scale. The metro's occupancy rate was among the six highest for major U.S. markets as of the first quarter of 2023, joining Tucson as the only Western metros to rank that



David Tabata, Regional Manager, Marcus & Millichap

highly. Strength in the sector is wide-reaching as well, with Portland's independent living, assisted living and memory care occupancy rates each ranking in the top 12. Demand for senior housing should strengthen further in the coming years. By the end of 2027, Portland's age 65-plus populace is projected to swell by almost 45,000 people. Developers are cognizant of these brewing demographic tailwinds, with the

number of units underway in March totaling about one-tenth of the current metro inventory, well ahead of most other markets.

Self-storage has been another top-performing asset class in Portland as of late. Vacancy in the first quarter of 2023 stood at just 6 percent, the third-tightest rate among major U.S. metros and more than 150 basis points below its regional peer Seattle-Tacoma. Marketwide supply growth in 2023 is also projected to be at a six-year low, helping preserve tight conditions amid a potential economic slowdown. Nevertheless, self-storage rents have lost some steam in recent years. After surging by 6 percent across 2020 and 2021, the average marketed rate fell by about 1 percent through the first quarter of this year. On a positive note, net in-migration to Portland is projected to reach a six-year high in 2023 and further increase on an annual basis in each year through 2029. Moving to a new metro is one of the fundamental reasons that people choose to use self-storage, creating a sturdy demand driver. Additional characteristics of the Pacific Northwest, such as the need to store outdoor recreational equipment, also underpin local self-storage demand.

Marcus & Millichap

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T H E L I S T

Compiled by Brandon Sawyer
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METRO-AREA COMMERCIAL PROPERTY MANAGEMENT FIRMS

RANKED BY TOTAL SQUARE FEET OF COMMERCIAL PROPERTY MANAGED IN THE PORTLAND METRO AREA

► CLOSER LOOK

141.2M

Total combined square feet managed in the Portland metro area by all firms that responded to the survey for The List

2.3%

Increase from last year in combined square feet managed in the metro area

11.3B

Total combined square feet managed globally by all firms that responded to the survey for The List

MOST GLOBAL SQ. FT. MANAGED

Here are the firms on The List re-ranked by square feet of commercial space managed globally:

Cushman & Wakefield U.S. Inc.	4.8B
JLL	4B
Prologis	1.2B
CBRE Inc.	1B
Kidder Mathews	52.8M

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THE ONLINE LIST

To see this and other lists online (often including more listings and information not shown in print) visit: www.bizjournals.com/portland/topic/lists.

Name / prior rank / URL	Address / phone	Metro SF managed	Total SF managed	Metro properties managed	Metro employees	Top specialties	Top local executive(s)
1 Cushman & Wakefield U.S. Inc. ① cushmanwakefield.com	200 S.W. Market St. #200 Portland, OR 97201 503-279-1700	14.13 million	4.8 billion	63	286	Office, industrial and retail leasing and capital markets; property, facilities and project management; valuation and advisory	Chris Battles, Managing Dir. of Asset Svcs.
2 JLL ② jll.com/portland	1120 N.W. Couch St. #500 Portland, OR 97209 503-972-8000	11.45 million	4 billion	42	1,700	Office leasing; tenant representation; industrial; investment sales; property management; project and development services; retail	Jodi Gilbert, EVP
3 CBRE Inc. ③ cbre.us/portland	1300 S.W. 5th Ave. #3500 Portland, OR 97201 503-221-1900	10.5 million	950 million	72	752	Office, industrial and retail leasing/sale representation; commercial and multifamily investment sales; global corporate services	Lauren Peng, Director of Property Management, Jason Green, Managing Director
4 PacTrust ④ pactrust.com	15350 S.W. Sequoia Pkwy. #300 Portland, OR 97224 503-624-6300	10.11 million	14.51 million	41	69	Warehouse/distribution centers; flex; office; retail	Peter Bechen, President and CEO, David Ramus, COO
5 Colliers ⑤ colliers.com/portland	851 S.W. 6th Ave. #1200 Portland, OR 97204 503-223-3123	8.4 million	NA	38	77	Full-service including leasing and sales, asset and property management	Stacey Glenewinkel, Director of Real Estate Management Services
6 Prologis ⑥ prologis.com	4380 S. Macadam Ave. #285 Portland, OR 97239 503-276-7373	7.5 million	1.2 billion	66	12	Development, management and acquisitions of industrial real estate	Sean Colletta, VP
7 Kidder Mathews ⑦ kidder.com	101 S.W. Main St. #1200 Portland, OR 97204 503-221-9900	6.82 million	52.8 million	95	69	Industrial; office; retail; investment; multifamily; land; technology; life science; R&D; debt/equity finance; tenant advisory; corp. services; project/construction mgmt.; asset services; valuation	Erin French, COO of Asset Services
8 Norris & Stevens Inc. ⑧ norris-stevens.com	900 S.W. 5th Ave., 17th Fl. Portland, OR 97204 503-223-3171	5.97 million	6.86 million	151	392	Commercial/multifamily investment brokerage; commercial leasing; tenant representation/property mgmt.; office, retail, industrial/multifamily development consulting; land leasing/sales	David Keys, Chairman and Managing Director, Timothy Mitchell, President, Marshall Ellis, Commercial Management Division EVP
9 LPC West ⑨ lpcwest.com	1211 S.W. 5th Ave. #700 Portland, OR 97204 503-224-1193	5.49 million	41 million	32	39	Property management; construction management; entitlements; development; occupier services; leasing; innovation/prop-tech solutions; sustainability/ESG strategies	Kasey Silva, Melody LaRue, Directors
10 Schnitzer Properties ⑩ schnitzerproperties.com	1121 S.W. Salmon St. #500 Portland, OR 97205 503-242-2900	5.19 million	NA	58	174	Commercial real estate investment, property management and development of industrial, office, retail and multifamily properties	Jordan D. Schnitzer, President, Steve Roselli, SVP and Portland Regional Manager
11 KG Investment Properties LLC ⑪ kgip.com	10300 S.W. Nimbus Ave., Ste. P-C Portland, OR 97223 503-598-9980	5.05 million	24.63 million	54	11	Property management; development; construction management; leasing	Joshua Shearer, SVP and Regional Director, Melanie Cole-Smith, Director
12 TMT Development ⑫ tmtdevelopment.com	919 S.W. Taylor St. #700 Portland, OR 97205 503-241-1111	4.68 million	4.68 million	18	18	Commercial real estate development, investment and management of office, industrial, retail and multifamily properties	Vanessa Sturgeon, President and CEO, Cristin Bansen, ViP of Operations
13 Unico Properties LLC ⑬ unicoprop.com	111 S.W. 5th Ave. #1250 Portland, OR 97204 503-275-7461	4.15 million	17.17 million	21	46	Acquisitions; asset management; leasing; property management; construction management; sustainability	Charlie Floberg, Director and Market Leader, Keren Eichen, Director of Real Estate Services
14 Melvin Mark Companies ⑭ melvinmarkcompanies.com	111 S.W. Columbia St. #1380 Portland, OR 97201 503-223-9203	3.79 million	3.79 million	31	51	Office and industrial investment; tenant representation; landlord representation; asset and property management; financing	Jim Mark, CEO, Kelley Knorr, EVP of Operations, Peter Andrews, EVP of Brokerage
15 Pacific NW Properties ⑮ pnwprop.com	6600 S.W. 105th Ave. #175 Beaverton, OR 97008 503-626-3500	3.7 million	3.7 million	61	15	Development; acquisition; investment; construction management; property management	Evan Bernstein, Brad Stern, Partners
16 American Property Management ⑯ lease.apmportland.com	2154 N.E. Broadway #200 Portland, OR 97232 503-281-7779	3.61 million	3.68 million	86	25	Office; retail; industrial; flex	Douglas Lindholm, SVP of Commercial Property
17 CCG Property Management LLC ⑰ ccg-pm.com	805 S.W. Broadway #600 Portland, OR 97205 503-326-9000	3.08 million	3.08 million	22	10	Asset management; property management; construction management; consulting; development; facilities management	Laura Gentry, SVP
18 Wyse Real Estate Advisors ⑱ wyserea.com	810 S.E. Belmont St. #100 Portland, OR 97214 503-294-0400	2.8 million	2.8 million	120	15	Commercial property/asset management; consulting and advisory services; corporate real estate services; lending services	Chad Rheingold, President, Michael Greeninger, SVP
19 Interurban Real Estate Group ⑲ interurbanre.com	309 S.W. 6th Ave. #210 Portland, OR 97204 503-719-6950	2.75 million	2.75 million	55	18	Urban historic office buildings; cannabis retail and industrial	Kristi Carver, Managing Director
20 Urban Renaissance Group ⑳ urbanrengroup.com	720 S.W. Washington St. #640 Portland, OR 97205 503-241-3345	2.74 million	13.9 million	10	29	Property management; project management; leasing; development; acquisition/disposition	Thomas Kilbane, VP and Regional GM
21 Specht Properties Inc. ㉑ spechtprop.com	10260 S.W. Greenburg Rd. #170 Portland, OR 97223 503-646-2202	2.69 million	2.69 million	12	11	Real estate development; re-development; property management; construction management; consulting	Greg Specht, CEO
22 Deering Management Group Inc. ㉒ deeringmanagementgroup.com	4800 S. Macadam Ave. #120 Portland, OR 97239 503-225-1545	2.57 million	3.14 million	66	17	Property management; asset management; facilities management	Katie Thompson, President and Principal Broker
23 Shorestein Realty Services ㉓ shorestein.com	5335 Meadows Rd. #275 Lake Oswego, OR 97035 503-619-3200	2.32 million	20.5 million	27	32	Office landlord representative; property management	Kim Gach, GM
24 ScanlanKemperBard Companies (SKB) ㉔ skbcos.com	222 S.W. Columbia St. #700 Portland, OR 97201 503-220-2600	2.26 million	5.72 million	14	55	Asset management; property management; construction management; re-development; development	Todd Gooding, President, James Paul, Principal
25 Income Property Management Co. ㉕ ipmco.com	1800 S.W. 1st Ave. #220 Portland, OR 97201 503-223-6327	1.58 million	1.81 million	44	180	Multifamily; commercial office; retail; industrial; self storage	Jeff Reingold, President and Founder, Jill Webberley, COO, Jill Keoppel, VP of Commercial Property Management, Broker

NOTES: NA = not applicable, not available or not approved * = Not ranked last year.

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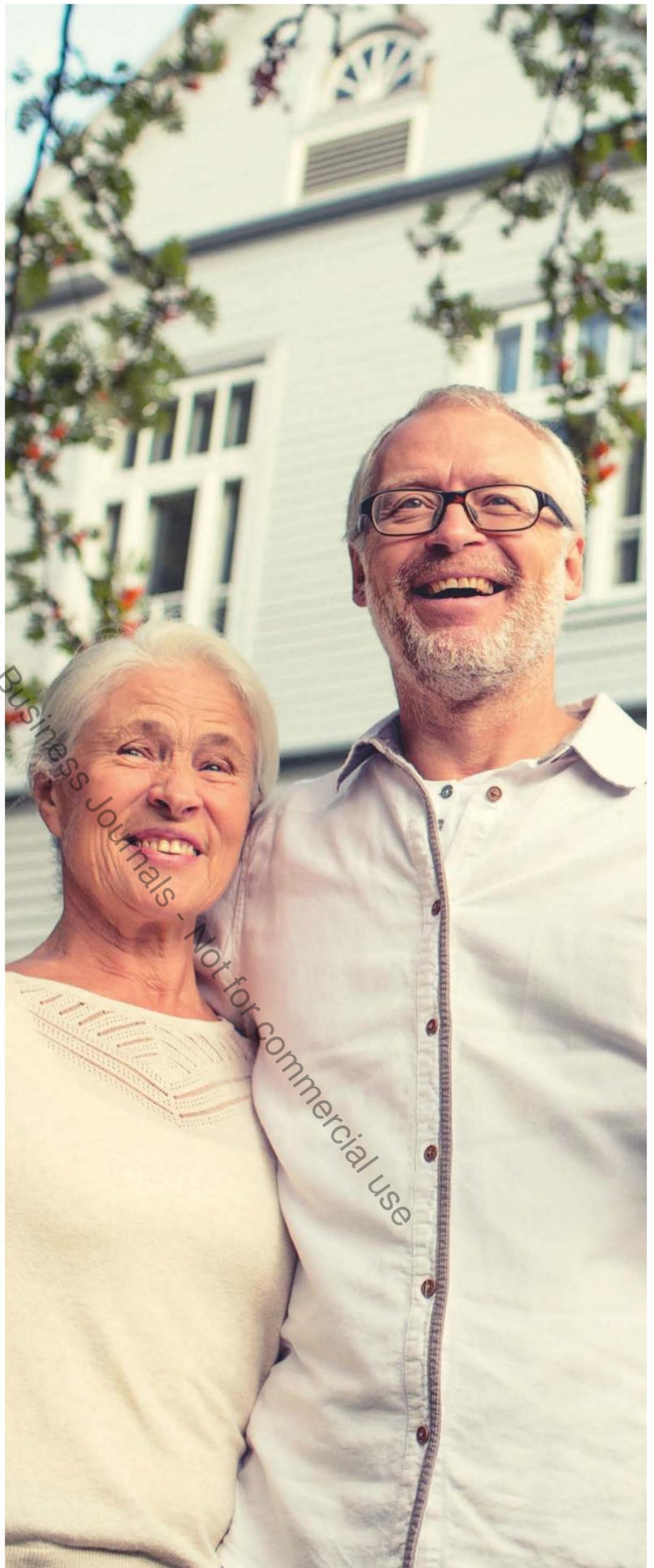
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T H E L I S T

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METRO-AREA COMMERCIAL DEVELOPMENT FIRMS

RANKED BY SQUARE FEET OF COMMERCIAL SPACE DEVELOPED IN THE PORTLAND METRO AREA IN LAST FIVE YEARS, 2018 TO 2022

Name / prior rank / URL	Address / phone	Metro sq. ft. developed, 5 years to 2022	Global sq. ft. developed, 5 years to 2022	Metro sq. ft. developed, 2022	Metro sq. ft. being built or planned	Notable recent metro projects completed	Top local executive(s)
1 Trammell Crow Co. ^① trammellcrow.com	1300 S.W. 5th Ave. #3350 Portland, OR 97201 503-946-4980	6.44 million	88.52 million	748,276	10 million	Reilly West/GXO, Hillsboro; Hitachi BTS, Hillsboro; T-S Corporate Park, Sherwood; Mercato Grove, Lake Oswego; Columbia Distributing BTS, Canby; Amazon BTS in Troutdale, Portland and Woodburn	Steve Wells, Senior Managing Director
2 Prologis [⊛] prologis.com	4380 S. Macadam Ave. #285 Portland, OR 97239 503-276-7373	1.5 million	185 million	550,000	2.5 million	NW Logistics; Prologis Meadows Buildings A, E and F; PDX 21	Sean Colletta, VP
3 Schnitzer Properties [⊛] schnitzerproperties.com	1121 S.W. Salmon St. #500 Portland, OR 97205 503-242-2900	1.32 million	3.06 million	252,460	445,000	Defy Beaverton, Beaverton; Cascade Square, Beaverton; Greentree West Business Park, Beaverton; Burlington @ Gresham Station, Gresham; Wilsonville Commerce Center, Wilsonville; 7 SE Stark, Portland	Jordan D. Schnitzer, President, Steve Roselli, SVP and Portland Regional Manager
4 Cairn Pacific ^③ cairnpacific.com	2175 N.W. Raleigh St. #104 Portland, OR 97210 503-345-6733	1.27 million	1.27 million	197,266	434,220	Freewell, Portland; Saltwood North & South, Portland; Raleigh Slabtown, Portland; The Carson, Portland; Leland James, Portland; LL Hawkins, Portland; Slabtown Marketplace, Portland	Rob Hinnen, Tom DiChiara, James Santana, Principals
5 Specht Development Inc. ^② spechtprop.com	10260 S.W. Greenburg Rd. #170 Portland, OR 97223 503-646-2202	1.18 million	1.18 million	468,793	2.51 million	Ridgefield Industrial Center, Ridgefield; 220 N.W. 2nd Ave., Portland; Portside Logistics Park, Vancouver, WA; Myers Container, Cornelius	Greg Specht, CEO, Chris Hartson, VP of Construction
6 LPC West [⊛] lpcwest.com	1211 S.W. 5th Ave. #700 Portland, OR 97204 503-224-1193	1.1 million	62 million	367,500	1.78 million	Wells Fargo Center & Exchange Block Renovation, Portland; PacWest Center Renovation, Portland; Fremont Place Office Renovation, Portland; The Sutton Apartments Development, Portland	Patrick Gilligan, EVP, Lee Morrison, SVP
7 Mortenson ^⑤ mortenson.com/portland	710 N.W. 14th Ave. #300 Portland, OR 97209 971-202-4100	963,313	4.02 million	NA	NA	Garage at Oregon Convention Center, Portland; Hyatt Centric, Portland; Hyatt Regency at Oregon Convention Center, Portland; Storyline, Portland	Dan Mehls, VP and GM, Kallen Gatherer, Project Development Executive, Mike Clifford, Dir. of Operations
8 ScanlanKemperBard Companies (SKB) ^⑭ skbcos.com	222 S.W. Columbia St. #700 Portland, OR 97201 503-220-2600	947,000	1.83 million	549,000	92,000	Iron Fireman Collective, Portland; Hygge (Hoyt20) apartments, Portland; Glass Lab, Portland; Mailwell, Milwaukie; ParkWorks Industry Center, Wilsonville; The Overland apartments, Tigard	Todd Gooding, President, James Paul, Principal
9 Capstone Partners LLC ^⑥ capstone-partners.com	2175 N.W. Raleigh St. #104 Portland, OR 97210 503-226-1972	792,449	2.5 million	96,686	1.56 million	Mill Creek Logistics Center, Salem; PDX Logistics Center I-III, Portland; Grant Park Village, Portland; LL Hawkins, Portland; Leland James, Portland	Chris Nelson, Principal
10 PacTrust ^④ pactrust.com	15350 S.W. Sequoia Pkwy. #300 Portland, OR 97224 503-624-6300	774,659	1.22 million	293,242	450,000	Columbia Tech Center, Vancouver; Koch Corporate Center, Tualatin; Airport Way Corporate Center, Portland; Mill Creek Corporate Center, Salem; PacTrust Corporate Park, Vancouver	Peter Bechen, President and CEO, David Ramus, COO, Eric Sporre, VP
11 Pacific NW Properties ^⑧ pnwprop.com	6600 S.W. 105th Ave. #175 Beaverton, OR 97008 503-626-3500	767,000	767,000	67,000	102,000	Fourth Plain Business Park II, Vancouver; South Salem BP, Salem; CORN PASS ANNEX Reposition, Hillsboro; Pringle Road Warehouse Reposition, Salem; Herman Road Industrial Park Reposition, Tualatin	Evan Bernstein, Brad Stern, Partners

NOTES: NA = not applicable, not available or not approved ⊛ = Not ranked last year.

