

Gordon Truck Center

Millersburg (Albany), OR



DESCRIPTION

Size: 61,000 square feet

Use: Freightliner NW dealership

Type: Metal building

Deal: Expansion & remodel

Owner: Gordon Truck Centers



UNIQUE CHALLENGES

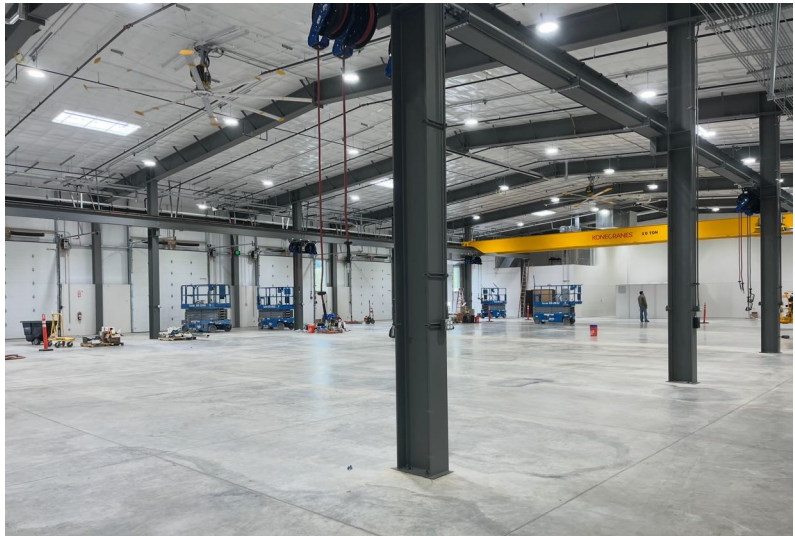
Expanded 5 times larger

10,000 dump truck loads of soil export

Cranes, paint booth & lubricant piping

10 acres of trailer parking

No interruption of operating dealership



CONTACT

Mike Wells, Principal
Mike@stratusdevelopers.com

Dirk Otis, Principal
Dirk@stratusdevelopers.com

Greg Wells, Principal
Greg@stratusdevelopers.com

stratusdevelopers.com | CCB #205380



Streimer Sheet Metal Works

Beaverton, OR



DESCRIPTION

Size: 69,000 square feet

Use: Sheet metal fabrication

Type: Concrete tilt-up

Deal: Acquisition & remodel

Owner: Streimer entity



UNIQUE CHALLENGES

Code upgrades, re-roof & new HVAC

Enhance image, paint & signage

Install bridge & jib cranes

New electrical service & nitrogen tank

Phased move manufacturing equipment



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stratusdevelopers.com | CCB #205380



Columbia Distributing

White City (Medford), OR

DESCRIPTION

Size: 91,740 square feet

Use: Beverage distribution

Type: Concrete tilt-up

Deal: Tenant build to suit

Owner: Meritage



UNIQUE CHALLENGES

Abandoned first site for bad soils

Bad laser screed ruined half of slab

Unseasonal rain during build

Extensive tenant racking & fixtures

5,800 sf keg cooler



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stratusdevelopers.com | CCB #205380



Semi Equipment Warehouse

North Plains, OR



DESCRIPTION

Size: 202,000 square feet

Use: Semiconductor Equipment

Type: Concrete tilt-up

Deal: Tenant build to suit

Owner: STAG Industrial



UNIQUE CHALLENGES

Protracted permitting process

Extra large 20' dock door

Temperature & humidity control

Delays in receiving electricity

Complex tenant specifications



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stratusdevelopers.com | CCB #205380



