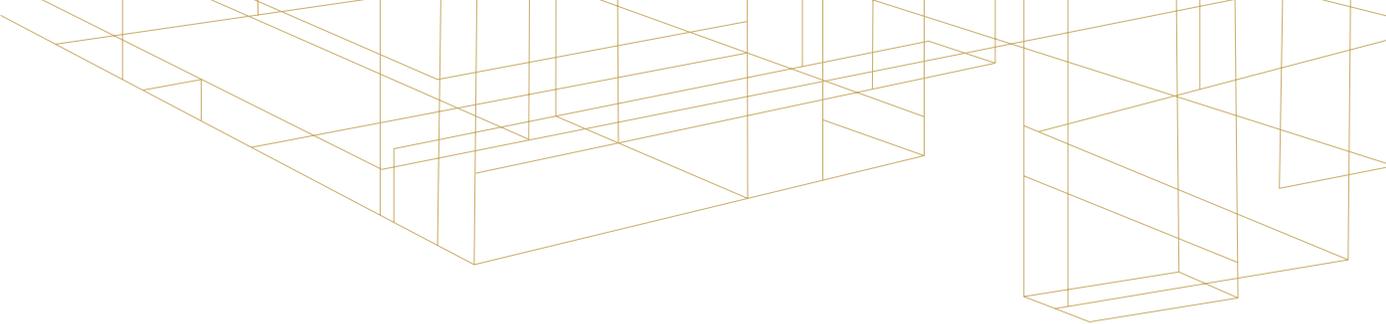


*ASSET*  
SERVICES



58M+SF

MANAGEMENT PORTFOLIO

# WE ARE THE *EDGE* *IN YOUR MARKET*

*With a managed portfolio of over 58M SF, we're one of the largest fully independent asset services groups in the Western U.S.*

We manage industrial, office, retail, and medical/research properties, for a diverse clientele including institutional and private investors, public agencies, corporations, and non-profit organizations. Our managed portfolio represents over 850 assets under management.

We know that every client has unique investment and ownership objectives. From a platform combining the best in talent, systems and technologies, we design and deliver a scope of services designed to meet your unique investment or corporate objectives.

## DESIGNATIONS

Accredited Management Organization® (AMO®) as designated by the Institute of Real Estate Management (IREM)

Multiple advanced designations are held by our professionals including: CCIM, CPA, CPM®, FMA®, LEED AP, and RPA®

## ASSET SERVICES

- Revenue management & enhancement
- Building maintenance & engineering
- Financial management with 5-10-year capital planning
- Corporate facility assignments
- Timely monthly reporting
- Comprehensive lease administration
- Distressed assets
- Receiverships
- Leasing support
- Tenant relations
- Development management
- Project & construction management
- Expert witness consulting
- Sustainability practices
- Customer service center, 24-hours a day, 7-days a week for tenants and owners

## SELECT CLIENTS



## SUCCESS STORIES

**272,000 SF**

Allen Institute Headquarters  
Seattle, WA



### MANAGEMENT AND LEASING SERVICES

Completed in 2015, this world-class life science research facility in Seattle's vibrant South Lake Union neighborhood supports scientists, engineers, mathematicians,

physicists and computational scientists dedicated to the "big science" of brain and cellular research. Kidder Mathews joined the construction and development team to transition the building to stabilized management operations.

**51,000 SF**

Center for Urban Waters  
Tacoma, WA



### MANAGEMENT AND FACILITY ENGINEERING SERVICES

The Center for Urban Waters is a 51,000 SF lab and office building located on the Thea Foss Waterway in Tacoma. The building is occupied by public agencies including the City of Tacoma's Environmental Services laboratory and offices, University of Washington research laboratories, and offices for the Puget Sound Partnership; the state agency established in 2007 to

lead efforts to protect and restore Puget Sound. Kidder Mathews was retained in 2009 to join the construction and development team in commissioning the building, facilitate occupant move-in, and establish operation protocols to achieve a LEED Platinum designation. Kidder Mathews was again retained in 2016 when the City of Tacoma took possession from the development authority.

**451,000 SF**

AstraZeneca Research Campus  
San Diego, CA



### MANAGEMENT AND LEASING SERVICES

Kidder Mathews was retained by AstraZeneca Pharmaceuticals to manage their portfolio of properties consisting of 450,641 square feet of lab and office space. Our management and construction team oversaw the replacement of the cooling tower for their research facility located at 9390 Towne Centre Drive in La Jolla. After an

extensive review of the system our team made the recommendation to change the design of the 350 ton multi-cell unit to a two cell unit with the capability to run independently to eliminate down time during routine maintenance, as well as the ability to operate each cell individually to maximum efficiency during periods of low demand.

## SIGNIFICANT PORTFOLIOS

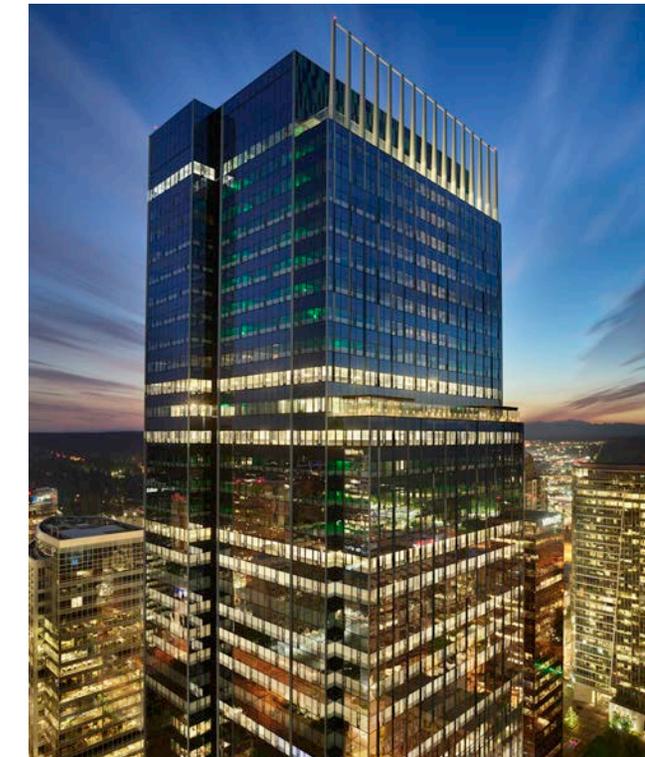
*Nuveen, a TIAA Company*

6.4M SF MANAGED



*Vulcan Real Estate*

2.16M SF MANAGED





# UNSURPASSED EXPERTISE & CLIENT SERVICE

Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

## COMMERCIAL BROKERAGE

**500+** NO. OF  
BROKERS

**\$10B** 3-YR AVERAGE  
TRANSACTION VOLUME

## ASSET SERVICES

**58M SF** MANAGEMENT  
PORTFOLIO

**850+** ASSETS  
MANAGED

## VALUATION ADVISORY

**2,600+** 3-YR AVERAGE  
ASSIGNMENTS

**43/27** TOTAL NO. OF  
APPRAISERS/MAI'S

## CONTACT

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