▶ CLOSER LOOK

20.6M

Combined commercial square feet completed in the metro area from 2018 to 2022 by all the firms on The List

356.1M

Combined commercial square feet completed globally from 2018 to 2022 by all the firms on The List

356.1M

Combined commercial square feet completed globally from 2018 to 2022 by all the firms on The List

ABOUT THE LIST

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METRO-AREA COMMERCIAL DEVELOPMENT FIRMS

RANKED BY SQUARE FEET OF COMMERCIAL SPACE DEVELOPED IN THE PORTLAND METRO AREA IN LAST FIVE YEARS, 2017 TO 2022

Name / prior rank / URL	Address / phone	Metro sq. ft. developed, 5 years to 2022	Global sq. ft. developed, 5 years to 2022	Metro sq. ft. developed, 2022	Metro sq. ft. being built or planned	Notable recent metro projects completed	Top local executive(s)
12 Rembold ¹⁰ rembold.com	10305 S.W. Park Way #204 Portland, OR 97225 503-222-7258	754,997	754,997	161,700	700,558	Verso, Beaverton; The Rise Central, Beaverton; The Ackerly at Reed's Crossing, Hillsboro	Kira Cador, Principal and President, Kali Bader, Principal
13 The Green Cities Company ¹³ greencities.com	1477 N.W. Everett St. Portland, OR 97209 503-299-6000	441,339	1.4 million	NA	NA	5 MLK, Portland	Patrick Wilde, Kelly Saito, Managing Partners
14 Guardian ¹⁶ gres.com	760 S.W. 9th Ave. #2200 Portland, OR 97205 503-802-3600	409,475	409,475	129,060	566,867	Fuller Station, Happy Valley; Axletree, Milwaukie; Bridge Meadows, Beaverton	Tom Brenneke, President
15 Urban Development + Partners ¹⁷ udplp.com	116 N.E. 6th Ave. #400 Portland, OR 97232 503-946-3265	360,905	399,151	34,000	320,953	Hotel Grand Stark, Portland; District Office, Portland; Lyra, Portland; Almr, Portland; Fairmount Apartments, Portland	Eric Cress, Principal
16 Gramor Development Inc. ¹⁵ gramor.com	19767 S.W. 72nd Ave. #100 Tualatin, OR 97062 503-245-1976	353,651	353,651	61,999	500,823	Grant Street Restaurants at The Waterfront Vancouver; Rediviva at The Waterfront Vancouver; The Murdock at The Waterfront Vancouver; Misty Ridge Apartments, Happy Valley	Barry Cain, President
17 Edge Development ¹² edgedevelopment.net	2233 N.W. 23rd Ave. #100 Portland, OR 97210 503-292-7733	331,091	340,541	61,876	280,231	NOTA, Portland; Overlook Flats, Portland; Greeley Court, Portland; The Allison, Portland; The Chloe, Portland; Canyon Crossing, Beaverton; Sherwin Williams, Aloha; The Eleven, Portland	Scott Elliott, CEO, Kyle Woodley, Director of Development
18 Killian Pacific ⁷ killianpacific.com	1615 S.E. 3rd Ave. #100 Portland, OR 97214 503-746-9171	325,114	325,114	30,161	736,459	The Collective Phase 1, Vancouver, WA; Volta at the Electric Blocks, Portland	Adam Tyler, President, Nathan Scott, CFO, Michi Slick, Dev. Principal, Lance Killian, Chief Visionary Officer, Nicole Stein, Sustainability/Social Impact Dir., Jenna Dowding, Portfolio Mgmt. Dir.
19 Urban Renaissance Group ¹⁸ urbanrengroup.com	720 S.W. Washington St. #640 Portland, OR 97205 503-241-3345	250,000	250,000	NA	340,000	Canvas, Portland; J.K. Gill, Portland	Thomas Kilbane, VP and Regional GM
20 North Rim Development Group LLC ¹⁹ northrimpx.com	819 S.E. Morrison St. #110 Portland, OR 97214 503-525-1925	155,000	300,000	NA	NA	NA	Matthew Schweitzer, President
21 Ethos Development LLC ²⁰ ethosdevelopmentllc.com	1111 N.E. Flanders St. #201 Portland, OR 97232 503-205-0806	130,000	195,000	5,000	593,000	Society 62, Portland; Nomad, Portland; Margot, Portland	Josh Bean, Principal, Paul Del Vecchio, President

NOTES: NA = not applicable, not available or not approved * = Not ranked last year.

CLOSER LOOK

4.1M

Combined commercial square feet completed in the metro area in 2022 alone by all the firms on The List

MOST SQUARE FEET IN 2022

Here are the firms on The List re-ranked by commercial square feet developed in the metro area in 2022 alone:

Trammell Crow Co.	748K
Prologis	550K
ScanlanKemperBard Companies (SKB)	549K
Specht Development Inc.	469K
LPC West	368K

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METRO-AREA COMMERCIAL/CIVIL GENERAL CONTRACTORS

RANKED BY COMMERCIAL BILLINGS FOR PORTLAND METRO-AREA PROJECTS DURING 2022

Name / prior rank / URL	Address / phone	2022 metro billings	Non-metro billings	Metro SF built 2022	Work sub-cont.	Metro employees	Top specialties	Top local executive(s)
1 JE Dunn Construction Company ③ jedunn.com	8910 S.W. Gemini Dr. Beaverton, OR 97008 503-978-0800	\$737.57 million	\$5.09 billion	3.66 million	80%	264	Advanced industries; local government; transportation; mission critical; education; health care	Darin Stegemoller, SVP of Northwest Division
2 Skanska USA Building ② usa.skanska.com/portland	1010 N.W. Flanders St. #500 Portland, OR 97209 503-382-0900	\$689 million	\$4.25 billion	6.2 million	82%	506	Construction management/general contracting; lean design and construction; integrated project delivery; design-build; green and resilient construction; special projects	Timothy Johnson, EVP and GM
3 Walsh Construction Co. ④ walshconstruction.com	2905 S.W. 1st Ave. Portland, OR 97201 503-222-4375	\$407.8 million	\$274.8 million	190,000	70%	323	Wood-framed, mass timber, steel, concrete structures; mixed-use; multifamily, affordable; senior and student housing; higher education; historic renovation; health care; commercial; hospitality	Matt Leeding, President and CEO
4 Howard S. Wright ⑤ balfourbeattyus.com/portland	1455 N.W. Irving St. #400 Portland, OR 97209 503-220-0895	\$403.7 million	\$3.12 billion	0	71%	287	Corporate offices; education; mission critical; hospitality and health care facilities; residential; civic; renovation	Troy Dickson, Northwest President, Ryan McGrew, SVP
5 Andersen Construction ⑥ andersen-const.com	6712 N. Cutter Cir. Portland, OR 97217 503-283-6712	\$372.06 million	\$654.51 million	465,133	75%	371	Health care; educational; institutional; advanced technology; multifamily housing; parking garages	David Andersen, Chairman, Joel Andersen, CEO, Travis Baker, President
6 LMC Construction ⑫ lmconstruction.com	19200 S.W. Teton Ave. Tualatin, OR 97062 503-646-0521	\$359 million	\$0	1.8 million	85%	165	Commercial; multifamily; mixed-use; hospitality	Christopher Duffin, President
7 HITT Contracting ⑰ hitt.com	2025 1st Ave. #1212 Seattle, WA 98121 206-717-8181	\$341.85 million	\$5.07 billion	2 million	92%	45	Mission critical construction; corporate interiors; industrial	John Kane, SVP, Ryan Wagner, VP
8 Hoffman Construction Co. ① hoffmancorp.com	805 S.W. Broadway #2100 Portland, OR 97205 503-221-8811	\$304.27 million	\$3.52 billion	0	80%	266	Employee-owned general contractor with operations throughout the western U.S., specializing in complex commercial, institutional and industrial projects	Wayne Drinkward, Chairman, David Drinkward, President and CEO
9 Lease Crutcher Lewis ⑬ lewisbuilds.com	550 S.W. 12th Ave. Portland, OR 97205 503-223-0500	\$206.1 million	\$79.05 million	112,500	81%	219	Preconstruction; sustainability and LEED; virtual design and construction; self-performed work	Bart Ricketts, CEO, Tony Stewart, Oregon Division President
10 Turner Construction ⑦ turnerconstruction.com	1155 S.W. Morrison St. #600 Portland, OR 97205 503-226-9825	\$205 million	\$16.05 billion	275,000	85%	130	Commercial/office/interiors; health care; multifamily/mixed-use/hospitality; high-tech manufacturing/data centers; public/education/entertainment	Brian Sabom, Operations Manager, Kyle Warren, GM
11 R&H Construction ⑪ rhconst.com	2019 N.W. Wilson St. Portland, OR 97209 503-228-7177	\$183 million	\$39.53 million	0	83%	153	Multifamily; office; industrial; retail; nonprofit; medical; education; winery/brewery; senior living; hospitality; financial institution; automotive; affordable housing	Kraig O'Connor, President and CEO
12 Fortis Construction Inc. ⑧ fortisconstruction.com	1705 S.W. Taylor St. #200 Portland, OR 97205 503-459-4477	\$162.24 million	\$1.67 billion	0	80%	380	Education; health care; data centers; commercial offices; science and technology	Jim Kilpatrick, CEO
13 Swinerton ⑯ swinerton.com	342 SW. 2nd Ave. Portland, OR 97204 503-224-6888	\$154 million	\$14 million	0	70%	198	Ground-up construction; tenant improvements; renovations; corporate services; mass timber/CLT	Bobby Jennings, Division Manager, Jason Chupp, Northwest Regional Manager
14 Emerick Construction Co. ⑳ emerick.com	7855 S.W. Mohawk St. Tualatin, OR 97062 503-777-5531	\$148.5 million	\$39.5 million	585,000	80%	78	Critical facilities; K-12; higher ed; seismic; historic and commercial renovations; office buildings; IT; high tech; civic and cultural facilities	Corey Lohman, President, Larry Sitz, CEO, Jordan Fell, EVP of Construction
15 Bremik Construction Inc. ⑭ bremik.com	1026 S.E. Stark St. Portland, OR 97214 503-688-1000	\$124.3 million	\$32 million	0	75%	120	Multifamily housing; renovations; health care; office; education; bio-technology; technology; hospitality; industrial	Spencer Bradley, President, Breny Parry, President, Mike Greenslade, COO
16 Perlo Construction ⑨ perlo.biz	11450 S.W. Amu St. Tualatin, OR 97062 503-624-2090	\$117.74 million	\$179.44 million	0	77%	159	Advanced technology; auto dealerships; education; health care; industrial; retail; self-storage; senior living; wineries; other projects	Jeff Perala, Owner, Gayland Looney, Owner, Chris Gregg, President and Partner
17 Todd Construction Inc. ⑳ toddconstruction.com	P.O. Box 949 Tualatin, OR 97062 503-620-7652	\$105.25 million	\$0	181,170	86%	60	K-12 and higher education; senior living; multifamily; retail; religious; recreation	Brent Schafer, President, Ken Dixon, VP
18 TEAM Construction ⑰ teamconstruction.com	6701 N.E. 42nd St. Vancouver, WA 98661 360-699-1477	\$90 million	\$0	0	75%	73	Multifamily and office buildings; retail centers; industrial warehouses; educational, financial, religious and medical facilities; tenant build-outs	Paul Hodge, CEO, David Gunsul, President
19 Pence Companies ⑩ pence.net	5400 Meadows Rd., 4th Fl. Lake Oswego, OR 97035 503-252-3802	\$84 million	\$197 million	639,822	79%	124	Education; multifamily housing; senior living; affordable housing; healthcare; retail; tenant improvement; historic renovation; office; recreation and amusement; pools	Paul Schulz, CEO, Dave Hays, President, Jim Grabski, CFO
20 Kirby Nagelhout Construction Co. ⑳ kirbynagelhout.com	10180 S.W. Nimbus Ave. #J3 Portland, OR 97223 503-530-8420	\$65.3 million	\$88 million	210,300	80%	37	New construction; renovations; seismic upgrades; K-12 education; office; commercial; higher education; hospitality; retail; industrial; manufacturing; religious; health care; civic buildings; airports	Jeff Deswert, President, Mike Taylor, SVP, Chris Prah, VP
21 P&C Construction ⑱ builtbypandc.com	2133 N.W. York St. Portland, OR 97210 503-665-0165	\$61.5 million	\$0	0	96%	75	Educational facilities; civic buildings; athletic facilities; historic renovation; health care; community parks; auto-dealership; manufacturing facilities	Steve Matany, President, Brian Shoemaker, VP, David VanVleck, VP
22 Deacon Construction LLC * deacon.com	901 N.E. Glisan St. #100 Portland, OR 97232 503-297-8791	\$54.15 million	\$17.74 million	815,099	95%	98	Retail and hospitality; multifamily; office; health care; tenant improvements, repair and restoration	Steve Deacon, Chairman of the Board, Andrew Naegeli, CEO, Lisa Terlson, CFO
23 Lorentz Bruun Construction ⑳ bruunconstruction.com	3611 S.E. 20th Ave. #300 Portland, OR 97202 503-232-7106	\$45.9 million	\$43.2 million	19,000	83%	98	Commercial; office; affordable housing; multifamily; adaptive reuse; historic restoration; health care; life science and laboratory; industrial; tenant improvements; retail	Mark Bruun, President, Kurt Bruun, COO, Erik Bruun, Principal
24 Sundt Construction Inc. * sundt.com	7700 N.E. Parkway Dr. #200 Vancouver, WA 98662 360-954-7900	\$43.54 million	NA	0	60%	132	Roadways; bridges; transit; water and wastewater; flood control; power; semiconductor; infrastructure and site development	Ken Kubacki, Transportation VP and Area Manager for Northwest, Jill Vaughan, Transportation Project Director for Northwest, Paul Laufer, Industrial Project Executive for Northwest
25 KeyWay Corp. ⑳ keywaycorp.com	7275 S.W. Hermoso Way Tigard, OR 97223 503-684-5100	\$38.17 million	\$0	0	100%	10	Multifamily apartments; senior care facilities; light commercial; tenant improvements; renovations/rehabs; tilt-up construction	Brian Frank, President, Kent Krafve, VP

1 A Balfour Beatty Company.

NOTES: NA = not applicable, not available or not approved * = Not ranked last year.

CLOSER LOOK

\$5.6B

Combined 2022 commercial billings in the metro area at all firms that responded to the survey for The List

5.1%

Increase from 2021 in combined commercial billings in the metro area

\$41B

Combined 2022 commercial billings out of the metro area at all firms that responded to the survey for The List

MOST NON-METRO BILLINGS

Here are the firms on The List re-ranked by 2022 billings out of the metro area:

Turner Construction	\$16.1B
JE Dunn Construction Co.	\$5.1B
HITT Contracting	\$5.1B
Skanska USA Building	\$4.3B
Hoffman Construction Co.	\$3.5B

ABOUT THE LIST

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METRO-AREA COMMERCIAL SPECIALTY SUBCONTRACTORS

RANKED BY COMMERCIAL BILLINGS FOR PORTLAND METRO-AREA PROJECTS DURING 2022

Name / prior rank / URL	Address / phone	2022 metro billings	Non-metro billings	Work sub-contracted	Metro employees	Global employees	Top specialties	Year founded locally	Headquarters city	Top local executive(s)
1 Harder Mechanical Contractors Inc. ^① harder.com	2148 N.E. Martin Luther King Jr. Blvd. Portland, OR 97212 503-281-1112	\$642 million	\$347 million	10%	900	2,350	All piping; plumbing; sheet metal, steel erection; concrete foundation work; complex equipment installations	1934	Portland, OR	Steve Harder, CEO, Dustin Harder, President
2 Charter Mechanical Contractors Inc. [⊛] chartermechanical.com	7940 S.W. Hunziker St. Portland, OR 97223 503-691-1700	\$214.21 million	\$18.5 million	14%	465	488	Process piping; HVAC and plumbing installation and service; modular skid fabrication	2006	Portland, OR	Cordell Tietz, President, Mark Daskalos, VP, Pete Lowry, CFO
3 Whitaker/Ellis [⊛] whitakerellis.com	7180 S.W. Sandburg St. #400 Tigard, OR 97223 503-768-3017	\$75 million	\$0	100%	200	200	Structural concrete; post tension; mixed-use; tilt-up; data centers	1997	Portland, OR	Adam Craig, Operations Manager
4 MacDonald-Miller Facility Solutions LLC [⊛] macmiller.com	12911 N.E. Airport Way Portland, OR 97230 971-244-0901	\$32.57 million	\$4.32 million	5583889%	220	1,492	HVAC; plumbing; energy management; building automation; electrical services; construction; project management; mechanical engineering; preventive maintenance; retrofitting; energy efficiency	1987	SeaTac, WA	Jon Hay, General Manager
5 Zavala Corp. ^④ zavalacorp.com	2870 N.E. Hogan Dr., Ste. E #512 Gresham, OR 97030 503-285-4586	\$14 million	\$2 million	10%	40	40	Building and civil concrete structures	2008	Portland, OR	Hugo Zavala, President

NOTES: NA = not applicable, not available or not approved ⊛ = Not ranked last year.