Summit Body & Equipment

Ridgefield, Washington



DESCRIPTION

Size: 68,500 square feet

Brief: New manufacturing & HQ office

Type: Concrete tilt-up

Deal: Owner/User build to suit

Owner: Summit Body entity



UNIQUE CHALLENGES

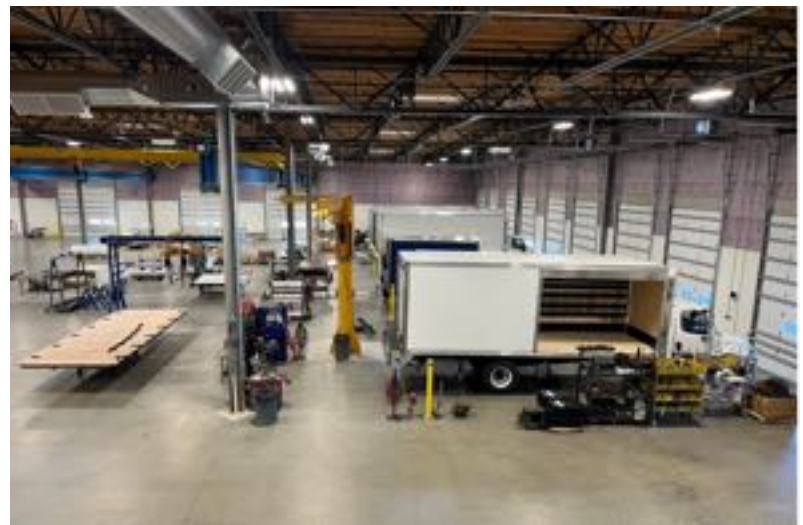
Protracted permitting process

Extensive wetlands to mitigate

Roof truss cost escalation

Covid-19 work environment

Volatile construction commodities



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Portland Kia Dealership

Portland, Oregon

DESCRIPTION

Size: 16,500 square feet

Material: Cast in place concrete

Type: Commercial car dealer remodel

Deal: Fee Development

Owner: Boyland Properties Portland



UNIQUE CHALLENGES

Started with vacant & vandalized building and property

Car dealerships abolished in downtown PDX so negotiated continuance of original approvals

Overcame post-COVID material delays



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Mike Wells, Principal
mike@stratusdevelopers.com
(503)720-0036

Dirk Otis, Principal
dirk@stratusdevelopers.com
(503)913-7463

19363 Willamette Dr #133
West Linn, OR 97068

stratusdevelopers.com | CCB #205380



Leupold+Stevens

Beaverton, Oregon

DESCRIPTION

Size: 46,000 square feet

Brief: New ground up development

Type: Concrete tilt-up

Deal: Owner/User build to suit

Owner: Leupold+Stevens



UNIQUE CHALLENGES

Protracted permitting process

Future annexation

Roof truss supply delay

Covid-19 work environment

Volatile construction commodities



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19363 Willamette Dr 133`
West Linn, OR 97068

stratusdevelopers.com | CCB #205380



Leatherman Tool Group

Portland, Oregon



DESCRIPTION

Size: 67,650 square feet

Brief: New warehouse

Type: Concrete tilt-up

Deal: Owner/User build to suit

Owner: Leatherman family



UNIQUE CHALLENGES

Protracted permitting process

Expansive clay soils

Potential liquefaction of soils

Supply chain delay in roof trusses

Covid-19 work rules



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stratusdevelopers.com | CCB #205380



Hyundai Remodel-Rebrand

Beaverton, Oregon



DESCRIPTION

21,600 square feet in 2 buildings.

Major renovation with building additions involving showroom, service department, customer experience, finance and administration.

Global Hyundai brand elements applied to the existing property and buildings.



UNIQUE CHALLENGES

Extensive negotiations with city over existing conditions and code.

Rigid manufacturer brand standards applied to aged and unusual existing property.

Mid construction sale transaction on part of the property.

Challenges with national vendors required by Hyundai.



