

ROSS KLINGER

Executive Vice President, Shareholder
Commercial Real Estate Investment Sales

T 425.450.1146
C 206.372.8433
ross.klinger@kidder.com



Ross Klinger specializes in Commercial Investment Sales, Owner-User sales and Land Sales of apartment, office, hotel, storage, retail land in Seattle/Bellevue core. He is an expert in the development entitlement process with knowledge of zoning.

EDUCATION

BA in Business, Management Information Systems from Washington State University

AFFILIATIONS & MEMBERSHIPS

Member Commercial Brokers Association (CBA)

Member Washington State Commercial Association of Realtors (WSCAR)

REPRESENTATIVE TRANSACTIONS

Ross has listed and sold commercial investment properties and land sales totaling over \$1,000,000,000. A brief summary of these transactions follows:

\$72,000,000	Twin tower 440' high rise entitled for 953 residential units in the Denny Triangle neighborhood of Seattle, WA
\$60,000,000	Twin tower 440' high rise site entitled for nearly 1,000,000 SF of condominiums called Seattle House
\$53,400,000	Bellevue Galleria - a 542,443 SF mixed-use building in Bellevue, WA
\$47,000,000	Pacific Plaza - a 137,349 SF class A office bldg in downtown Bellevue CBD, Bellevue, WA
\$47,000,000	High-rise development site on a full city block in Seattle, WA
\$39,300,000	2.62 acre Bellevue Cadillac office development site in downtown Bellevue, WA
\$32,500,000	High-rise condominium tower development site 1 block to Pike Place Market called The Chromer Building in Seattle, WA
\$25,000,000	440' high-rise residential land sale of raw land to a foreign buyer in the Denny Triangle in Seattle, WA

SELECT CLIENT LIST

Alexandria Real Estate

Benaroya Companies

BRE Properties, Inc.

Chatham Lodging Trust

CitizenM Hotels

Columbia West Properties, Inc.

Concord Pacific

Continental Properties

Diamond Parking

Equity Residential

Gerding Edlen

Goodman Real Estate

Holland Residential

Lennar

Lionstone Group

MacFarlane Partners

Mack Urban

Martin Selig Real Estate

Merrill Gardens

Plus Investments

Principal Financial

PSW Real Estate

ADDITIONAL CLIENTS

SRM Development	Touchstone Corporation	Weidner
Strickland Real Estate	Urban Visions	West Coast Self Storage
Taco Time	Vanke	White Peterman
Time Equities	Vulcan	Wolff

REPRESENTATIVE TRANSACTIONS CONTINUED

\$21,100,000	1001 Broadway - a 71,000 SF medical office covered land play that is now called the Danforth in Seattle, WA
JOINT VENTURE	Entitled high-rise at 600 Wall St. to Vanke which is now called Spire in Seattle, WA
\$18,500,000	Apartment building with 145 units in Seattle, WA
\$17,865,000	220 unit Townhouse Development Site in Snohomish County
\$17,100,000	Entitled high-rise condominium site with a cantilever near Pike Place Market, called the Emerald in Seattle, WA
\$16,700,000	298 unit apartment development site on a full city block in South Lake Union on Dexter Ave N now called Leeward in Seattle, WA
\$16,250,000	15th and Market in Ballard, WA office development site with 240,000 SF
\$16,200,000	Stabilized multi-tenanted office & marina building in South Lake Union that sold at a 5.2% cap rate, Seattle, WA
\$16,000,000	Fully entitled 400' development site now called Tower 12 at 2015 2nd Ave in Pike Place Market, Seattle, WA
\$15,400,000	Hart Crowser Bldg - a 56,591 SF office bldg on Lake Union sold to a User, Seattle, WA
\$14,950,000	High-rise condo development site in the Denny Triangle now called Nexus, Seattle WA
\$14,500,000	Columbia Business Park - a 3 bldg mix of office and retail in the Bel-Red corridor, Bellevue, WA
\$13,500,000	Stabilized office building sale in the Eastgate submarket of Bellevue at a 6% cap rate
\$13,075,000	146,000 SF office development site called The Jack on the Pioneer Square waterfront, Seattle, WA
\$12,687,320	Office development with an existing 60,000 SF office building on 86,900 SF of land in South Lake Union, Seattle, WA
\$12,500,000	Apartment development site for 260-units on Main St. called MainStreet Flats in downtown Bellevue, WA
\$12,290,000	Mid-Rise apartment development site for Phase II of Main Street Flats, Bellevue, WA
\$12,250,000	52,000 SF self-storage facility in DT Seattle sold at a 4.4% cap rate
\$12,150,000	A 260-unit multifamily site in the Cascade neighborhood of South Lake Union
\$11,750,000	51 University - a 90,920 SF historical shell office building on the Seattle waterfront
\$11,720,000	High-rise apartment development site for 290 units in South Lake Union at 901 Harrison St., Seattle, WA
\$11,310,000	Bellevue Park Townhouse Development Site, Bellevue, WA
\$10,290,000	Apartment development site for 140-units in the Pike Place corridor of Capital Hill in Seattle, WA
\$10,200,000	Value-Add office investment in the Northrup Corridor of Bellevue, WA
\$10,161,000	High-rise office site in South Lake Union, Seattle WA
\$10,100,000	Apartment development site on 30,000 SF in Ballard, WA

REPRESENTATIVE TRANSACTIONS CONTINUED

\$8,600,000	801 Dexter Ave N - A multifamily development site in South Lake Union, Seattle, WA
\$8,500,000	Medical office development site of 18,760 SF of land on First Hill, Seattle, WA
\$8,400,000	High Rise South Lake Union development site on 9,600 SF of land for a new Marriott AC Hotel
\$7,750,000	Downtown Bellevue hotel development site for a new Marriott AC
\$7,050,000	A Chinese development company bought the Bellevue Taco Time site zoned DNTN/MU 200'
\$7,000,000	Townhouse development site on Bel-Red Road in Bellevue, WA
\$6,300,000	Multifamily development site on 85' height zoned land in Seattle Center, Seattle, WA
\$6,300,000	Owner/user purchase of existing building in SODO, Seattle, WA
\$6,000,000	Biomedical development site on 12,000 SF of land in South Lake Union, Seattle, WA
\$4,535,000	8,500 SF Hotel development site on the Pioneer Square waterfront, Seattle, WA
\$3,200,000	Kirkland Firwood Mobile Home Park - single family housing development site in Kirkland, WA
\$1,700,000	Self-storage development site for mid-rise climate controlled building in the Rainier Valley, Seattle, WA