► CLOSER LOOK

\$978M
Combined 2022 commercial billings in the metro area at all firms on The List

\$372M
Combined 2022 commercial billings out of the metro area at all firms that responded to the survey for The List

1,825
Combined metro-area employment at all firms on The List

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METRO-AREA COMMERCIAL REMODELING FIRMS

RANKED BY COMMERCIAL REMODELING BILLINGS FOR PORTLAND METRO-AREA PROJECTS DURING 2022

Name / prior rank / URL	Address / phone	2022 metro commercial remodeling billings	Metro employees	Global employees	Year founded locally	Headquarters	Top local executive(s)
1 Skanska USA Building ^① usa.skanska.com/portland	1010 N.W. Flanders St. #500 Portland, OR 97209 503-382-0900	\$475 million	506	2,250	1946	Parsippany, NJ	Timothy Johnson, EVP and GM
2 Harder Mechanical Contractors Inc. ^⑮ harder.com	2148 N.E. Martin Luther King Jr. Blvd. Portland, OR 97212 503-281-1112	\$295 million	900	2,350	1934	Portland, OR	Steve Harder, CEO, Dustin Harder, President
3 Lease Crutcher Lewis ^⑤ lewisbuilds.com	550 S.W. 12th Ave. Portland, OR 97205 503-223-0500	\$171.35 million	219	793	1993	Seattle, WA	Bart Ricketts, CEO, Tony Stewart, Oregon Division President
4 JE Dunn Construction Company ^② jedunn.com	8910 S.W. Gemini Dr. Beaverton, OR 97008 503-978-0800	\$126.31 million	264	3,929	1992	Kansas City, MO	Darin Stegemoller, SVP of Northwest Division
5 Andersen Construction ^⑦ andersen-const.com	6712 N. Cutter Cir. Portland, OR 97217 503-283-6712	\$110.88 million	371	845	1950	Portland, OR	David Andersen, Chairman, Joel Andersen, CEO, Travis Baker, President
6 Swinerton ^⑫ swinerton.com	342 SW. 2nd Ave. Portland, OR 97204 503-224-6888	\$107 million	198	4,546	1967	Concord, CA	Bobby Jennings, Division Manager, Jason Chupp, Northwest Regional Manager
7 Fortis Construction Inc. ^④ fortisconstruction.com	1705 S.W. Taylor St. #200 Portland, OR 97205 503-459-4477	\$96.7 million	380	650	2003	Portland, OR	Jim Kilpatrick, CEO
8 Howard S. Wright ¹ ^⑥ balfourbeattyus.com/portland	1455 N.W. Irving St. #400 Portland, OR 97209 503-220-0895	\$76.8 million	287	4,200	1885	Portland, OR	Troy Dickson, Northwest President, Ryan McGrew, SVP
9 Walsh Construction Co. ^⑩ walshconstruction.com	2905 S.W. 1st Ave. Portland, OR 97201 503-222-4375	\$68.8 million	323	553	1961	Portland, OR	Matt Leeding, President and CEO
10 R&H Construction ^⑧ rhconst.com	2019 N.W. Wilson St. Portland, OR 97209 503-228-7177	\$65.58 million	153	183	1979	Portland, OR	Kraig O'Connor, President and CEO
11 LMC Construction ^⑨ lmconstruction.com	19200 S.W. Teton Ave. Tualatin, OR 97062 503-646-0521	\$45 million	165	168	2004	Tualatin, OR	Christopher Duffin, President
12 P&C Construction ^⑪ builtbypandc.com	2133 N.W. York St. Portland, OR 97210 503-665-0165	\$40 million	75	75	1961	Portland, OR	Steve Malany, President, Brian Shoemaker, VP, David VanVleck, VP
13 Turner Construction ^③ turnerconstruction.com	1155 S.W. Morrison St. #600 Portland, OR 97205 503-226-9825	\$35.12 million	130	11,415	1979	New York	Brian Sabom, Operations Manager, Kyle Warren, GM
14 Deacon Construction LLC [⊛] deacon.com	901 N.E. Glisan St. #100 Portland, OR 97232 503-297-8791	\$33.04 million	98	315	1981	Portland, OR	Steve Deacon, Chairman of the Board, Andrew Naegeli, CEO, Lisa Terlson, CFO
15 Lorentz Bruun Construction ^⑬ brunconstruction.com	3611 S.E. 20th Ave. #300 Portland, OR 97202 503-232-7106	\$30.6 million	98	98	1946	Portland, OR	Mark Bruun, President, Kurt Bruun, COO, Erik Bruun, Principal
16 Bremik Construction Inc. ^⑮ bremik.com	1026 S.E. Stark St. Portland, OR 97214 503-688-1000	\$30 million	120	135	2004	Portland, OR	Spencer Bradley, President, Breny Parry, President, Mike Greenslade, COO
17 Hoffman Construction Co. ^⑰ hoffmancorp.com	805 S.W. Broadway #2100 Portland, OR 97205 503-221-8811	\$29.59 million	266	665	1922	Portland, OR	Wayne Drinkward, Chairman, David Drinkward, President and CEO
18 Emerick Construction Co. ^⑭ emerick.com	7855 S.W. Mohawk St. Tualatin, OR 97062 503-777-5531	\$29.5 million	78	84	1943	Tualatin, OR	Corey Lohman, President, Larry Sitz, CEO, Jordan Fell, EVP of Construction
19 Perlo Construction ^⑱ perlo.biz	11450 S.W. Amu St. Tualatin, OR 97062 503-624-2090	\$25.94 million	159	199	1956	Tualatin, OR	Jeff Perala, Owner, Gayland Looney, Owner, Chris Gregg, President and Partner
20 JHC Joseph Hughes Construction ^⑳ jhc-companies.com	11125 S.W. Barbur Blvd. Portland, OR 97219 503-624-7100	\$16.06 million	33	33	1981	Portland, OR	Joe Hughes, President, Tom Rue, VP of Construction
21 MacDonald-Miller Facility Solutions LLC [⊛] macmillier.com	12911 N.E. Airport Way Portland, OR 97230 971-244-0901	\$13.96 million	220	1,492	1987	SeaTac, WA	Jon Hay, General Manager
22 I&E Construction ^㉒ iecon.us	27375 S.W. Parkway Ave. Wilsonville, OR 97070 503-655-7933	\$11.21 million	312	367	2009	Wilsonville, OR	Karl Ivanov, President
23 TEAM Construction ^㉓ teamconstruction.com	6701 N.E. 42nd St. Vancouver, WA 98661 360-699-1477	\$10 million	73	73	1991	Vancouver, WA	Paul Hodge, CEO, David Gunsul, President
24 Todd Construction Inc. ^㉔ toddconstruction.com	P.O. Box 949 Tualatin, OR 97062 503-620-7652	\$6.24 million	60	60	1942	Tualatin, OR	Brent Schafer, President, Ken Dixon, VP
25 Kirby Nagelhout Construction Co. ^㉕ kirbynagelhout.com	10180 S.W. Nimbus Ave. #J3 Portland, OR 97223 503-530-8420	\$5.5 million	37	158	1986	Bend, OR	Jeff Deswert, President, Mike Taylor, SVP, Chris Prah, VP
26 Whitaker/Ellis [⊛] whitakerellis.com	7180 S.W. Sandburg St. #400 Tigard, OR 97223 503-768-3017	\$5 million	200	200	1997	Portland, OR	Adam Craig, Operations Manager
27 KeyWay Corp. ^㉖ keywaycorp.com	7275 S.W. Hermoso Way Tigard, OR 97223 503-684-5100	\$4.5 million	10	10	1998	Tigard, OR	Brian Frank, President, Kent Krafve, VP
28 Pence Companies ^㉗ pence.net	5400 Meadows Rd., 4th Fl. Lake Oswego, OR 97035 503-252-3802	\$3 million	124	184	1949	Lake Oswego, OR	Paul Schulz, CEO, Dave Hays, President, Jim Grabski, CFO
29 Hammer & Hand [⊛] hammerandhand.com	1020 S.E. Harrison St. Portland, OR 97214 503-232-2447	\$800,000	40	50	1995	Portland, OR	Daniel Thomas, CEO
30 CSI Construction Company [⊛] csigc.com	17721 N.E. Riverside Pkwy., Ste. A Portland, OR 97230 503-907-0070	\$641,559	24	230	1992	Colorado Springs, CO	Mike Gorman, VP, Steve Smith, Director of Business Development

¹ A Balfour Beatty Company.

NOTES: NA = not applicable, not available or not approved ⊛ = Not ranked last year.

▶ CLOSER LOOK

\$2B

Combined 2022 commercial remodeling billings in the metro area at all firms that responded to the survey for The List

15.3%

Increase from 2021 in combined commercial remodeling billings in the metro area

5,986

Combined metro-area employment at all firms that responded to the survey for The List

MOST METRO EMPLOYEES

Here are the firms on The List re-ranked by metro-area employment:

Harder Mechanical Contractors Inc.	900
Skanska USA Building	506
Fortis Construction	380
Andersen Construction	371
Walsh Construction	323

ABOUT THE LIST

Information was obtained from firm representatives through questionnaires and could not be independently verified by the Portland Business Journal. Portland metro area is defined as Clackamas, Columbia, Multnomah, Washington and Yamhill counties in Oregon and Clark and Skamania counties in Washington. In case of ties, companies are listed alphabetically.

NEED A COPY OF THE LIST?

Get the word out with reprints, e-prints and commemorative plaques. Contact Audrey Hartz at 503-219-3431 or ahartz@bizjournals.com.

WANT TO BE ON THE LIST?

If you wish to be surveyed when The List is next updated, or if you wish to be considered for other Lists, email your contact information to Brandon Sawyer at bsawyer@bizjournals.com.

THE ONLINE LIST

To see this and other lists online (often including more listings and information not shown in print) visit: www.bizjournals.com/portland/topic/lists.

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GLOBAL REACH



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HEALTH CARE

Promotion



Ashley Blatchley, RN, MSN

Legacy Health

Vice President and Chief Nursing Officer at Legacy Emanuel Medical Center

Ashley Blatchley, RN, MSN, is vice president and chief nursing officer at Legacy Emanuel Medical Center and oversees the hospital's entire nursing staff. Previously, she was manager of Legacy Emanuel's NTICU and ECMO teams and then its director of patient care services for ED, Critical Care, RT, Trauma and ECMO. Blatchley received her undergraduate degree in nursing from Linfield University in Portland, and her graduate degree in nursing from Gonzaga University in Spokane.

LAW

Promotion



Bryan Powell

Lane Powell PC

Vice President

Bryan Powell has been elected as Lane Powell's next Vice President. Powell joined the firm in 1994, and advises clients on all aspects of real estate development, financing, leasing, and management. He will continue to serve clients throughout his appointment.

TO SUBMIT YOUR INFORMATION:

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FEATURED

BUSINESS MANAGEMENT SERVICES | PROFESSIONAL RECOGNITION

Mason Walker

Audigy

Chief Executive Officer

Mason Walker made Audigy's first outbound call as its first employee in 2004. Striving to inspire entrepreneurs to push boundaries through the power of the TEAM, Walker's influence has flourished with the organization's rapid industry expansion, and 2021 saw his operational expertise propel him from president to CEO of Audigy. Having served as president since 2011, he led three distinct organizations: Audigy, Audigy Medical, and Audigy Venture Group. With a keen eye for industry trends, Walker has crafted exclusive programs and platforms, such as business data analytics, patient-experience enhancement, and team development. In 2023 Mason led Audigy through the launch of HearingLoss.com, a website combining patient education, an online hearing screener, and a directory of premier ear-health professionals. A prolific business developer, Walker's recent ventures include emerging lifestyle brand Bourbon Lore, whose crown jewel is the rarest privately held, 100% American whiskey collection.



FEATURED

PR | PROFESSIONAL RECOGNITION

Kelliann Amico

Amico

President

Kelliann Amico has been elected to the Public Relations Society of America College of Fellows. Fewer than three percent of PRSA's members - approximately 700 professionals across the country - have achieved this status granted only to those who have made exceptional contributions to the advancement of the public relations profession, PRSA, and their communities. During her 35+ years in the PR and marketing field, Kelliann has traveled the globe handling media for world leaders, and counseled CEOs, entrepreneurs, public agency leaders and non-profits on how to make the right impression. Kelliann is president of Amico, a versatile group of talented communication and marketing professionals with a dozen decades of combined experience working for some of the country's largest brands and companies. Current and recent clients include the Interstate Bridge Replacement program, Mortenson, NW Natural, Ankrom Moisan, Trident Seafoods, Gevurtz Menashe, Wiscarson Law and Finnegan the Dragon.



LEADS

Information to build your business

▶ Bankruptcies

DISTRICT OF OREGON PORTLAND DIVISION Chapter 11

Vaughn Environmental Inc., 23440 NE Yamhill Rd., Newberg 97132; Assets, \$1,000,001 to \$10,000,000; Debts, \$1,000,001 to \$10,000,000; Attorney, Ted A. Troutman; case #23-31549, 07/17/23.

▶ Assumed business names

CLACKAMAS COUNTY

Scarburro Farm, 21363 S. Yeoman Rd., Beavercreek 97004.

Tier One Communication, 5679 SE International Way, Portland 97222.

Efficiency Plumbing, 15277 Broken Top Ave., Sandy 97055.

Lions Capital Mortgage, 135 A Ave., Lake Oswego 97034.

Reynolds Painting and Construction, 13231 SE Marsh Rd., Sandy 97055.

Redwood Dental, 1514 SE 3rd Ct., Canby 97013.

Clackamas Dot Physicals, 14995 SE 82nd Dr., Clackamas 97015.

Golamberts Insurance, 7940 SE Clackamas St., Portland 97222.

Friends of Sherwood HS Girls Soccer, 4690 Auburn Ln., Lake Oswego 97035.

Hangar 17 LLC, 273 N. Grant St., Canby 97013.

Quiltingpantographs. Com, 14643 SE Bella Rd., Clackamas 97015.

V&F Assistance, 11846 SE Elk Ridge Ct., Clackamas 97015.

Sirius Safety, 37811 SE Wildcat Mount Dr., Eagle Creek 97022.

Ask Solutions, 34385 SE Friendly Ln., Estacada 97023.

Into the Pines, 27230 S. Kinzy Rd., Estacada 97023.

The Sugared Spoon, 6285 Caldwell Rd. #11, Gladstone 97027.

Revenue Academy, 619 Clara Ct., Lake Oswego 97034.

Smartsceanpro, 1500 Ridgecrest Dr., Lake Oswego 97034.

Toxajeni, 19456 Meyers Rd., Oregon City 97045.

Eel Sallad, 17250 S. Mccubbins Rd., Oregon City 97045.

Stone Creations Northwest, 17702 S. Fieldstone Ln., Oregon City 97045.

Knucklebuster Media, 37486 Ruben Ln., Sandy 97055.

Kelley Media LLC, 2060 Oak St., W. Linn 97068.

SGWS, 9805 SW Boeckman Rd., Wilsonville 97070.

Bushfire Co., 3003 SE Oak Glen Ct., Milwaukie 97267.

Best Balance Bookkeeping, 15310 SE Meadowlark Ln., Milwaukie 97267.

James Prosperity Properties, 965 NE 14th Ave., Canby 97013.

Reeves Realty Group, 525 3rd St., Lake Oswego 97034.

Cakes X Kayla, 7724 SW Roanoke Dr., Wilsonville 97070.

Domaine & Estates Artisanal Wines, 9805 SW Boeckman Rd., Wilsonville 97070.

Southern Glazers Wine and Spirits of Oregon, 9805 SW Boeckman Rd., Wilsonville 97070.

Blind Artistry, 11225 SE Orient Dr., Boring 97009.

Memifur Arts, 11122 SE Mystery Springs Ct., Clackamas 97015.

Shamrock Ln., Oregon City 97045.

Creative Candle Lab, 100 Center St., Oregon City 97045.

Pnwodastickershop, 18001 Carlson Ave., Sandy 97055.

All Pro Projects, 1421 SE Eastwood Ct., Milwaukie 97267.

Chimney-Pro, 2666 SE Walnut St., Milwaukie 97267.

Lawsuitforms.Org, 2100 SE Lake Rd. #5, Milwaukie 97222.

Point3 Design, 2955 Wembley Park Rd., Lake Oswego 97034.

Tycyh Designs, 17856 S. Edgewood Ln., Oregon City 97045.

Wealthframes, 5709 Broadway St., W. Linn 97068.

Undead Recordings, 11830 Kerr Pkwy., Lake Oswego 97035.

I Noah Chef Personalized Chef Services, 13490 SE Hubbard Rd. #187, Clackamas 97015.

Moongate Healing Arts, 419 Center St., Oregon City 97045.

Fitsum AFH, 4984 SE Briar Ct., Milwaukie 97267.

PNW Classic Trucks, 30357 SE Hwy. 212, Boring 97009.

OBS Trucks, 12550 SE 93rd Ave. #200, Clackamas 97015.

Molalla River Veterinary Center, 218 Center Ave., Molalla 97038.

MULTNOMAH COUNTY

D Farms, 11904 NE Halsey St., Portland 97220.

Limerent Communications, 220 NW 8th Ave., Portland 97209.

The Wellness Center PDX, 2017 NE Weidler St., Portland 97023.

B&B Plumbing, 5225 N. Emerson Dr., Portland 97217.

Fast Lane Tile Supplies, 4411 NW Yeon Ave., Portland 97210.

The Wellness Center PDX, 2017 NE Weidler St., Portland 97023.

B&B Plumbing, 5225 N. Emerson Dr., Portland 97217.

Fast Lane Tile Supplies, 4411 NW Yeon Ave., Portland 97210.

Trevis Landscaping and Junk Removal, 527 SE Morrison St. #322, Portland 97214.

Coffeekillersclub, 2717 SE 16th Ave., Portland 97202.

Ejilpt, 1305 NW Victoria Ave., Gresham 97030.

Daniel Daly, 3002 SW 16th Cir., Gresham 97080.

Alkwater, 6346 SE 26th St., Gresham 97080.

Thida Thai, 7875 SE 13th Ave., Portland 97202.

Thea Villasenor, 916 SE Mall St., Portland 97202.

Outer Haven, 3335 SE 12th Ave. #A, Portland 97202.

Aeeon West, 121 SW Morrison St. #600, Portland 97204.

Covo Fuoco, 230 SW Ash St. #624, Portland 97204.

Maggie Kestrel, 6710 SE Gladstone St., Portland 97206.

Radiant Little Creatives, 5817 SE Malden St., Portland 97206.

Sparklemotion, 4530 SE 65th Ave. #A, Portland 97206.

Deena Anreise, 6441 SE 66th Ave., Portland 97206.

TJB Industries, 100 NE Farragut St. #2, Portland 97211.

▶ ABOUT THIS SECTION

READER'S GUIDE

The Business Leads is a collection of information gathered from Portland area courthouses, government offices and informational websites. We gather these public records so you can build your business.

No matter what business you are in, you can gain a competitive edge by reading the Business Leads. Find new and expanding businesses and new customers. Find out the area's commercial and residential hot spots. Find clues about the financial condition of your vendors, customers or competitors.