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www.stratusdevelopers.com | CCB #205380





STRATUS
REAL ESTATE DEVELOPERS

Garden Home Shopping Center

Portland, Oregon

DESCRIPTION

Size: 66,000 square feet

rief À Redevelopment

Type` Metal stud, steel & wood truss

Deal: Re-tenant former grocery anchor

Owner: Lamb family



UNIQUE CHALLENGES

Protracted permitting process

Meet demands of 3 national retailers

Re-financing bank loan

Covid-19 work environment

Volatile construction commodities



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19363 Willamette Dr 133`
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Beacon

525 3rd Street
Lake Oswego, Oregon



DESCRIPTION

Size: 83,000 square feet

Material: Post-tension concrete

Type: Commercial mixed use

Deal: Fee development

Owner: Haladay Family



UNIQUE CHALLENGES

Underground parking

Tower crane's swing easements

Constrained site & zero lot line building

Lake Oswego design guidelines

Event center & decks code compliance



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19363 Willamette Dr #133
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www.stratusdevelopers.com CCB#205380



JSR Micro Factory

Hillsboro, Oregon

DESCRIPTION

Size: 79,000 square feet

Material: Concrete tilt-up

Type: New construction

Deal: Fee Development

Owner: JSR Micro, Inc.



UNIQUE CHALLENGES

Annexation to City of Hillsboro

Sewer extended a mile for service

Complex project with fixed end date

COVID-19 pandemic delays

Chemical factory in cleanrooms



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19363 Willamette Dr #133
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stratusdevelopers.com | CCB #205380



Acme Construction Supply

Prineville, Oregon



DESCRIPTION

Size: 11,000 square feet

Material: Pre-engineered metal

Type: New

Deal: Lease/Option to buy

Occupant: Acme Construction Supply



UNIQUE CHALLENGES

Winter build through snow

Remote location

Lease first, purchase second

Rocky conditions in subgrade

Financing in escalating market



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MKS Instruments (Formerly ESI)

Beaverton, Oregon



DESCRIPTION

Size: 113,000 square feet

Brief: Full Building Remodel

Type: Technology Retrofit

Timing: Project kick-off at start of pandemic

Owner: MKS Instruments, Andover, MD



UNIQUE CHALLENGES

Significant scope changes and VE to meet reduced budget

1970s era building structure to remodel to meet current codes

Complicated facility and equipment relocation during production

Multiple utility shutdowns to ongoing operations to increase capacity



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19363 Willamette Dr #133
West Linn, OR 97068



AGC Heat Transfer

Fairview, Oregon

DESCRIPTION

Size: 63,126 square feet

Brief: New manufacturing plant

Type: Concrete tilt-up

Deal: Tenant/User build-to-suit

Owner: Dermody



UNIQUE CHALLENGES

Land purchase delay for DEQ

Protracted permitting process

Overcame Covid-19 delays

Extensive equipment fit-up

Winter construction wind & rain



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dirk@stratusdevelopers.com
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19363 Willamette Dr 133`
West Linn, OR 97068

stratusdevelopers.com | CCB #205380



Jaguar Land Rover

Tigard, Oregon

DESCRIPTION

Size: 67,000 square feet

Material: Metal panel & concrete

Type: New construction

Deal: Fee Development

Owner: Don Rasmussen Co.



UNIQUE CHALLENGES

Planning text amendment with city

Ground lease on shopping center

Hard to source European finishes

Parking structure new car storage

Rigorous brand specifications



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19363 Willamette Dr #133
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stratusdevelopers.com | CCB #205380



Acme Construction Supply

Lake Oswego, Oregon



DESCRIPTION

Size: 11,000 square feet

Material: Wood framed

Type: Renovation

Deal: Fee Development

Occupant: Acme Construction Supply



UNIQUE CHALLENGES

Code upgrades to old building

Stringent permitting requirements

Change structural framing for atrium

Transforming bygone style

Finding existing conditions to remedy



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stratusdevelopers.com | CCB #205380



