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For Immediate Release

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Thumbs Up for Birtcher Tualatin 99 Building

Construction to start in March on the city's largest single footprint office building

PORTLAND, Ore. (Oct. 25, 2006) – Birtcher Development & Investments LLC is contributing to economic development in the Tualatin area with the announcement that construction of a 98,796-square-foot Class-A office building is set to begin. Tualatin Community Development Director Doug Rux said the project “makes a great gateway statement for our city’s growing commercial corridor.”

The four-story Birtcher Tualatin 99 Building (which will be formally named at a later date) will be built at the intersection of 124th and Highway 99, in close proximity to where Nike Chairman Phil Knight’s new Laika Animation House is to be sited.

“This building will stimulate the transition of this area from a perception of strictly industrial to a complete business community,” said Birtcher Senior Vice President Jim Edwards.

Birtcher closed on the land October 12, with lending for the \$22 million project provided by Washington Capital Management. Anderson Construction will be the builder, and Ankrom Moisan Architects the lead design team. Construction will begin in March 2007 and is expected to be completed in February 2008.

Edwards added that the new office building will provide a preferred option for companies whose north-bound commuters currently deal with congested Highway 217, south Interstate 5 and downtown. “It’s a great opportunity for businesses to move into a rapidly emerging planned business community and shorten the drive to work,” he added.

New construction of like-sized Class-A suburban office buildings have been rare in the Portland metropolitan area over the past five years, with Birtcher being the most active office developer in Tualatin. This project is Tualatin’s first Class-A office building since Edwards developed the 75,000-square-foot South Place office building on Sagert. Birtcher also developed the 350,000-square-foot South Center office park on Sagert and Martinazie back in 1987.

“One of our goals for this area has been to create a campus-style development where quality employment abounds; and that’s why this project fits so well with our plans,” Rux said. “It will provide general commercial uses that can support the technology companies and other industrial buildings in the area.”

The city of Tualatin was looking well ahead when they invested planning time, strategic policy and infrastructure in this area several years ago, Edwards said. “While our building is not the only quality new building in this area of Tualatin, it is in the upper end of new buildings and will expand the impression of Tualatin as you enter the city from the Northwest.”

Birtcher is developing the building for a buyer who will take possession upon completion of the shell and who will handle the leasing. Edwards said leasing efforts will begin in earnest once the building starts to take shape early next summer.

About Birtcher Development and Investments LLC

Birtcher Development is based in Irvine, Calif., and has a strong presence in the Portland market, having had an office in Portland for more than 25 years. Birtcher is a leading developer of creative industrial, office, research and specialized retail construction. For examples of Birtcher projects and scope, see the company’s website at www.birtcherdevelopment.com.

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