Listings for each category may vary from week to week because of information availability and space constraints.

MORE INFORMATION

To buy Leads information for Portland and more than 40 other markets, call 877-593-4157, or see bizjournals.com/leads. The information is available on disk or via email and arrives earlier than the published version.

Portland 97214.

Nudomain, 10817 SE Cherry Blossom Dr. #204, Portland 97216.

Untamed...Beauty, 9842 E. Burnside St., Portland 97216.

Divya Drag Brunch, 8703 NE Sacramento St., Portland 97220.

Secret Nature, 5933 NE Win Silvers Dr., Portland 97220.

William S. Shapiro, 6140 SW Boundary Rm. 331, Portland 97221.

Rockzhatcompany, 2222 NE 154th Ave., Portland 97230.

Willow and Co., 919 NE 19th Ave. #100, Portland 97232.

La Pulmonia Taqueria, 18180 SE Stark St., Portland 97233.

Quiet House, 3454 SE 165th Ave., Portland 97236.

Propoc Consulting, 10424 SE Cherry Blossom Dr. #F, Portland 97216.

Nikki Blackburn Consulting, 5803 SW Beaverton Hillsdale Hwy., Portland 97221.

Hala-Tees, 3323 SW 40th St., Gresham 97080.

Eastport Autos, 3565 SE 82nd Ave., Portland 97266.

Yin's Tea, 7901 SE Powell Blvd., Portland 97206.

Avila Paintings, 152 NW 12th St., Gresham 97030.

7-Eleven #21075F, 5311 SE 28th Ave., Portland 97202.

Candlelicious, 1616 NW Everett St., Portland 97209.

Cosmic Compass, 4032 NE Garfield Ave. #2, Portland 97212.

Flippen Plants, 3424 NE 58th Ave., Portland 97213.

7-Eleven #39400B, 10136 SE Washington St., Portland 97216.

Portland Mompreneurs, 919 NE 19th Ave. #100, Portland 97232.

England Woodworks, 2150 SE 141st Ave., Portland 97233.

Digital Shield, 6941 N. Mckenna, Portland 97203.

General Counsel As A Service, 2405 N. Vancouver Ave. #403, Portland 97204.

Try I.T. Guy, 6830 NE Broadway #17, Portland 97213.

Atlas Installation, 1934 N. Rosa Parks Way #7, Portland 97217.

6112 SE Gladstone St., Portland 97206.

HRW Management, 4519 NE 28th Ave., Portland 97211.

Northwest Workplace Investigations, 1924 NE 38th Ave., Portland 97212.

Ryan Gottfried Designs, 8289 N. Washburne Ave., Portland 97217.

Awesome Headlights, 18345 NE Glisan St. #14, Portland 97230.

Silver Vixen Tattoos, 718 N. Main Ave., Gresham 97030.

Hzho Full Spectrum Care, 4503 SE 66th Ave., Portland 97206.

Wisdom Adult Care Home, 6440 SE 142nd Ave., Portland 97236.

PDX Headshots, 4226 SW 40th Ave., Portland 97221.

Yoisha Beauty, 3013 SE Waverleigh Blvd. #1, Portland 97202.

Rudy Pace Hair, 1835 NW 23rd Place, Portland 97210.

Pacific Northwest Moving & Storage Co., 3055 NW Yeon, Portland 97210.

WASHINGTON COUNTY

Chehalem Valley View Farm, 18485 SW Seiffert Rd., Sherwood 97140.

The Green Design and Construction, 17166 NW Gables Creek Ln., Beaverton 97006.

Mac Chiropractic, 17895 SW Baseline Rd. #2, Beaverton 97006.

Fireline Medical Specialist, 958 NW Connell Ave., Hillsboro 97124.

Byron's Landscape, 393 NW 180th Ave., Beaverton 97006.

Action Shots Co., 4100 SW 103rd Ct., Beaverton 97005.

Ourbookloft, 15389 NW Wooded Way, Beaverton 97006.

Lori Loves Math, 15174 SW New Plymouth Ln., Beaverton 97007.

Solospotr, 14794 SW Watershed Ln., Beaverton 97007.

Cortney L. Short, 17343 SW Forest Hollow St., Beaverton 97007.

Mark Stanko, 4975 SW 175th Ave., Beaverton 97078.

Iglesia Internacional Union Poder Y Gloria, 4670 SW 182nd Ave., Beaverton 97078.

Luxury Luxs Picnics, 151 S. 20th Ave., Cornelius 97113.

Inspection Tigers, 1078 SE Aliko Ave., Hillsboro 97123.

NW Armizare, 17445 SW Inkster Dr., Sherwood 97140.

Mason, 16057 SW Railroad St., Sherwood 97140.

Fettig Foundation, 25290 SW Grahams Ferry Rd. Bldg. A, Sherwood 97140.

Apple's Violets, 13203 SW Macbeth Dr., Portland 97224.

Zensecured, 14740 SW Hawk Ridge Rd., Portland 97224.

Maxtech, 5891 SW 67th Place, Portland 97225.

Shivaji Nimase, 6775 NW Gladia Terr., Portland 97229.

Expressions Printing, 12060 SW Garden Place, Tigard 97223.

Forest Ridge Apartments, 8417 SW Beaverton Hillsdale Hwy., Portland 97225.

Poplar Village Apartments, 8417 SW Beaverton Hillsdale Hwy., Portland 97225.

Nrgize Lifestyle Cafe, 7410 NE Imbrie Dr., Hillsboro 97124.

Cuppa Yo Frozen Yogurt North Plains, 30860 NW Pacific St. #C, N. Plains 97133.

Authorized Jani-King Franchisee #352, 1305 S. 15th Ave., Cornelius 97113.

Little Roots Farm and Flowers, 9085 SE Hillsboro Hwy., Hillsboro 97123.

NW Window Covering, 4302 SE Pine Way, Hillsboro 97123.

New Kidz Academy, 1055 NE 25th Ave. #A, Hillsboro 97124.

Flowers by Kama, 17337 SW Woodhaven, Sherwood 97140.

Rockabilly Doodles, 15818 SW 2nd St., Sherwood 97140.

KS-Tools, 8885 SW Scheckla Dr., Tigard 97224.

J & J Healing Oil, 14275 SW Fanno Creek Loop, Tigard 97224.

Tutor Shiba, 14616 NW Joseph Ct., Portland 97229.

We Go Moving, 7299 NW Dusty Terr., Portland 97229.

Central Beaverton Business Association, 12725 SW Millikan Way #300, Beaverton 97005.

North West Industrial Solutions, 18383 SW Boones Ferry Rd., Portland 97224.

Best Homecare, 19870 SW Cascadia St., Beaverton 97078.

Inspection Tigers, 1078 SE Aliko Ave., Hillsboro 97123.

Fizzgig Photography, 12250

SW Lansdowne Ln., Tigard 97223.

CMD Pressure Washing, 26050 SW Farmington Rd., Hillsboro 97123.

Above and Beyond Window Washing, 8895 SW Bohmann Pkwy., Portland 97223.

Firefly Family Daycare, 12500 SW Daly Ln., Beaverton 97005.

▶ Building permits

CITY OF PORTLAND

(Unknown), single-family addition at 6109 NE Milton St., (877 sq. ft. 2 story addition/554 sq. ft. attached garage/361 sq. ft. paved driveway), \$179,993.

(Unknown), commercial alteration at 638 SW 5th Ave., (5th fl./improvements made to fit tenant), \$206,895.

(Unknown), single-family residence at 730 SE 111th Ave., (2 story/attached garage), \$351,891.

Andersen Construction Co. of Oregon LLC, multi-family alteration at 1784 NW Northrup St., (suspended ceilings), \$200,000.

First Cascade Corp., commercial alteration at 7200 SE 60th Ave., Lane MS (ada upgrades), \$368,723.

Fulcrum Construction and Building Services LLC, commercial alteration at 3830 SE 14th Ave., Winterhaven ES (reroof), \$1,605,820.

Fulcrum Inc., commercial alteration at 222 SW Columbia St., (#1150 11th fl./waiting area/breakroom/lounge/conference rooms/offices/closets/open office area), \$183,552.

Greystar Development and Construction LP, multi-family residence at 1985 NW Savier St., (shop fabricated wood trusses), \$150,000.

In Line Commercial Construction Inc., commercial alteration at 4013 NE 18th Ave., Sabin Elementary (ada upgrades), \$165,278.

In Line Commercial Construction Inc., commercial alteration at 3830 SE 14th Ave., Winterhaven Elementary (ada upgrades), \$197,300.

JDL Development Inc., single-family alteration at 4024 SW Tualatin Ave., (basement and main house remodel), \$200,000.

Kiewit Infrastructure West Co., commercial alteration

at 5001 N. Columbia Blvd., (steam and condensate piping anchorage design), \$300,000.

Perlo Construction LLC, commercial alteration at 2720 NW 35th Ave., (exterior and interior alterations), \$6,894,768.

Portland Houseworks LLC, single-family residence at 7956 SE Cooper St., (2 story with attached adu/no garage), \$255,994.

LEADS

Lakhbinder Singh vs. DR Horton Inc./Harpal Kaur, tort, case #23-2-01665-06, 07/11/23.

David Brack vs. Ironwood NW LLC/Robert Godat/The North River Insurance Co. et al., commercial, case #23-2-01667-06, 07/11/23.

Grace Cho vs. Summit Solutions Group LLC, tort, case #23-2-01672-06, 07/11/23.

David M. Jennings/Michelle Y. Jennings vs. Lazydays RV of Oregon LLC/Steven R. Garwood, commercial, case #23-2-01695-06, 07/13/23.

Foster Esteb/Holly Johannessen vs. EKM Property Management LLC, case #23-2-01710-06, 07/14/23.

► **New corporations**

CLACKAMAS COUNTY

Larann Properties LLC, 14877 S. Leland Rd., Beavercreek 97004, domestic limited liability company.

Just A Little Farm Charm LLC, 18425 S. Lower Highland Rd., Beavercreek 97004, domestic limited liability company.

Angry Mower LLC, 10625 SE 362nd Ave. #A7, Boring 97009, domestic limited liability company.

Just2Dudes LLC, 15440 SE 262nd Ave., Boring 97009, domestic limited liability company.

Aussie Cleaning Co. LLC, 16664 SE Fox Glen Ct., Clackamas 97015, domestic limited liability company.

9318 Church Street LLC, 9318 SE Church St., Clackamas 97015, domestic limited liability company.

PDX Sheds LLC, 11811 SE Hwy. 212, Clackamas 97015, domestic limited liability company.

Best Courier LLC, 14789 SE 131st Dr., Clackamas 97015, domestic limited liability company.

Compriht Computers Phones LLC, 12178 SE Bluff Dr., Clackamas 97015, domestic limited liability company.

Touched by Dollaazz Co. LLC, 13672 SE 97th Ave., Clackamas 97015, domestic limited liability company.

J.C. Builder's LLC, 25150 S. Springwater Rd., Estacada 97023, domestic limited liability company.

Creations by D LLC, 26730 SE Currin Rd., Estacada 97023, domestic limited liability company.

Let's Buy Homes LLC, 905 Riskey Ave., Gladstone 97027, domestic limited liability company.

MQN Notary Services LLC, 299 E. Hereford St., Gladstone 97027, domestic limited liability company.

Team Tydean LLC, 2400 Childs Rd., Lake Oswego 97034, domestic limited liability company.

Portland Diamond Development Co. LLC, 16655 Maple Cir., Lake Oswego 97034, domestic limited liability company.

Roser White Interiors LLC, 44 Morningview Cir., Lake Oswego 97035, domestic limited liability company.

Flax LLC, 4330 Country Woods Ct., Lake Oswego 97035, domestic limited liability company.

Visual Vibes LLC, 252 Cervantes, Lake Oswego 97035, domestic limited liability company.

Leafy Littles LLC, 13248 Rogers Rd., Lake Oswego 97035, domestic limited liability company.

Lakewood Professional Consultation and Training LLC, 4800 SW Meadows Rd. #300, Lake Oswego 97035, domestic limited liability company.

Kim & Angie Services LLC, 6480 Washington Ct., Lake Oswego 97035, domestic limited liability company.

Streamline Design Studio LLC, 12792 Sierra Vista Dr., Lake Oswego 97035, domestic

limited liability company.

Westwoodwalls LLC, 6407 Mission Ct., Lake Oswego 97035, domestic limited liability company.

Bcbg Fund IV LLC, 6 Centerpointe Dr. #450, Lake Oswego 97035, domestic limited liability company.

Harriman Law LLC, 5200 Meadows Rd. #200, Lake Oswego 97035, domestic limited liability company.

ST&RB Events LLC, 5365 SW Tree St., Lake Oswego 97035, domestic limited liability company.

Long Term Care Leader LLC, 97 Kingsgate Rd. #D31, Lake Oswego 97035, domestic limited liability company.

Lo Riders LLC, 4347 Silver Ct., Lake Oswego 97035, domestic limited liability company.

Erin Naylor Photography LLC, 874 Meadow Dr., Molalla 97038, domestic limited liability company.

501 Main Inc., 501 E. Main St., Molalla 97038, domestic business corporation.

4L Farms LLC, 34252 S. Hwy. 213, Molalla 97038, domestic limited liability company.

Driven Border Collies LLC, 340 Kennel Ave., Molalla 97038, domestic limited liability company.

Loaves & Fishes Catering LLC, 10890 S. Wildcat Rd., Molalla 97038, domestic limited liability company.

Authentic Gourmet Comfort Food LLC, 502 Hartke Loop, Oregon City 97045, domestic limited liability company.

Feng Yuan LLC, 527 Main St., Oregon City 97045, domestic limited liability company.

Talking Earth Farm LLC, 523 Warner Parrott Rd., Oregon City 97045, domestic limited liability company.

Tailored With Tay LLC, 14460 Talawa Dr., Oregon City 97045, domestic limited liability company.

JCO Landscaping LLC, 18780 Central Point Rd. #30, Oregon City 97045, domestic limited liability company.

DTJ Construction LLC, 107 Jersey Ave., Oregon City 97045, domestic limited liability company.

TIDS LLC, 13531 Clairmont Way #74, Oregon City 97045, domestic limited liability company.

Shiny Clean Northwest LLC, 2220 Gilman Dr. #622, Oregon City 97045, domestic limited liability company.

Ink Hatched Wyvern LLC, 386 Elmwood Ct., Oregon City 97045, domestic limited liability company.

CJMC LLC, 704 Main St., Oregon City 97045, domestic limited liability company.

Divine Metatron LLC, 18116 S. Elida Rd., Oregon City 97045, domestic limited liability company.

Warren Randolph Trucking LLC, 17915 S. Greenfield Dr., Oregon City 97045, domestic limited liability company.

Oregon Facilities and Maintenance LLC, 64741 E. Broken Bridge Ln., Rhododendron 97049, domestic limited liability company.

Phoenix Heavy Metal LLC, 46930 SE Pheasant Meadow Rd., Sandy 97055, domestic limited liability company.

Machinehead Tool LLC, 36339 Industrial Way, Sandy 97055, domestic limited liability company.

Ustay LLC, 35835 SE Colorado Rd., Sandy 97055, foreign limited liability company.

Bidco Tiny Nation LLC, 19115 Averill Pkwy., Sandy 97055, domestic limited liability company.

Wolfe Processing Consultants LLC dba Wolfeco LLC, 17570 Wolf Dr., Sandy 97055, domestic limited liability company.

GKY Business Services LLC, 12960 SE Ten Eyck Rd., Sandy 97055, domestic limited liability company.

El Burro Loco Con Sabor Jalisco Inc., 67211 E. Hwy. 26 #BC, Welches

97067, domestic business corporation.

Old Soul Leather LLC, 2900 Beacon Hill Dr., W. Linn 97068, domestic limited liability company.

Teknovault Corp., 21320 Miles Dr., W. Linn 97068, domestic business corporation.

AFH Income Fund LLC, 5709 Broadway St., W. Linn 97068, domestic limited liability company.

AFH Group LLC, 5709 Broadway St., W. Linn 97068, domestic limited liability company.

Swakon Consulting LLC, 18725 Old River Dr., W. Linn 97068, domestic limited liability company.

Eliason Public Affairs LLC, 22856 Weatherhill Rd., W. Linn 97068, domestic limited liability company.

Sell Your House Fast LLC, 1150 Douglas Dr., W. Linn 97068, domestic limited liability company.

On the Mark Construction LLC, 1696 5th Ave., W. Linn 97068, domestic limited liability company.

Adromo LLC, 27950 SW Mountain Rd., W. Linn 97068, domestic limited liability company.

Sporadicate Water Inc., 6680 Palomino Cir., W. Linn 97068, domestic business corporation.

Jesse Achatz DMD LLC, 8263 SW Wilsonville Rd. #C, Wilsonville 97070, domestic limited liability company.

Day Road Associates LLC, 9760 SW Freeman Dr., Wilsonville 97070, domestic limited liability company.

Charlesabree LLC, 8870 SW Ash Meadows Cir. #327, Wilsonville 97070, domestic limited liability company.

JB Business Consultants LLC, 31070 SW Willamette Way E., Wilsonville 97070, domestic limited liability company.

Getaway Guru LLC, 7930 SW Tennis Ct., Wilsonville 97070, domestic limited liability company.

Cove Property Services LLC, 9157 SW 4th St., Wilsonville 97070, domestic limited liability company.

Top Reserve Consulting LLC, 28784 SW Ashland Loop #213, Wilsonville 97070, domestic limited liability company.

Sole Adult Care Home LLC, 11050 SE 77th Ave., Milwaukie 97222, domestic limited liability company.

Jastos Holdings LLC, 12606 SE Weedman Ct., Milwaukie 97222, domestic limited liability company.

AMC Properties LLC, 4040 International Way #E205, Milwaukie 97222, domestic limited liability company.

Vani Bucks Inc., 6433 SE Lake Rd., Milwaukie 97222, domestic business corporation.

JBH Acquisitions LLC, 9701 SE McLaughlin Blvd., Portland 97222, domestic limited liability company.

Stumptown Roofing LLC, 4031 SE Olsen St., Milwaukie 97222, domestic limited liability company.

Dream Creek Construction LLC, 13718 SE Oatfield Rd., Milwaukie 97222, domestic limited liability company.

Diligence Inspections LLC, 11662 SE 27th Ave., Milwaukie 97222, domestic limited liability company.

Roswell Group LLC, 2906 SE Roswell St., Milwaukie 97222, domestic limited liability company.