Premier Gear & Machine Works

Canby, Oregon

DESCRIPTION

Size: 62,295 square feet

Brief: Manufacturing plant

Type: Concrete tilt-up

Deal: Owner/user build-to-suit

Owner: Premier Gear & Machine Works



UNIQUE CHALLENGES

IRS Section 1031 tax deferred construction exchange

Lender switch in midstream

Multiple delays with relinquished property

Complicated cranes & equipment



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D+H Financial

Portland, Oregon

DESCRIPTION

Size: 46,000 square feet

Site: Redeveloped Oregonian Building

Goal: Transform corporate workplace

Theme: Multi-floor, collaborative space

Type: Technically advanced IT



UNIQUE CHALLENGES

Constructing alongside shell renovation

Complex arrangement of FF&E

Balancing numerous user groups' input

1st implementation of new global initiative

Adapting new finishes to old building charm



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19363 Willamette Dr #133
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stratusdevelopers.com | CCB #205380



Wine Storage Warehouse

Salem, Oregon



DESCRIPTION

Size: 119,000 sq ft in 2 buildings

Material: Pre-engineered metal Type:

New construction Deal: Fee

Development Owner: Watumull

Properties



UNIQUE CHALLENGES

Wetland fill permits & mitigation

Public works street obligations

Wine storage climate control

Demanding budget constraints

Fitting onto site with existing building



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dirk@stratusdevelopers.com
(503)913-7463

19363 Willamette Dr #133
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stratusdevelopers.com | CCB #205380



Cook Security Group

Portland, Oregon

DESCRIPTION

Size: 27,955 square feet

Brief: New headquarters

Type: Concrete tilt-up

Deal: Owner/User build-to-suit

Owner: Cook Security Group



UNIQUE CHALLENGES

Complicated ground lease for land

Protracted permitting process

Overcame liquefaction in soil

Non-performing subcontractors

Winter construction wind, rain & ice



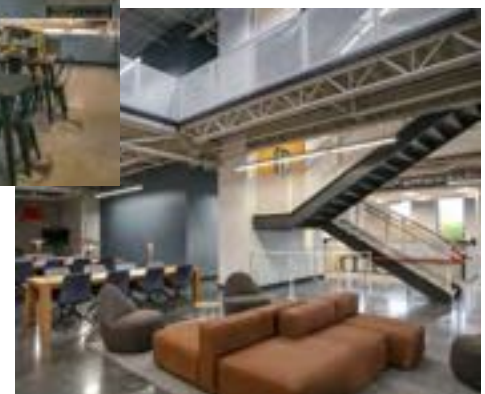
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19363 Willamette Dr #133
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stratusdevelopers.com | CCB #205380



Yogi Tea

Eugene, Oregon

DESCRIPTION

Size: 190,754 square feet

Material: Concrete tilt-up

Type: HQ, factory & warehouse

Deal: Owner occupied

Client: Yogi Tea



UNIQUE CHALLENGES

Assembled 4 parcels from 2 sellers

Wetland mitigation

Extreme winter weather build

Complex manufacturing

FDA protocols



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19363 Willamette Dr #133
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stratusdevelopers.com | CCB #205380



Cornell Oaks DHS

Beaverton, Oregon

DESCRIPTION

Size: 60,000 square feet

Material: Concrete tilt-up

Type: 2-story office building

Deal: Build-to-suit lease

Tenant: State of Oregon DHS



UNIQUE CHALLENGES

Hilly site with significant large trees

Reluctance to approve concrete tilt-up

Demanding requirements of state RFP

Compressed schedule with damages

Stacked concrete panels necessary



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dirk@stratusdevelopers.com
(503)913-7463