Johnathan Dolan LLC, 14111 SE Laurie Ave., Milwaukie 97267, domestic limited liability company.

Rose Wellness LLC, 15115 SE Rupert Dr., Portland 97267, domestic limited liability company.

Chrome Business Services LLC, 3881 SE Sunset Ct., Milwaukie 97267, domestic limited liability company.

Oden Legal LLC, 5756 SE Vincerest Dr., Milwaukie 97267, domestic limited liability company.

Grant Pauli Photography LLC, 15416 SE Vista Sunrise Ct., Portland 97267, domestic limited liability company.

Goodnight Homes by High Level Construction LLC, 15425 SE Vista Sunrise Ct., Milwaukie 97267, domestic limited liability company.

Biggs LLC, 5006 SE Britton Ave., Portland 97267, domestic limited liability company.

Lucky's Stencil LLC, 6880 SE Bixel Way, Milwaukie 97267, domestic limited liability company.

KJD LLC, 17217 SE Blanton St., Portland 97267, domestic limited liability company.

Milwaukie Adult Care Home1 LLC, 4411 SE Hill Rd., Milwaukie 97267, domestic limited liability company.

Living Yoga Mindful Dying LLC, 16885 SE Carmel Ct., Milwaukie 97267, domestic limited liability company.

MULTNOMAH COUNTY

Lantern Farms Inc., 39911 SE Loudon Rd., Corbett 97019, domestic business corporation.

Nicks Coffee LLC, 20827 NE Caden St., Fairview 97024, domestic limited liability company.

Macc Services LLC, 20236 NE Interlachen Ln., Fairview 97024, domestic limited liability company.

Divine Intervention Healing LLC, 26099 NE Glisan St. #302, Fairview 97024, domestic limited liability company.

Bright Future Care Home LLC, 21610 SE Oak St., Gresham 97030, domestic limited liability company.

Fifteenth LLC, 15 NE 3rd St., Gresham 97030, domestic limited liability company.

Parsons Mobile Service LLC, 130 SE 214th Ave., Gresham 97030, domestic limited liability company.

Dainty Layers LLC, 419 NE Kelly Ave., Gresham 97030, domestic limited liability company.

DSC Consignment LLC, 2700 W. Powell Blvd. #G251, Gresham 97030, domestic limited liability company.

True North Therapy LLC, 657 NE Hood Ave., Gresham 97030, domestic limited liability company.

Muteki Ramen and Izakaya Inc., 1066 NW Civic Dr., Gresham 97030, domestic business corporation.

Luxe Refit LLC, 23815 SE Oak St., Gresham 97030, domestic limited liability company.

PAS Cleaning Co. Inc., 1025 SE 221st Ave., Gresham 97030, domestic business corporation.

Stark Street Preschool LLC, 23345 SE Stark St., Gresham 97030, domestic limited liability company.

Robert's Remodeling and Cleaning Services LLC, 800 SE 48th St., Troutdale 97060, domestic limited liability company.

Chitos Services LLC, 651 SW Edgefield Meadows Ave., Troutdale 97060, domestic limited liability company.

Pacific Consulting LLC, 23724 NE Stanley St., Wood Village 97060, domestic limited liability company.

DGS Training LLC, 955 SE 46th Ave., Troutdale 97060, domestic limited liability company.

My Leadership Coach LLC, 1367 SW Edgefield Meadows Terr., Troutdale 97060, domestic limited liability company.

Homeland Estates LLC, 552 SW 9th Cir., Troutdale 97060, domestic limited liability company.

Pure Cream.Co Kennel LLC, 2153 SE Sturges Ln. #75, Troutdale 97060, domestic limited liability company.

Diamond Gear LLC, 1332 SE Althaus Dr., Troutdale 97060, domestic limited liability company.

Designs by Dennis LLC, 1172 SE La Mesa Ave., Gresham 97080, domestic limited liability company.

Spare Change Farms LLC, 31555 SE Orland St., Gresham 97080, domestic limited liability company.

Vyna General Construction LLC, 1802 SW Mawcrest Ave., Gresham 97080, domestic limited liability company.

Christina Lowrimore LLC, 596 SE Greenway Dr., Gresham 97080, domestic limited liability company.

Leeper Management Inc., 4073 SW Battaglia Ave., Gresham 97080, domestic business corporation.

Leeper Enterprise Inc., 4073 SW Battaglia Ave., Gresham 97080, domestic business corporation.

Chasin' Trucks Mobile Repair LLC, 596 SE Greenway Dr., Gresham 97080, domestic limited liability company.

JPX Daycare LLC, 1005 SE Roberts Ave., Gresham 97080, domestic limited liability company.

Cramer House BBQ LLC, 1345 SE 4th St., Gresham 97080, domestic limited liability company.

PDK Holdings LLC, 1519 SW 3rd Dr., Gresham 97080, domestic limited liability company.

Trey Fit LLC, 3374 SW 42nd St., Gresham 97080, domestic limited liability company.

Beowulf Industries LLC, 1415 SW 33rd St., Gresham 97080, domestic limited liability company.

Wide Open Welding & Fabrication LLC, 3650 SE 1st St., Gresham 97080, domestic limited liability company.

KLM Foods LLC, 2626 SW Willow Pkwy., Gresham 97080, domestic limited liability company.

Columbia Painting and Remodeling LLC, 2877 SE Night Heron Ave., Gresham 97080, domestic limited liability company.

Fox Works LLC, 3525 SW Towle Ave., Gresham 97080, domestic limited liability company.

Snow Product LLC, 1818 SW 4th Ave. #1019, Portland 97201, domestic limited liability company.

Reingold Manager Services LLC, 1800 SW 1st Ave. #220, Portland 97201, domestic limited liability company.

Chaos Fairy Studio LLC, 1124 SW Columbia St. #6, Portland 97201, domestic limited liability company.

Take Down Consultants LLC, 2505 SW Hillcrest Dr., Portland 97201, domestic limited liability company.

Smolin & Bell Enterprises LLC, 2135 SW Laurel St., Portland 97201, domestic limited liability company.

Water Hospitality LLC, 2828 S. Water Ave., Portland 97201, domestic limited liability company.

Thapar Law A Professional Corp., 205 SE Spokane St. #300, Portland 97202, domestic business corporation.

Vinnie's Tampon Case LLC, 2925 SE 21st Ave., Portland 97202, domestic limited liability company.

Newton Development LLC, 7115 SE 36th Ave., Portland 97202, domestic limited liability company.

Champs Burger LLC, 2914 SE Long St., Portland 97202, domestic limited liability company.

Tacos Con Onda LLC, 8415 SE 8th Ave., Portland 97202, domestic limited liability company.

Ratio PBC Inc., 3416 SE Insley St., Portland 97202, foreign business corporation.

George Lewis Counseling LLC, 3533 SE Gladstone St. #23, Portland 97202, domestic limited liability company.

Stuckflamingo LLC, 7400 SE Milwaukie Ave. #102, Portland 97202, domestic limited liability company.

Alchemy Astrology LLC, 4303 SE 29th Ave., Portland 97202, domestic limited liability company.

Hericane Rowing LLC, 5377 SE 18th Ave. #202, Portland 97202, domestic limited liability company.

Vivir Buchanan Portland LLC, 9100 N. Buchanan Ave., Portland 97203, domestic limited liability company.

Valencian & Co. LLC, 6823 N. Sky St., Portland 97203, domestic limited liability company.

DLR Mgmt. LLC, 8934 N. Mckenna Ave., Portland 97203, domestic limited liability company.

Yellow Rocket Transporter Logistic LLC, 5736 N. Yale St., Portland 97203, domestic limited liability company.

Uche's Auto LLC, 9414 N. Adriatic Ave., Portland 97203, domestic limited liability company.

Community Propagation LLC, 5307 N. Oberlin St., Portland 97203, domestic limited liability company.

Cable LLC, 7439 N. Wall Ave., Portland 97203, domestic limited liability company.

Sunoa Paradise Inc., 520 SW Yamhill St., Portland 97204, domestic business corporation.

Portland Design Ventures LLC, c/o Miller Nash 111 SW 5th Ave. #3400, Portland 97204, domestic limited liability company.

Steelhead Highway LLC, 833 SW 11th Ave. #815, Portland 97205, domestic limited liability company.

On Path LLC, 735 SW St. Clair Ave. #1510, Portland 97205, domestic limited liability company.

Ole Craftsman Inc., 1017 SW Morrison St., Portland 97205, domestic business corporation.

Thai Avenue LLC, 6618 SE Powell Blvd., Portland 97206, domestic limited liability company.

Finley Butte Climate Fixer LLC, 4940 SE Woodstock Blvd., Portland 97206, foreign limited liability company.

AY Bendito LLC, 6128 SE 77th Ave., Portland 97206, domestic limited liability company.

Tata Line LLC, 7900 SE Luther Rd. #9202, Portland 97206, domestic limited liability company.

Eye for Aesthetics LLC, 7901 SE Powell Blvd. #B116, Portland 97206, domestic limited liability company.

Rebel Security Services LLC, 2636 SE 52nd Ave., Portland 97206, domestic limited liability company.

Bill Kinnersley Installations LLC, 6628 SE 80th Ave., Portland 97206, domestic limited liability company.



BEST PLACES TO WORK

BOOK YOUR TABLE TODAY

Portland Business Journal is proud to announce the first-ever Best Places to Work of Oregon and Southwest Washington. Our partner, Quantum Workplaces, which has ranked the nation's Best Places to Work for more than a decade, has released the List of 2023 honorees. Join us for a fun-filled program and celebrate the region's top employers.



AUGUST 17, 2023

4:00PM - 6:00PM

VIKING PAVILION

930 SW HALL ST, PORTLAND, OR 97201

CONGRATULATIONS TO OUR 2023 HONOREES

SMALL COMPANIES CATEGORY

Brighton Jones
CauseMic
Excelerate, LLC
GLP Attorneys P.S., Inc.
Idealist Consulting

Menashe Properties
NauWork
OnPlan Consulting
Playworks
Portland Web Design, Inc.

Quinn Thomas
Sellwood Consulting LLC
The Commons Law Center
Wellsource, Inc
Wyse Real Estate Advisors

MEDIUM COMPANIES CATEGORY

Blanchet House
Boly:Welch
Emler Swim School
Fairway America

Hyphn
INSTAFAB Company, Inc.
Percipio Consulting Group
Straightaway Cocktails

Thrive Communities
True Terpenes

LARGE COMPANIES CATEGORY

Heritage Bank
Providence Health Plan

Riverside Payments
Vetsource

Walsh Construction Co.

PRESENTING SPONSOR



LEADS

limited liability company.
V&H Motor Co. LLC, Vasily Yashchuk 1027 SE 82nd Ave., Portland 97216, domestic limited liability company.
Eno Wine LLC, 1922 SE 87th Ave., Portland 97216, domestic limited liability company.
Qkumber Studios LLC, 10535 E. Burnside St. #23, Portland 97216, domestic limited liability company.
Portland Rent All Center LLC, 10101 SE Stark St., Portland 97216, domestic limited liability company.
Able Arms Construction LLC, 5225 N. Emerson Dr., Portland 97217, domestic limited liability company.
Guy C. Stephenson LLC, 2234 N. Emerson St., Portland 97217, domestic limited liability company.
Aaron Barker Design LLC, 4747 N. Kerby Ave., Portland 97217, domestic limited liability company.
Bitesharp LLC, 6615 N. Albina Ave., Portland 97217, domestic limited liability company.
Sit Tite LLC, 6214 N. Interstate Ave., Portland 97217, domestic limited liability company.
561 Nw Jackson Ave LLC, 6545B N. Commercial Ave., Portland 97217, domestic limited liability company.
Triple Crown Tile LLC, 306 N. Holland St., Portland 97217, domestic limited liability company.
My Dental Fundamentals LLC, 3326 N. Saratoga St., Portland 97217, domestic limited liability company.
Ancient World Crafts LLC, 5719 N. Interstate Ave., Portland 97217, domestic limited liability company.
2305 NW Monroe St LLC, 6545B N. Commercial Ave., Portland 97217, domestic limited liability company.
P's Healthy Heart LLC, 3625 N. Alaska St., Portland 97217, domestic limited liability

company.
Bekah Gaxiola Yoga LLC, 724 N. Killingsworth Ct., Portland 97217, domestic limited liability company.
Ainsworth Holdings LLC, 5945 N. Montana Ave., Portland 97217, domestic limited liability company.
Colombian Treasures LLC, 2316 N. Killingsworth St., Portland 97217, domestic limited liability company.
120 NW 23rd St LLC, 6545B N. Commercial Ave., Portland 97217, domestic limited liability company.
Fowler Five LLC, 8307 N. Fowler Ave., Portland 97217, domestic limited liability company.
Fourdoorshack Consulting LLC, 6107 N. Greeley Ave., Portland 97217, domestic limited liability company.
Bris Boujee Catering LLC, 4610 NE 42nd Ave. #216, Portland 97218, domestic limited liability company.
Jeanrd LLC, 5921 NE 80th Ave., Portland 97218, domestic limited liability company.
Pilkingtonrrd LLC, 5921 NE 80th Ave., Portland 97218, domestic limited liability company.
Aunt Bea's Herbal & Care LLC, 6064 NE 42nd Ave., Portland 97218, domestic limited liability company.
Apexsys Inc., 4225 NE 42nd Ave., Portland 97218, domestic business corporation.
PNW Groundskeeper LLC, 5111 NE 49th Ave., Portland 97218, domestic limited liability company.
Cat Dixon LLC, 4210 NE Cully Blvd. #13, Portland 97218, domestic limited liability company.
Casa Dundee LLC, 4922 NE 78th Ave., Portland 97218, domestic limited liability company.
Camellia Hall LLC, 5921 NE 80th Ave., Portland 97218, domestic limited liability

company.
Ministerios Lium Channel Radio TV Mi Canal Su Canal Nuestro Canal Canal Del Senor Jesucristo Para Las Naciones 7-24-365YR & El Rey Te Mando A Llama, 5205 NE Killingsworth St. #G703, Portland 97218, domestic business corporation.
Rosemary Barrow Coaching LLC, 7130 SW 37th Ave., Portland 97219, domestic limited liability company.
Pinot House LLC, 4430 SW Coronado St., Portland 97219, domestic limited liability company.
Grit Mondo LLC, 9129 SW 25th Ave., Portland 97219, domestic limited liability company.
Nomad Corporate Housing LLC, 222 SW California St., Portland 97219, domestic limited liability company.
Renewal & Resilience LLC, 8015 SW 9th Ave., Portland 97219, domestic limited liability company.
AG General Contractor LLC, 4725 SW Luradel St. #4, Portland 97219, domestic limited liability company.
Vee Squared Ventures LLC, 3521 SW Carlson St., Portland 97219, domestic limited liability company.
Go To Chiro LLC, 8833 SW 30th Ave. #215, Portland 97219, domestic limited liability company.
7858 SW Capitol Hwy LLC, 7858 SW Capitol Hwy., Portland 97219, domestic limited liability company.
Tropical Advantage LLC, 1479 SW Maplecrest Dr., Portland 97219, domestic limited liability company.
Windy Skates LLC, 8231 SW Capitol Hwy., Portland 97219, domestic limited liability company.
Eisenbach Holdings LLC, 1330 SW Troy St., Portland 97219, domestic limited liability company.
Coast To Coast Games LLC, 240 S. Palatine Hill Rd.,

Portland 97219, domestic limited liability company.
SGM/AMM Properties LLC, 5807 SW Orchid Dr., Portland 97219, domestic limited liability company.
Rosecity Concrete and Design LLC, 10728 NE Halsey St. #20, Portland 97220, domestic limited liability company.
Pineapple Stays LLC, 4829 NE 101st Ave., Portland 97220, domestic limited liability company.
Gold Family LLC, 8340 NE Broadway St. #207, Portland 97220, domestic limited liability company.
Shift Athletic Performance LLC, 8821 NE Humboldt St., Portland 97220, domestic limited liability company.
Bethany Rydmark: Landscapes LLC, 11724 NE Knott St., Portland 97220, domestic limited liability company.
Alexander Productions LLC, 9105 NE Sacramento St. #B, Portland 97220, domestic limited liability company.
EPR Grants and Consulting LLC, 3916 NE 115th Ave., Portland 97220, domestic limited liability company.
Sacred Grove Therapies LLC, 1003 NE Tamera Ln., Portland 97220, domestic limited liability company.
Lightning Electronerd Inc., 5440 SW Westgate Dr., Portland 97221, domestic business corporation.
Farewellmetzger LLC, 4336 SW Iowa St., Portland 97221, domestic limited liability company.
Pendleton St. Florals LLC, 4630 SW Pendleton St., Portland 97221, domestic limited liability company.
Cedarbrook 45th Ave Apartments LLC, 5102 SW 45th Ave., Portland 97221, domestic limited liability company.
PDX Customs LLC, 4124 SW Tunnelwood St., Portland 97221, domestic limited

liability company.
Teriyaki Moto LLC, 525 N. Tillamook St., Portland 97227, domestic limited liability company.
Davis Law Group PC, 2405 N. Vancouver Ave. #403, Portland 97227, domestic professional corporation.
Evolved Ziggurat LLC, 809 N. Russell St. #202, Portland 97227, domestic limited liability company.
Love Where You Live LLC, 3964 N. Michigan Ave., Portland 97227, domestic limited liability company.
Just Hard Seltzer LLC, 723 N. Tillamook St., Portland 97227, domestic limited liability company.
Olson Brothers Woodworks LLC, 511 N. Tillamook St., Portland 97227, domestic limited liability company.
Novagenic Inc., 2007 NE 152nd Ct., Portland 97230, domestic business corporation.
ASPCML LLC, 13609 NE Prescott Ct., Portland 97230, domestic limited liability company.
JP's Creations LLC, 14643 NE Stanton Ct., Portland 97230, domestic limited liability company.
Golden Lake Trucking LLC, 238 NE 169th Ave., Portland 97230, domestic limited liability company.
Re-Rags LLC, 310 NE 147th Ave., Portland 97230, domestic limited liability company.
Stellahealth Inc., 1651 NE 134th Place, Portland 97230, domestic business corporation.
1122 NE 122nd Avenue LLC, 1122 NE 122nd Ave., Portland 97230, domestic limited liability company.
Bumble Clouds Inc., 16790 NE Mason St., Portland 97230, domestic business corporation.
981258 Holdings LLC, 10505 NW 4th Place, Portland 97231, domestic limited

liability company.
Rasmussens BLK 1 LLC, 25023 NW Oak Island Rd., Portland 97231, domestic limited liability company.
Lucas Spanish Head D166 LLC, 25023 NW Oak Island Rd., Portland 97231, domestic limited liability company.
20316 Donkey Sled LLC, 25023 NW Oak Island Rd., Portland 97231, domestic limited liability company.
Lucas Spanish Head B171 & B172 LLC, 25023 NW Oak Island Rd., Portland 97231, domestic limited liability company.
Lucas Spanish Head A193 LLC, 25023 NW Oak Island Rd., Portland 97231, domestic limited liability company.
13363 54th LLC, 25023 NW Oak Island Rd., Portland 97231, domestic limited liability company.
Domi Studio LLC, 16104 NW Sheltered Nook Rd., Portland 97231, domestic limited liability company.
So Much Potential LLC, 620 NE 20th Ave. #501, Portland 97232, domestic limited liability company.
Leaf and Card LLC, 2865 NE Sandy Blvd. #301, Portland 97232, domestic limited liability company.
Escobar Diaz LLC, 1325 NE Broadway St., Portland 97232, domestic limited liability company.
M3 Mizutani LLC, 124 NE 3rd Ave. #909, Portland 97232, domestic limited liability company.
Cognasent LLC, 3927 NE Hoyt St., Portland 97232, domestic limited liability company.
Hand/Held LLC, 4152 NE Multnomah St., Portland 97232, domestic limited

liability company.
Severino Properties LLC, 1753 SE 130th Ave., Portland 97233, domestic limited liability company.
Geshka Crew LLC, 12647 SE Stephens St. #A, Portland 97233, domestic limited liability company.
Trademark PDX LLC, 2136 SE 152nd Ave., Portland 97233, domestic limited liability company.
One Stop Development and Services Corp., 12863 SE Sherman St., Portland 97233, domestic business corporation.
Back Flow Buddy LLC, 14509 SE Stephens St., Portland 97233, domestic limited liability company.
Squish LLC, 14147 SE Salmon St., Portland 97233, domestic limited liability company.
Mexikorea LLC, 14675 SE Hawthorne Ct., Portland 97233, domestic limited liability company.
HDS Services LLC, 14344 SE Market Ct., Portland 97233, domestic limited liability company.
BLT Marketing LLC, 4954 SE 134th Dr., Portland 97236, domestic limited liability company.
Fluff Scouts LLC, 13654 SE Gladstone St., Portland 97236, domestic limited liability company.
Magnificent Investments LLC, 15326 SE Hawthorne Meadows St., Portland 97236, domestic limited liability company.
Empire Solutions LLC, 3605 SE 166th Place, Portland 97236, domestic limited liability company.
Morales Motors LLC, 16000 SE Powell Blvd. #60, Portland 97236, domestic limited liability company.
The Electric Seamstress LLC, 15075 SE Powell Blvd. #12, Portland 97236, domestic limited liability company.
Chrysalis Circus Collective LLC, 10421 SE Center St.,

Portland 97266, domestic limited liability company.
Zam Construction LLC, 2937 SE 112th Ave., Portland 97266, domestic limited liability company.
Evelyn Transport LLC, 11325 SE Clinton Ct., Portland 97266, domestic limited liability company.
Sunny Bee Press LLC, 8852 SE Ellis St. #4, Portland 97266, domestic limited liability company.
RSP Events LLC, 7040 SE 92nd Ave. #31, Portland 97266, domestic limited liability company.
Moore Veterinary Relief Services LLC, 7105 SE 117th Place, Portland 97266, domestic limited liability company.
Orbe'z Cleaning Services, 3604 SE 112th Ave. #10, Portland 97266, domestic limited liability company.
Glow Interior Designs LLC, 6723 SE 16th Ave. #820201, Portland 97282, domestic limited liability company.
WASHINGTON COUNTY
BG Plaza Family Real Estate LLC, 3800 SW Cedar Hills Blvd. #1A, Beaverton 97005, domestic limited liability company.
Spaeth's Apiary and Honey LLC, 12870 SW Allen Blvd. #10, Beaverton 97005, domestic limited liability company.
Abide Operations LLC, 13625 SW Farmington Rd., Beaverton 97005, domestic limited liability company.
AMO Logistics Service LLC, 3375 SW 125th Ave. #4, Beaverton 97005, domestic limited liability company.
Chaos Goblin Rave Store LLC, 4200 SW 107th Ave. #2601, Beaverton 97005, domestic limited liability company.
Danah LLC, 12590 SW Broadway St., Beaverton 97005, domestic limited liability company.



PORTLAND BUSINESS JOURNAL
MAKERS & MANUFACTURERS AWARDS

IS YOUR COMPANY CHANGING THE GAME IN THE MANUFACTURING INDUSTRY?

NOMINATE TODAY

NOMINATION DEADLINE: Sunday, August 27th



Share your innovative story and we'll honor those who are increasing productivity, reducing costs, supporting the environment and so much more. Oregon Makers & Manufacturers Awards recognize manufacturing companies in Oregon & Washington that continue to drive our region's economy through innovation and strategic evolution.

MAKERS/MANUFACTURERS OF THE YEAR

This award will honor companies that have had an exceptional 12 to 18 months. This could be demonstrated through increased revenue or employee growth, innovation in manufacturing processes, geographic expansion, new production introduction, industry leadership or other measurable variables.

MAKER/MANUFACTURING EXECUTIVE OF THE YEAR

This senior-level executive will have shown exceptional leadership in guiding their company or team through challenges (supply chain issues or a complicated integration, for example) and capturing opportunities (introducing a new product, embracing innovation or moving into new markets, for example).

MAKER/MANUFACTURING INNOVATOR OF THE YEAR

This special award honors a company that developed a breakthrough innovation for the company or industry.

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slewis@bizjournals.com or 503-219-3423

28 JULY, 2023

PDXbizwomen COALITION

EDITION #7



It's heating up...

With the temperature rising in Portland, the women in the business community are continuing to make headlines!

Congratulations, to **Alicia Chapman** & **Shannon Riggs** who have just received the great honor of being awarded the 40 Under 40 title. These powerful women are game-changers, move-makers and forces of the future here in Portland.

Alicia Chapman had the courage to launch Willamette Technical Fabricators in the middle of the pandemic. Since then, the company has grown and created new job opportunities for women and other groups traditionally left out of the manufacturing industry while focusing on sustainability and community impact.

In 2022, **Shannon Riggs** was promoted to Finn Partners' Pacific Northwest Strategic Communications Business Unit as well as a managing partner for the international firm, one of the youngest people to achieve that position in the company. Finn founding Managing Partner Howard Solomon has said "Shannon has one of the sharpest PR minds I have ever come across in my 25-plus years in this business." She has been a champion for DEI, establishing the Finn Partners for Diversity internship and has campaigned against youth tobacco use since she was 13.

From all of us at PBJ, we raise our glasses to you both for your impressive achievements! We can't wait to see what the future has in store for you!

Cheers,

Brittany Cano
BizWomen Coalition Manager



Top News

Jan Mason, Associate Principal of Mackenzie, has been recognized as a **Landmark Honoree** for the Trellis project!

The Landmark Awards honor truly exceptional projects and individuals that have provided transformation, perhaps to their community, the mission of the organization they house, or the way individuals interact within their walls. Congratulations to Jan and her team on this wonderful accomplishment!

Learn more about this project on the PBJ website!

"...intuition has been the only thing that has cut through the noise of naysayers, doubters, & skeptics"

-Emily Running, Founder of Dance Wire

Upcoming Events

Portland Business Journal is proud to announce the first-ever Best Places to Work of Oregon and Southwest Washington. Our partner, Quantum Workplaces, which has ranked the nation's Best Places to Work for more than a decade, has released the List of 2023 honorees. Join us for a fun-filled program and celebrate the region's top employers on Thursday, August 17th at the Portland State University Viking Pavilion. We hope to see you there!



CHECK OUT CURRENT MEMBERS:
PBJEVENTS.BIZ/BWC

BizWomen Reception

Join us for our **third BWC** gathering right here at the Portland Business Journal offices. Gather on our PBJ Patio for food, drinks, views and some fantastic music featuring Tegan & Sara that will be playing in the Square right next to us that evening!

Please RSVP if you are able to join us. We look forward to seeing you next month for this special reception among your peers, where we'll also welcome new members, catch up with fellow Bizwomen, and host special guests from our **2023 Women of Influence Awards**.

Date: Wednesday, August 16th

When: 5:30pm-7:30pm

Where: Portland Business Journal Patio

851 SW 6th Ave Suite 500, Portland OR 97204



New Members Joined

>>> *Karissa Aleskus*
CFO OF CFO SELECTIONS CONSULTING

>>> *Lauren Francis*
CEO OF MULBERRY TALENT PARTNERS

>>> *Allison Stark*
CEO OF ALBERTINA KERR

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THE BUSINESS OF WINE

Oregon winemaker on premium pricing, employee benefits and failing up.

BY PETE DANKO
pdanko@bizjournals.com

Long respected in the narrow world of wine, Antica Terra's Maggie Harrison burst into wider view this month with the publication of a lengthy and beguiling profile in *The New York Times Magazine*. The piece focused on her approach to winemaking, which involves painstaking and meticulous blending of hundreds of barrel samples and results in small quantities of some of the most highly sought-after wines in the world. But Harrison is also a business owner and president. In an interview with the

Business Journal, she shared how she approaches the varied tasks those roles bring. Comments have been edited for length.

"We have incredible health care. Nobody in the company pays a dime to have it and that is from vineyard worker to president, for themselves and everyone in their family."

MAGGIE HARRISON,
President, Antica Terra

On her golden rule of business. Our only rule is what's the most beautiful thing that's possible in this moment. And we just trust, if we stay really close to the work

in that way in all departments, and in all decisions – culinary, winemaking, hospitality, the paper we choose, the way we answer the phone – then the P&L will follow that.

On letting go and making things better. I used to host every single guest that came to visit us. And now there's a hospitality team and a director of hospitality and guests are hosted in a way that is far more beautiful than I was able to do on my own. I used to cook every time somebody had lunch at the winery and that was fun! But now everyone's lunch is more beautiful, their experiences more beautiful, the wine is cared for more beautifully, because there's support.



MAKING DEPARTMENT

On her favorite business podcast. I'm a little obsessed with "How I Built This." I rarely listened to wine-adjacent podcasts, but I really love learning about how people face hard decisions in their business and inflection points and how they knew when it was time to grow and how they handled growth. How they handled setbacks and those things are really thrilling to me.

On making room for failing. We're allowed to fail over and over again here, with the only goal of just failing a little better the next time. We're allowed to innovate and keep trying new things and push ourselves and run faster. And that's pretty rare. Usually the thing that calls out the direction is tied to a spreadsheet, and we allow our direction and our inspiration and our motivation and our decisions to be based on beauty.

On the value of top-notch employee benefits. I think it

ANTICA TERRA MAGGIE HARRISON

Title: Co-owner, president and winemaker

Location: The winery is in Dundee. Antica Terra has an 11-acre vineyard in the nearby Eola-Amity Hills appellation and recently acquired Keeler Estate Vineyards, a 147-acre property in Eola-Amity Hills that has 42 acres under vine.

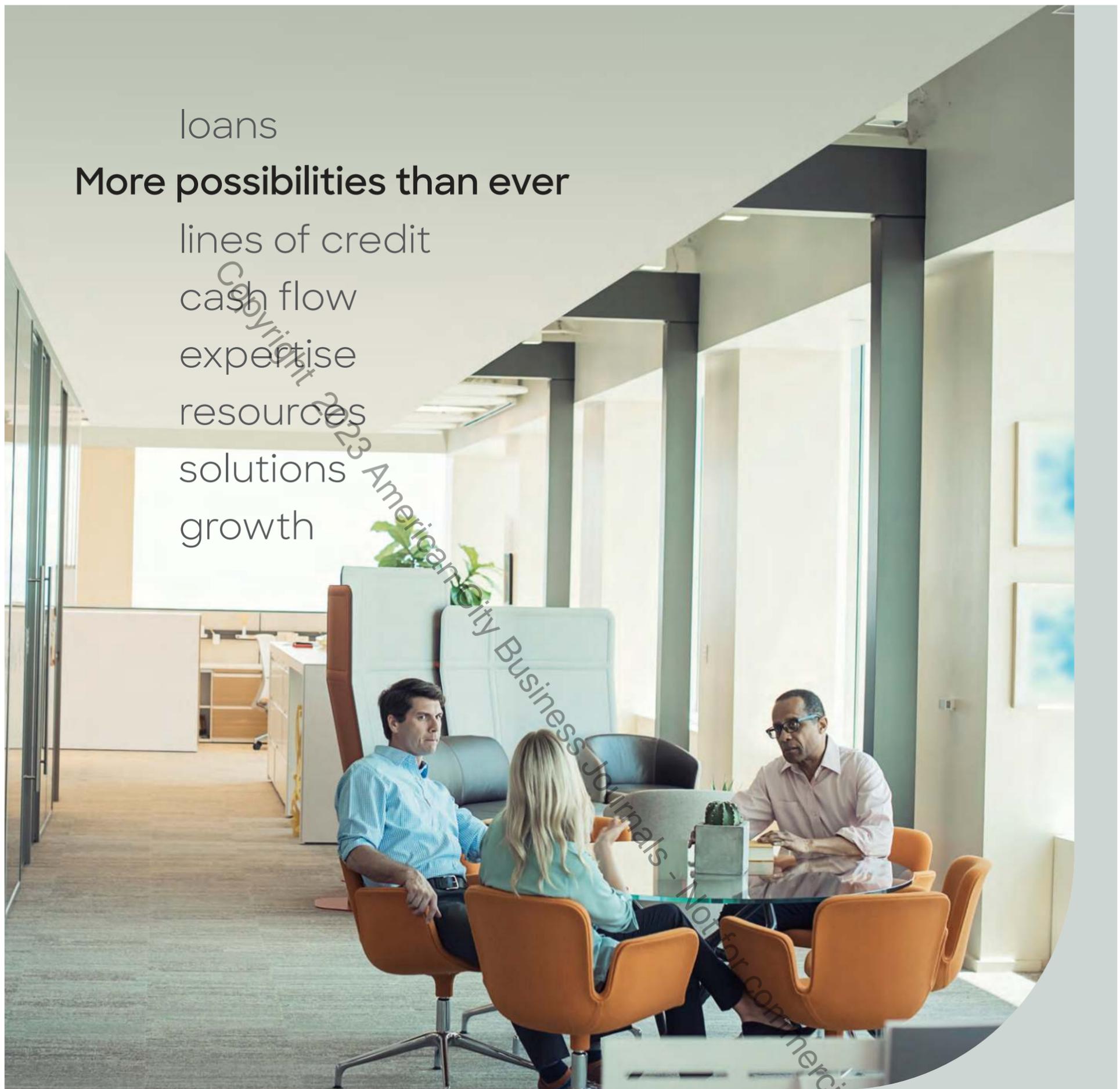
History: Antica Terra was founded in 1989 but changed hands in 2005. That's when Harrison arrived, after eight years making wine at Sine Qua Non, a luxury Syrah maker in California.

Products: Pinot noirs and chardonnays priced from \$150 to \$250. Harrison also makes Syrah from California under the Lillian label. And Antica Terra sources Harrison wine favorites from around the world for a subscription program called The Collective.

Employees: 16, rising to 20 this year

is an absolute privilege that people are willing to give me their money for my wine so that I can take that money and give every single person in the company and their spouses and families 100% contribution on their health care. We have incredible health care. Nobody in the company pays a dime to have it and that is from vineyard worker to president, for themselves and everyone in their family.

On the price of her wines. My wine is really expensive. But it's not manufactured. I'm not just saying, 'Oh, look, I have a certain level of celebrity from being in a magazine, so let's raise our prices and see if we can get away with it.' The pricing is all just on straight margin. And it's because I'm allowed to work in a way that says we're only going to put the best version of what was possible in those fields, in our building, in our hands, in this year, in a bottle, that the wine is allowed to carry that value.



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Portland Business Journal and Puget Sound Business Journal will co-host an economic outlook focused on the latter half of 2023 and strategic planning insights for both business leaders and individuals alike in the Pacific Northwest as we look ahead into 2024.

Members of Ferguson Wellman Capital Management's team will share how the Federal Reserve's attempts to strike down inflation have affected the economy at a macro and regional level.

Following Ferguson Wellman's presentation will be a round-table conversation with industry leaders in the Oregon, SW Washington and Puget Sound regions. Each expert will tackle a multitude of looming questions and discuss the keys to the kingdom for driving growth.

EVENT PANELISTS



CHRIS BIXBY, CFP®

Senior Vice President, Portfolio and Wealth Management, *Ferguson Wellman*



KRYSTAL DAIBES HIGGINS, CFA

Vice President, Equity Research, *Ferguson Wellman*



BRAD HOULE, CFA

Principal, Fixed Income Research and Portfolio Management, *Ferguson Wellman*



PETER JONES, CFA

Senior Vice President, Equity Research and Portfolio Management, *Ferguson Wellman*

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LANDMARK AWARDS

Honoring the region's best new projects,
and the people who build them.

SPECIAL EVENT SECTION



HOMER WILLIAMS
Lifetime Achievement Award
A4



VANESSA STURGEON
Advancing Portland Award
A6-7



ERNESTO FONSECA
Community Champion Award
A8



BARRY CAIN
Visionary Award
A9

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LANDMARK AWARDS

FROM THE EDITOR

Welcome to the Portland Business Journal's Landmark Awards, the rebranded and expanded version of our Transformer Awards. Why the name change? While the developments you'll read about on the following pages are transformative, we felt "Landmark" better reflects the spirit of the program, which is about highlighting projects that are a testament to the communities in which they stand and the people they serve.

"THIS YEAR'S PROJECTS SPAN EDUCATION, HEALTH CARE, RETAIL, NONPROFIT AND MULTIFAMILY DEVELOPMENT."

Our winners were chosen from nominated projects and editor picks, with input from an advisory panel of commercial real estate professionals. Thanks to Alisa Pyszka, president of Bridge Economic Development and president of CREW Portland; Evan Bernstein, partner at Pacific NW Properties; and Mike Salsgiver, executive director of AGC Oregon-Columbia Chapter, for generously donating their time and expertise.