19363 Willamette Dr #133
West Linn, OR 97068

stratusdevelopers.com | CCB #205380



M. J. Murdock Charitable Trust



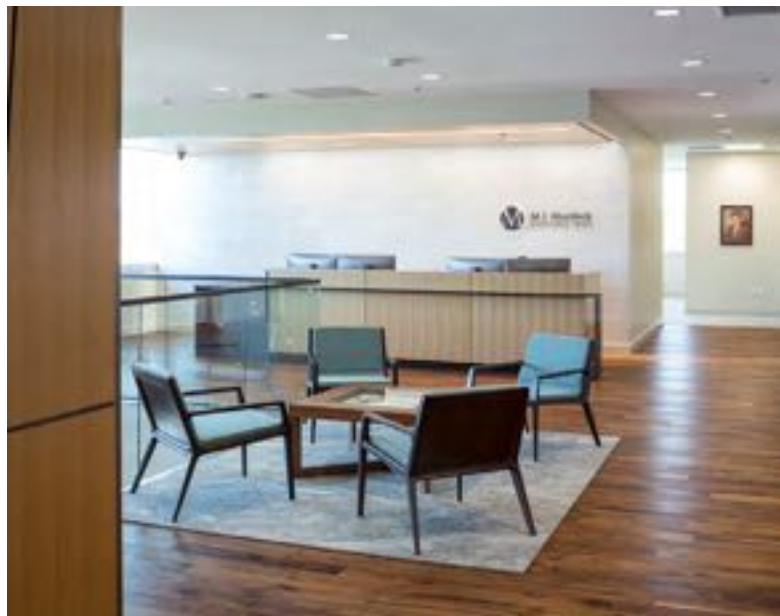
Vancouver, Washington

DESCRIPTION

Size: 17,600 square feet

Brief: Class A multi-floor office & hospitality venue

Type: Murdock Trust was the anchor tenant for this high profile 7-story office building on the Columbia river front



UNIQUE CHALLENGES

Organizational paradigm shifts altered design process

Traditional office blended with event center use

Tenant improvement construction started early for concurrent completion with new building shell



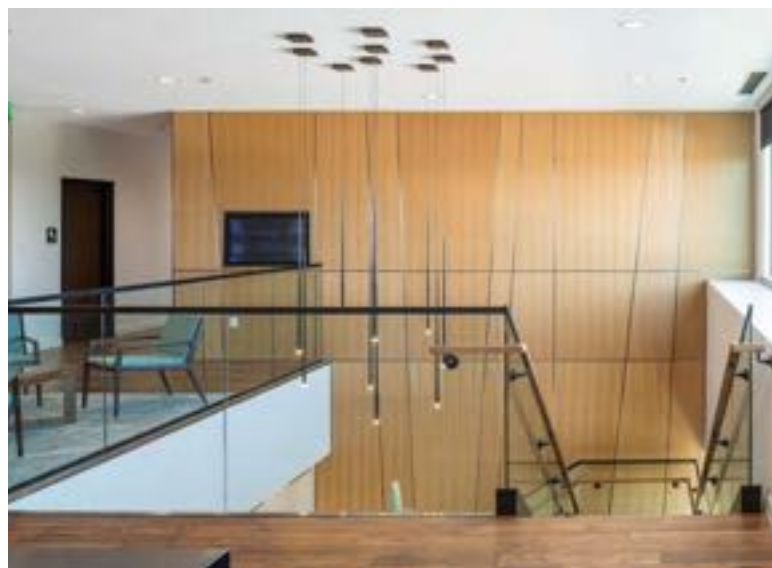
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stratusdevelopers.com | CCB #205380



Riverside Junction

Portland, Oregon

DESCRIPTION

Size: 63,941 square feet in 2 buildings

Brief: Two building industrial park

Type: Concrete tilt-up

Deal: Fee development for investors

Owners: Gardeners & Ranchers Assoc



UNIQUE CHALLENGES

City of Portland shell permit delays

City's expedited tenant permitting

Anticipating unknown tenants

Public works permit for frontage

Wet weather with poor soils



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stratusdevelopers.com | CCB #205380