This year's 12 winning projects span education, health care, retail, nonprofit and multifamily development. They include one of the largest athlete-branded buildings on Nike's campus, an affordable housing project that puts community first and a winery tasting room that showcases Oregon plants, art and construction materials.

Another change this year is the debut of the Lifetime Achievement Award, Visionary Award, Advancing Portland Award and Community Champion Award. This year's winners have been working for decades to build a Portland that is livable, beautiful and reflects what our community values.

Congratulations to all of the honorees, and to our sponsors OnPoint Community Credit Union and Environments.

SUZANNE STEVENS
Editor in chief
Portland Business Journal



IN THIS ISSUE

HOMER WILLIAMS
Lifetime Achievement Award

VANESSA STURGEON
Advancing Portland Award

ERNESTO FONSECA
Community Champion

BARRY CAIN
Landmark Vision Award

LANDMARK HONOREES

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ON THE COVER

The majestic
11W tower

JONATHAN BACH | PBJ

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2023 LANDMARK VISION AWARD WINNER Congratulations Barry!

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Congratulations Barry Cain, President and Owner of Gramor Development, on being selected as the recipient of Portland Business Journal's prestigious 2023 Landmark Vision Award! This incredible achievement is a testament to your dedication and leadership. Your remarkable contributions in commercial real estate development have had a profound impact on our community, and this recognition is a well-deserved acknowledgment of your outstanding accomplishments. Your unwavering determination and passion have served as an inspiration to all those around you. Your vision and dedication will undoubtedly continue to inspire others and shape a better future for all.

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LIFETIME ACHIEVEMENT AWARD

HOMER WILLIAMS



"I'VE ACTUALLY GOTTEN MORE SATISFACTION OUT OF THE (HOMELESSNESS) WORK THAN ANYTHING I'VE EVER BUILT."

HOMER WILLIAMS

JONATHAN BACH | PBJ

BY JONATHAN BACH | JBACH@BIZJOURNALS.COM

Ask some business people about legacy, and they might gaze into the middle distance, getting lost in how peers will remember them.

Homer Williams is no suit. Williams, in a black polo and beige shorts, waves off the legacy question immediately.

"I'll be dead," he said. "It doesn't matter what I think."

Some may beg to differ. By one real estate source's opinion, Williams is the "philosopher king" of Portland developers. He's in demand: one July day, two local newsmakers – a politician and a developer – try calling his new iPhone, but he instead continues in conversation with a reporter.

To Williams' credit are two of the city's toniest districts, both with towering testaments to his development accomplishments: the Pearl and South Waterfront.

Sitting in his ground-floor Northwest 13th Avenue office, where Williams' desk sits out in the bullpen with everyone else's, it's appar-

ent his ambitions these days hew closer to the street, as they have since 2016. That's when Williams started shopping around an idea, partially plucked from Texas, to help people experiencing homelessness through his Oregon Harbor of Hope. Since then, three programs have launched from the Harbor.

One: A 100-bed low-barrier shelter, run by the homeless services organization Transition Projects, opened in August 2019 at 1111 N.W. Naito Parkway to serve women, men and couples.

Two: Cultivate Initiatives bought laundry and shower trucks from Harbor of Hope in 2022 and offers free hygiene services. That group's mobile shower trucks are mostly operated by people who used to be houseless.

Three: Home Share Oregon started a few years ago and is now its own nonprofit. It pairs people who have a hard time affording their own place with homeowners who defray their mortgage payments with a housemate. As a homelessness-prevention tactic, it's geared

toward seniors on fixed incomes. Williams co-chairs the Home Share Oregon board. He envisions the model scaling up, hoping that by summer 2024, Home Share America will come into being.

"If we place 3,000 people in homes next year, which I think we'll do, that's like building 3,000 apartments," he says.

Does some philosophy or belief in a higher power drive him to do this work?

He answers with an anecdote: In high school, he took an aptitude test. His mother always wanted him to go into business. But the test came back suggesting he should become a social worker. He didn't think much of it at the time.

"The last few years, I've gotten involved in the homeless stuff, and I've actually gotten more satisfaction in that work than anything I've ever built, to be honest with you. It's wonderful having big projects – legacy projects – or whatever you want to call them, but I just think I was meant to do this work."

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LANDMARK AWARDS



“(PORTLAND) HAS ENJOYED YEARS OF MEASURED GROWTH AND VIBRANCY. BUT POOR POLICY DECISIONS HAVE CAUGHT UP WITH US.”

VANESSA STURGEON

CERISSA LINDAY | PBJ

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ADVANCING PORTLAND AWARD

VANESSA STURGEON

BY DENISE SZOTT | CONTRIBUTING WRITER

Vanessa Sturgeon is used to being told “no.” But the TMT Development president and Sturgeon Development Partners founder has a special knack for getting commercial real estate projects over the finish line through a combination of creativity, chutzpah and tenacity.

The payoff is seeing a project come to life from its beginnings as an idea, progressing to a drawing, through to construction and then finally to its evolution as a living, breathing ecosystem with its own community and vibe.

Recognized by the Business Journal with awards such as Woman of Influence, 40 Under 40, Most Admired Company and Executive of the Year, Sturgeon focuses on place-making to create an environment people can feel good about being in.

Projects that Sturgeon and her team have seen to fruition include Fox Tower, Lake Oswego’s North Anchor redevelopment, and Premier Gear & Machine Works, a historic factory turned into creative office space.

But one of Sturgeon’s most gratifying endeavors was Park Avenue West, a 30-story mixed-use tower, which became a bellwether for the 2008-09 recession.

“Opening the building fully occupied was the proudest moment of my career, because it was so much more than a building,” Sturgeon said. “It was a symbol of hope for the resurgence of the economy.”

Sturgeon Development Partners recently closed out an opportunity zone project, the \$42 million Holman Riverfront Park Hotel in Salem, which opened in March. Opportunity zone projects receive tax incentives to invest in economically distressed communities.

Besides being a development powerhouse, Sturgeon spends countless hours immersed in civic engagements. These include board chair emeritus and 17 years of board service with the Portland Business Alliance, board chair of Downtown Portland Clean and Safe, 18 years of service and current board chair of New Avenues for South, and former executive

board member on the Joint Office of Homeless Services.

In 2020, Sturgeon co-founded Rose City Downtown Collective with Jim Mark to help people engage in issues and connect with those in power to improve downtown Portland. They have banded with businesses and other groups to hold cleanups, volunteer opportunities and share resources to help revitalize the city.

“Portland is a beautiful city, beloved by many. We have enjoyed decades of steady growth and vibrancy. But years of poor policy decisions have caught up with us,” she said.

Sturgeon sees the return of workers to downtown as key to a resurgence.

“I don’t think we know yet how things will ultimately shake out for the office market,” Sturgeon said. “Our firm never embraced a work-from-home policy, but we have made our workweek much more flexible. Hopefully, the city and county can offer tax incentives to companies that are bringing their people back.”

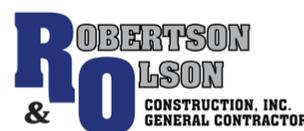


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LANDMARK AWARDS

COMMUNITY CHAMPION

ERNESTO FONSECA



“MOVING TO WHERE OUR COMMUNITIES ARE IS ONE OF OUR MOST IMPORTANT PARAMETERS, DRIVERS AND PRINCIPLES.”

ERNESTO FONSECA

SAM GEHRKE

BY ROB SMITH | CONTRIBUTING WRITER

Ernesto Fonseca grew up in a shack in Central Mexico. It had no concrete floors. It was made from tar and corrugated sheets of paper.

Today, he’s CEO of Hacienda Community Development Corp., the largest Latino housing development and services company in Oregon. Fonseca is PBJ’s Landmark Awards Community Champion Winner for his stewardship of the Portland-based nonprofit, which has historically operated in the Portland area but is expanding to several areas throughout northwestern Oregon.

Hacienda’s Rockwood Village project, a 224-unit affordable housing development in Gresham, is also a Landmark winner.

“Affordable housing residents are no different than you and I,” said Fonseca, who also serves as a commissioner at the Portland Housing Bureau and as an adjunct faculty instructor at Portland State University’s School of Business. “The big misconception is that people that are low income might be dan-

gerous or even dishonest. That is an absolute lie, a terrible, terrible stereotype. I hear that all the time.”

Under Fonseca’s leadership (he became CEO more than six years ago), Hacienda has dramatically expanded its services through community economic development programs, first-time homebuyer support, and youth and family support services. It will double its number of affordable housing units to almost 1,000 by the end of the year.

Hacienda will increasingly focus on creating communities and not just housing. Memorable projects create a sense of place, “not just because they are functional, but because they’re beautiful,” Fonseca said. “They represent a lot more than simply a service project, and if you can build beautiful projects, such as the ones that we’re doing, the perception of affordable housing will change.”

Rockwood Village, for example, features several community spaces, including a privately funded public park with a playfield,

walking paths, picnic and play areas and community gardens.

Hacienda has also become keenly focused on providing services in geographical locations of need. Rockwood, for example, was built in Gresham because soaring housing costs in Portland have pushed many Latino and lower-income communities to the outer suburbs.

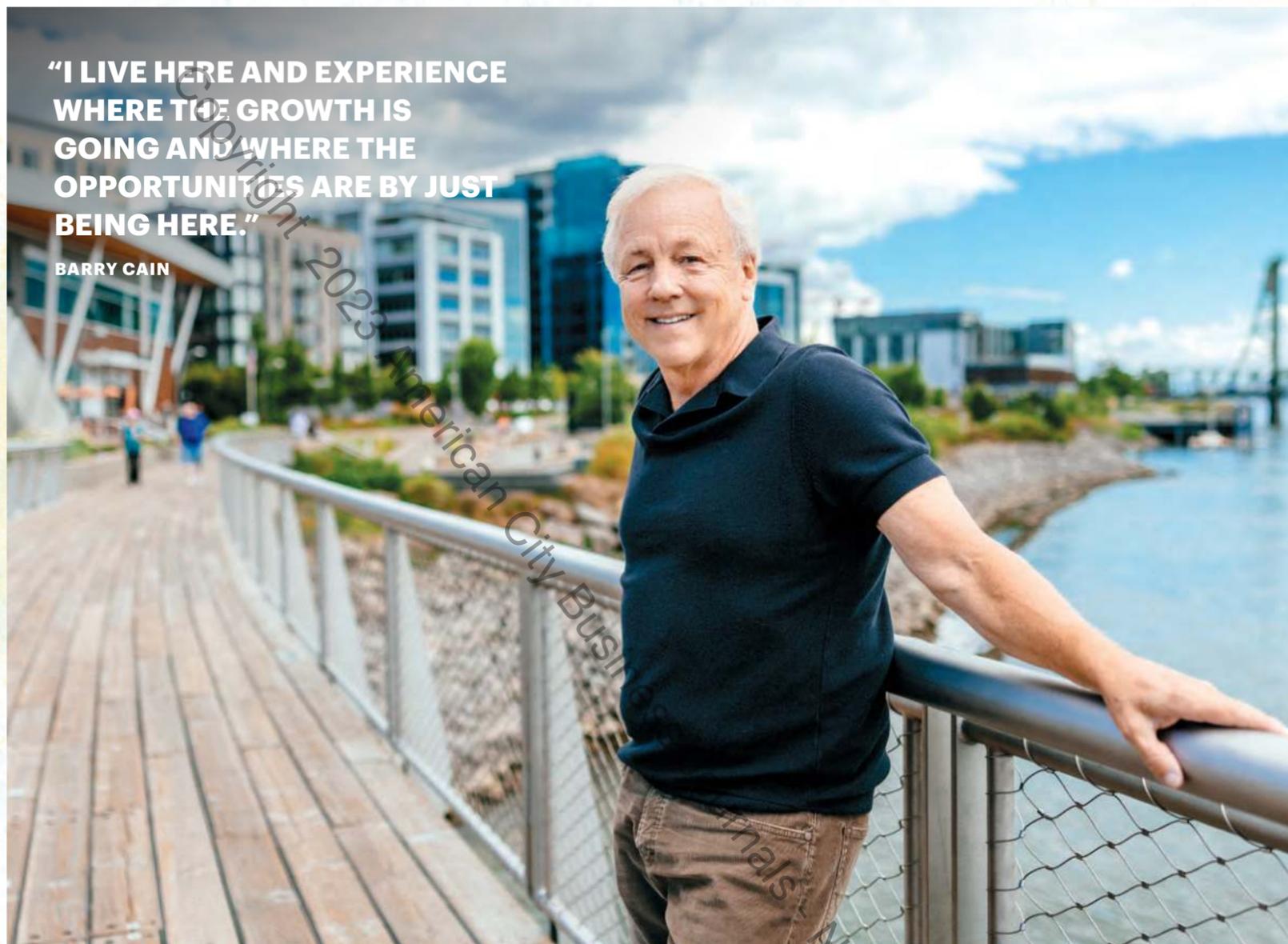
“Moving to where our communities are is one of our most important parameters, drivers and principles,” he said. “I am not going to ask you to be where I am, but instead we’ll go where you are.”

Fonseca, an architect, added that future plans include expansion into Washington state, perhaps as early as next year. Within five years, he wants to double Hacienda’s current construction assets of about \$300 million to \$350 million as well as add “a couple thousand more” units of housing.

If Fonseca has his way, those units will be increasingly owned by tenants.

LANDMARK VISION AWARD

BARRY CAIN



"I LIVE HERE AND EXPERIENCE WHERE THE GROWTH IS GOING AND WHERE THE OPPORTUNITIES ARE BY JUST BEING HERE."

BARRY CAIN

SAM GEHRKE

BY DENISE SZOTT | CONTRIBUTING WRITER

Gramor Development President Barry Cain says that from an early age, "I've always felt that if I put my head down and worked hard, good things would happen."

It's easy to see what an understatement that was. Cain has gone on to have a nearly four-decade career creating mixed-use, high-quality environments.

Cain started out focusing on small, automotive-related centers before moving on to more ambitious projects with a wider retail scope. Today Gramor's portfolio includes 70 developments totaling over 4 million square feet.

But for Cain, the crown jewel in his career has been developing the Vancouver waterfront, a once-in-a-lifetime opportunity.

Learning that Boise Cascade was closing its paper mill, Cain put in a bid to develop the Vancouver property in spring 2006.

"It was obvious to me that good things were going to happen for the city when the paper plant was gone," Cain said. "We wanted to make a statement about the future of Vancou-

ver, and we didn't want to regret later that we didn't do all we could."

Gramor bought the property in 2008. Leveraging partnerships with the city, Clark County and investors, construction started in 2016 and continues to roll.

Cain has partnered with multiple architects to avoid a cookie-cutter development. Adding to the site's unique look is artist Larry Kirkland's Grant Street Pier, which serves as the focal point.

"(Larry's) used to doing projects that are meant to last forever," like a disabled veterans memorial in Washington, D.C., and "that's why we had him do the water feature representing the Columbia River Basin," Cain said.

The development process has become more complicated and cumbersome since Cain started out, not suited to those lacking patience.

Gramor typically starts construction on one or two projects a year, which means another 10 or 15 projects are in the pipeline.

"If you want to work with the best and most

interesting properties, you need to be way out ahead," he said. "Many times, we worked on properties 10 and even 20 years."

One of those that's been on an extended timeline is a 101,000-square-foot shopping center at Reeds Crossing in South Hillsboro. The development planning began at least 20 years ago but faced significant headwinds – bringing the land into the urban growth boundary, environmental and engineering studies, permitting and processes all took time. Construction is finally set to begin Aug. 1.

Most recently, Gramor built a 38,000-square-foot retail center at the entrance to Newberg and wine country.

Cain doesn't rely on deep economic or demographic analysis when deciding to pursue projects. Instead, he taps a gut feeling about what makes sense.

"I live here and experience where the growth is going and where the opportunities are by just being here." And, he added, "I hate to lose."



LANDMARK AWARDS

HONOREE

TRELLIS



JEFF AMRAM



HONOREE

ROCKWOOD VILLAGE



CARLOS FUENTES



HACIENDA CDC



The renovation of the Trellis office development was aimed at tying together a nine-building, 40-acre campus and the tenants who work there.

"Talon and the design team looked to create a space for tenants to gather and play, and foster a campus-wide sense of community," its nominator for the Landmark Awards wrote.

The project remade Trellis' amenities and common areas in buildings, including lobbies and corridors. It also developed a campus master plan to determine circulation routes and amenity placement, which resulted in new fire pits, barbecues and spaces for food cart pods and outdoor gatherings. A new amenity center with a training room, conference space, fitness center and future café was another addition to the campus.

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- ▶ Western Construction
- ▶ Devcon Northwest
- ▶ Mackenzie



It took a village to create Rockwood Village, the development that brought 224 units of needed affordable housing to Gresham. Community input went into the design concept, street layout, park names and more.

The project is co-owned and developed by Hacienda CDC and Community Development partners, and it is centered on green space and community gardens that encourage residents to interact outside. It also incorporates a community center that is a resource for community education and engagement.

"When you look around, you will see a community that is a full community," Hacienda CEO Ernesto Fonseca said at the project's grand opening in 2022. "We're trying to build spaces and not just houses for families to thrive."

Address:
783 S.E. 185th Ave., Gresham

Key Partners:

- ▶ Hacienda CDC
- ▶ Community Development Partners

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Jim Bernau, Founder/CEO

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LANDMARK AWARDS

HONOREE

FOUNTAIN PLACE APARTMENTS



JONATHAN BACH | PBJ

Fountain Place Apartments combines a historic piece of downtown Portland with modern construction knowhow, resulting in an accessible affordable housing property with contemporary updates.

Built in 1911 and one of the city's early examples of U-shaped apartment housing, the building had an extensive renovation by owner Home Forward and partners. That project required an innovative approach to upgraded seismic safety that included deploying steel frames from the rooftop to support the masonry walls. The completed project retains the building's historic touches and Italianate Renaissance Revival features and adds modern ones, such as an elevator, ADA-accessible entrance, a new community room and updated fire alarm system.

Address:
929 S.W. Salmon St., Portland

- Key Partners:**
- ▶ Home Forward
 - ▶ Peter Meijer Architect
 - ▶ Salazar Architect Inc.
 - ▶ Lorentz Bruun Construction
 - ▶ KPFF
 - ▶ Reyes Engineering & MD Electrical Services
 - ▶ Glumac

HONOREE

11W



JONATHAN BACH | PBJ

The newly opened 11W tower is "Portland's premiere all-in-one building," according to its Landmark nomination, combining offices, retail and residential living in downtown's bustling West End area. "The 24-story development was built to serve as the most forward-thinking and functional mixed-use building in the city."