General Glass

Vancouver, Washington

DESCRIPTION

Size: 54,000 square feet

Material: Concrete tilt-up

Type: Industrial glass fabrication

Deal: Owner occupied purchase

User: General Glass



UNIQUE CHALLENGES

Installing bridge crane inside building

Tripling size of electrical service

Digging trench drain in floor slab

Field labeling non-UL foreign equip

No-build easements to meet code



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House Spirits Distillery

Portland, Oregon

DESCRIPTION

Size: 14,000 square feet

Brief: Full production spirits distillery

Type: Tasting room & office buildouts

Client: Hired by tenant to manage

Scene: Redevelopment of aged building



UNIQUE CHALLENGES

Code approval of complex processes

Hidden building structural deficiencies

Tight timeline to meet obligations

Equipment invented & imported for installation

Inexperienced city staff forced extra proof of safety



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stratusdevelopers.com | CCB #205380



Acme Construction Supply

Sacramento, CA



DESCRIPTION

Size: 42,000 square feet

Material: Tilt-up concrete

Type: Renovation

Deal: Fee Development

Occupant: Acme Construction Supply



UNIQUE CHALLENGES

Code upgrades to old building

Field labeling machines not UL listed

3 divisions moving from 2 locations

Insurance claim for water damage

Paint booth permitted by city & air quality



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Bowco Industries/Oldcastle

Canby, Oregon



DESCRIPTION

Size: 29,700+26,400 square feet

Material: Concrete tilt-up

Type: Manufacturing

Deal: Fee development in 3 phases

Tenant: Bowco Industries/Oldcastle



UNIQUE CHALLENGES

Expansion with ongoing manufacturing

Multiple jurisdiction permitting

Tenant decision makers in midwest

Existing loan plus construction loan

Small economies of scale



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Oregon Reproductive Medicine

Portland, Oregon

DESCRIPTION

Size: 25,000 square feet

Brief: Complex building redevelopment

Type: Medical office building

Deal: Surgery, clinic, lab & offices

Owners: Doctor investment group



UNIQUE CHALLENGES

Significant seismic/structural upgrade

Complicated layout interdependencies

State of the art MEP coordination

Matching & modernizing exterior skin

Installing new, energy efficient windows



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Providence Medical Plaza

Wilsonville, Oregon



DESCRIPTION

Size: 24,000 square feet

Material: Brick, metal & glass

Type: Suburban medical office

Deal: Fee development for investors

Tenant: Providence Health System



UNIQUE CHALLENGES

Rigorous planning commission review

Potential development moratorium

LEED Silver rating

Complex tenant program and finishes

Volatile financing market



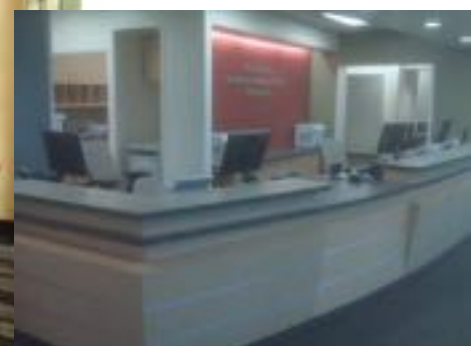
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stratusdevelopers.com | CCB #205380



Acme Construction Supply

Tacoma, WA



DESCRIPTION

Size: 10,288 square feet

Material: Pre-Engineered Metal

Type: New Construction

Deal: Fee Development

User: Acme Construction Supply Co



UNIQUE CHALLENGES

Demolition w/asbestos abatement

NFA & contaminated soil remediation

Short plat from existing branch store

Vacation of public street encroachment

Build around operating branch store



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stratusdevelopers.com | CCB #205380



International Truck/Navistar

Fairview, Oregon



DESCRIPTION

Size: 210,000 square feet

Material: Concrete tilt-up

Type: Distribution

Deal: Build-to-suit lease

Tenant: International Truck & Engine



UNIQUE CHALLENGES

Won competitive RFP process

Option to expand

Large hazardous liquid & aerosol room

Sandstone in rough grading site

Temperature controlled warehouse



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