The 500,000-square-foot project by Downtown Development Group and Crescent Capital Group aims for functionality and luxury along with creative touches such as full glass panels, panoramic city views and an infinity pool perched at the edge of the eighth floor. 11W also received a LEED (Homes) Platinum certification and features cutting-edge air purification technology, including MERV 13 filters and bi-polar ionization.

Address:
1140 S.W. Washington St., Portland

- Key Partners:**
- ▶ Downtown Development Group LLC
 - ▶ Crescent Capital Group
 - ▶ Green Cities
 - ▶ Turner Construction
 - ▶ ZGF Architects

HONOREE

NIKE | SERENA WILLIAMS BUILDINGS



JEREMY BITTERMANN | NIKE

Nike continued its tradition of naming pieces of its expanding Beaverton campus after the sports greats tied to the footwear maker with a 2022 addition: the Serena Williams Buildings.

The 1 million-square-foot addition, equal to 140 tennis courts, according to Nike, was the largest at Nike headquarters when it opened, and it includes workspace for 2,750 staffers, 200,000 square feet of lab space, showrooms and a 140-seat theater named for Williams' daughter Olympia. The work spaces are complemented by courtyards, gardens, a plaza and, of course, a tennis court.

Among its fans is Williams herself. "The whole building takes your breath away. Every element, everywhere you go, is an opportunity to be inspired," she said in a statement for its unveiling.

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Key Partners:
▶ Nike
▶ Skylab
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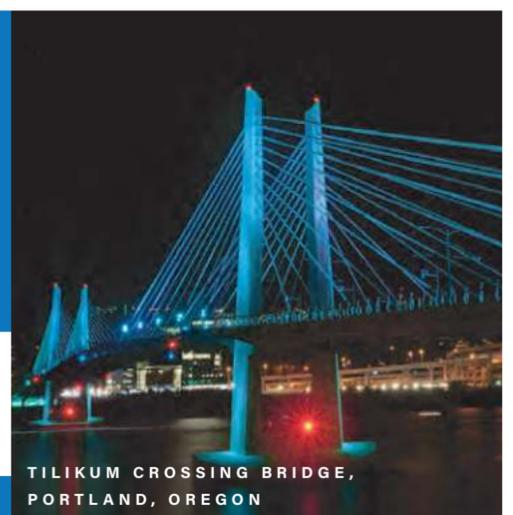


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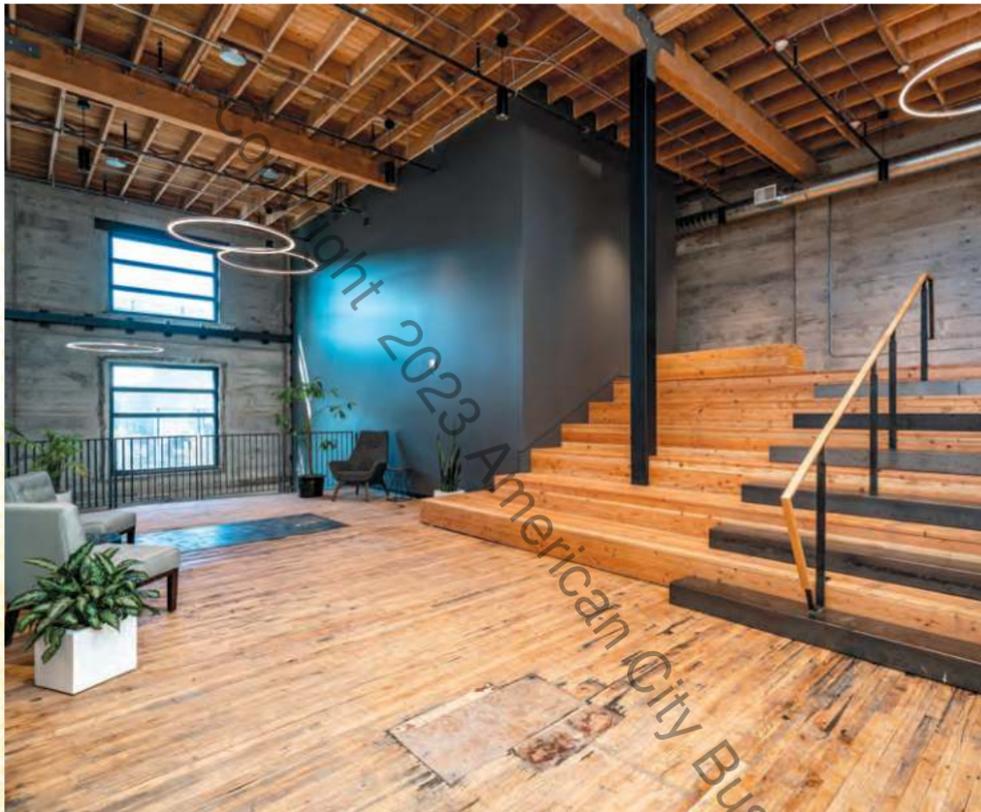
MULTNOMAH COUNTY
COURTHOUSE, PORTLAND, OR



LANDMARK AWARDS

HONOREE

THE FACTOR BUILDING



TRUEBECK CONSTRUCTION

The Factor Building is actually two historic Central Eastside buildings that have been renovated and connected by a new core. The two buildings that comprise the Factor Building date to the 1920s and an earlier chapter in the neighborhood's industrial past. With loading docks and large manufacturing spaces, they also create an opportunity for a new industrial tenant, such as a brewer, but also retail or dining. The new connecting building, designed by Sum Design Studio + Architecture, adds more than 10,000 square feet to the building, along with high-beam ceilings and open and collaborative spaces. Overall, the building is 53,560 square feet.

Address:
226 S.E. Madison St.

- Key Partners:**
- ▶ Libertas Cos.
 - ▶ Libertas Management LLC
 - ▶ Truebeck Construction
 - ▶ Grummel Engineering LLC
 - ▶ Sum Design Studio + architecture
 - ▶ AKS Engineering and Forestry

HONOREE

PROVIDENCE HEALTH | REED'S CROSSING



JONATHAN BACH | PBJ

Providence Health, Active Wellness, Mortenson and Rethink Healthcare Real Estate partnered to create a Hillsboro health center that went beyond the typical "brick box" health facility to be adaptable to future technology and industry needs. The pandemic put the project on hold and gave the group more time to conceptualize the design. The Providence Health Center - Reed's Crossing serves the area's growing number of residents with a 45,000-square-foot Active Wellness center and 65,000 square feet for services including urgent care, imaging, women's health and dermatology. The Wellness Center includes two pools, and the project incorporates murals sculptures and other elements reflecting the community's diversity and cultures.

Address:
7305 S.E. Circuit Drive, Hillsboro

- Key Partners:**
- ▶ Providence Health
 - ▶ Mortenson Construction
 - ▶ Rethink Healthcare Real Estate
 - ▶ Ankrom Moisan
 - ▶ Catena Consulting Engineers
 - ▶ AKS Engineering & Forestry

HONOREE

WYNNE WATTS COMMONS



JEREMY BITTERMANN | NIKE

Albertina Kerr's Wynne Watts Commons combines state-of-the-art technology and sustainable construction to create a home where people with intellectual and developmental disabilities can live independently.

Completed in 2022, the housing project's 150 subsidized apartments are powered by onsite solar panels, making it the largest sustainable affordable housing project in the Pacific Northwest and one of the largest in the country. Thirty of the units are universally accessible.

Nonprofit Kerr donated 2.5 acres for the four-story, 96,816-square-foot facility, and the city of Gresham provided \$11.2 million in housing bonds. Private support included \$1.3 million from the M.J. Murdock Charitable Trust, Meyer Memorial Trust, the Wayne & Joan Kuni Foundation and the Oregon Community Foundation.

Address:
928 N.E. 162nd Ave.,
Gresham

Key Partners:

- ▶ Albertina Kerr
- ▶ Edlen & Co.
- ▶ Ankrom Moisan
- ▶ Green Hammer Design Build
- ▶ LCG Pence Construction
- ▶ Green Cities Companies

ALBERTINA KERR'S Wynne Watts Commons



The 150-unit affordable housing building seamlessly integrates sustainability, accessibility, and affordability. It is net-zero energy with 30 universally accessible units featuring state-of-the-art technology for people with disabilities.



TMT Development thanks Vanessa for all her contributions to Portland.

Congratulations on being named the PBJ's
"Advancing Portland" award winner!





LANDMARK AWARDS

HONOREE

VITA ELEMENTARY



LSW ARCHITECTS

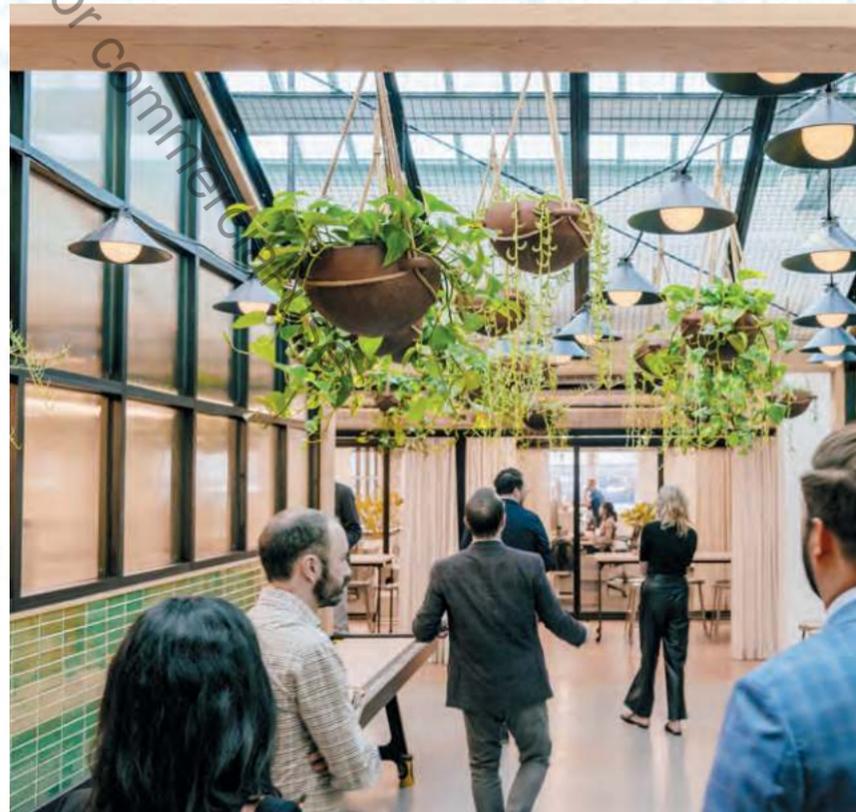


HONOREE

GALLERIA



JOSH PARTEE



SAM GEHRKE

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It's no exaggeration to say VITA Elementary School in Vancouver is breaking down walls for interactive learning. The school, completed in 2022, includes design details like the removal of fixed walls between classrooms to create spaces that foster project-based learning focused on innovation, technology and art. The four-story, 63,454-square-foot VITA (Vancouver Innovation, Technology and Arts) school was designed by LSW Architects and exceeds Washington school sustainability standards with 95% efficient water heaters and efficient HVAC.

"The curb appeal of the new space is eye-catching with its creative design including a cantilevered superstructure that provides students with a covered play and learning area," its awards nomination said.

Address:
1111 Fort Vancouver Way, Vancouver

Key Partners:

- ▶ Vancouver Public Schools
- ▶ Robertson & Olson Construction
- ▶ LSW Architects
- ▶ Marion Construction
- ▶ Nutter Corp.
- ▶ The Harver Co.
- ▶ Skyline Sheet Metal



"As a building that embodies Portland's unique character and charm, we were inspired to do something special," Unico Properties wrote in its nomination of the Galleria Building in downtown Portland.

Originally built in 1910 as the Olds, Wortman & King department store, the venerable five-story, 195,000-square-foot property is a designated historic building in the heart of the city. But Unico and its partners transformed it into 21st century office space, complete with state-of-the-art features including e-vehicle charging stations, an all-electric system to eliminate fossil-fuel use, and high-efficiency HVAC design. Sera Architects not only oversaw the project but also signed on as a tenant, moving its headquarters to a 42,000-square-foot space on the fifth floor.

Address:
600 S.W. 10th Ave., Portland

Key Partners:

- ▶ Unico Properties and Partners Group
- ▶ Walen Construction
- ▶ KPFF Consulting
- ▶ Sera Architects
- ▶ Energy Trust of Oregon

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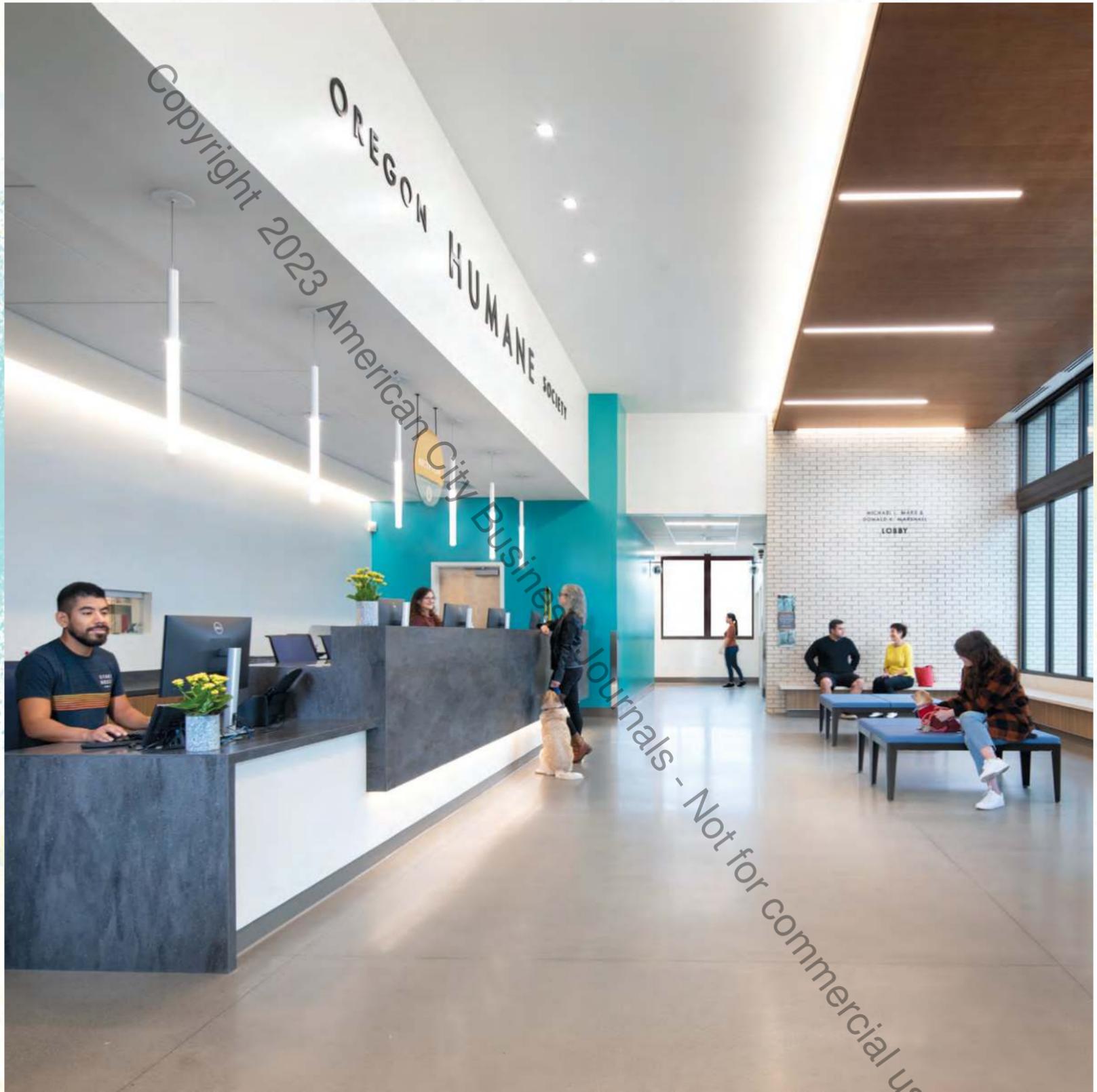
www.lewisbuilds.com



LANDMARK AWARDS

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OREGON HUMANE SOCIETY



CHERYL MCINTOSH

The Oregon Humane Society's New Road Ahead expansion was planned with attention to every detail for "a fear-free and durable design developed with an animal's perspective in mind."

The expansion project comprises two buildings. One has its Community Veterinary Hospital and the Animal Crimes Forensics Center, and the other houses the Behavior Modification and Rescue Center. The forensics center is one of only two such facilities in the country. The hospital is designed to maximize efficiency, comfort and safety for both animals and people and includes a split lobby separating dogs from cats and smaller animals.

"We developed a place that will continue to allow the Oregon Humane Society to be a champion to animals wherever that takes them in the next 150 years," the nomination form read.

Address:
1067 N.E. Columbia Blvd.

Key Partners:

- ▶ Oregon Humane Society
- ▶ Scott Edwards Architecture
- ▶ Lease Crutcher Lewis
- ▶ KPFF
- ▶ PAE
- ▶ Humber Design Group Inc.
- ▶ PLACE Studio
- ▶ ABD Engineering and Design
- ▶ Global Transportation Engineering
- ▶ Crime Lab Design

HONOREE

DOMAINE WILLAMETTE



SAM GEHRKE

“There’s nothing like it,” is how Jim Bernau described Domaine Willamette to the Business Journal in 2022. “It’s not Italy or France. It’s Oregon.”

Willamette Valley Vineyards unveiled its Domaine Willamette tasting room and hospitality center that year, a \$15 million addition to the winemaker’s collection of venues scattered from Vancouver to Bend. The Dayton-area facility features art pieces by Xander Griffith and Kathy Kun, a mass timber roof, solar shingles, a waterfall and other elements evoking the landscape of Oregon wine.

The vineyard completed the project with an unusual financing method. Publicly traded WVV sold preferred stock, offering shareholders a premium on their dividends in the form of credit for wine. Another payoff is a showcase for the Willamette Valley, which Bernau called “the wine region people can’t get enough of.”

Address:
19255
Highway 99
West, Dayton

Key Partners:

- ▶ Willamette Valley Vineyards
- ▶ Scott Edwards Architecture

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