





**BRIAN
BRUININKS, CCIM**
PRINCIPAL

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CAREER HIGHLIGHTS (PARTIAL LIST)

- Represents **Property Reserve Inc.** (since 1996) to exclusively market for lease Landing Center at Van Doren's Landing in Kent, Washington (six class A flex buildings totaling approximately 345,000 SF). Over this period, Brian has completed leases totaling over 1,000,000 SF.
- Selected as the exclusive leasing agent for **ING Clarion/LIT Industrial** to lease Algona I & II Distribution Center, a two building project totaling 467,000 square feet in Algona, WA. Brian sold Algona II to Primary International in 2015 for \$28.3 million.
- Represents **Clarion Partners** as their exclusive leasing agent at Auburn North Distribution Center in Auburn, WA. ANDC was completed in July 2006 and was 100% pre-leased to Corporate Express (188,000 SF) and Salmon Terminals (209,000 SF).
- Retained by **Heitman** as their exclusive agent for the Seattle DEXUS portfolio, including Kent West Corporate Park and Riverbend Commerce Center in Kent and the Whirlpool Building in Frederickson. Heitman's Seattle industrial portfolio contains eight buildings and more than 1,500,000 SF. Currently the portfolio is 100% leased.
- Represented the landlord, **Property Reserve, Inc.** in the 140,000 SF lease renewal with Flow International. The Flow building serves as one of Flow's primary R&D, manufacturing/assembly facilities and also serves as Flow's corporate headquarters. This is the third renewal that Brian has completed with Flow on behalf of the landlord. The Flow International lease was valued at nearly \$8 million.
- Assisted **Whole Foods PNW** with their 104,000 SF built to suit in Lacey, WA. The assignment included the acquisition of 9.29 AC and a long term lease with Ryan Development. Brian also helped facilitate Whole Foods PNW's 35,000 SF office relocation from Bellevue to Seattle, WA in 2019.
- Exclusively represents **Metropolitan Hardwood Floors (US)**. Brian has represented Metropolitan Hardwood Floors since 2004 and completed over two dozen transactions, including the opening of new distribution facilities in Omaha, Denver, Indianapolis, Dallas, Austin, and Minneapolis.
- Brian and Dave Baumer represented **Morgan Stanley Real Estate/Orchard Partners** in the acquisition of Creekside Distribution Center in Kent, WA in January 2012. Creekside was constructed in 2007 and is a stand-alone, 30' clear distribution/manufacturing building. The building was fully leased at the time of sale. Morgan Stanley has retained Brian Bruininks and Dave Baumer as the exclusive leasing agents.
- Brian and Dave Baumer represented **Morgan Stanley Real Estate** in the leasing of 135,300 SF to Coast Aluminum and Architectural Inc. at Creekside Distribution Center in Kent, WA in October 2013. Creekside is now 100% leased.
- Brian and Jeff Crane represented the buyer and the seller in the sale of **Federal Way Corporate Center**, in Federal Way, WA for \$7.6 million to Cabot Properties. The industrial business park, built in 2001, is leased to three tenants and totals 73,498 SF.
- Represented **Terreno Realty Corporation** in their acquisition of the Cabot 216 Building, located at 8030-8106 S 216th Street, Kent, WA. Brian also represented the seller, **Metropolitan Hardwood Floors (US), Inc.** The property sold for \$9,213,660 (\$86.18/SF).
- Represented the seller in the sale of **Algona II Distribution Center**, located at 701-851 Milwaukee Avenue N, Algona, WA. The property sold for \$28,253,716 (\$107.31/SF).
- Represented **TA Realty Associates** with the acquisition of Pacific Business Park in Kent, WA, a five building business park totaling approximately 175,000 SF for \$19,475,000.
- Selected as the cooperating broker to assist **Secured Capital** with the disposition of Algona Distribution Center I & II, a two building project totaling 467,000 SF. This property was part of the Calwest Industrial Properties portfolio sale that consisted of over 8,000,000 SF of industrial properties in five states. The portfolio was purchased by ING Clarion for more than \$460 million.
- Selected as the cooperating broker to assist **Secured Capital** with the disposition of four Kent Valley industrial projects totaling over 900,000 SF. These properties were part of an estimated \$2.2 billion portfolio sale to Walton Street Capital. Approximate value of the four Kent Valley properties was \$60 million.
- Represented **Cabot Industrial Fund III** with the acquisition of the Precision Pattern/AIM Aerospace Building in Sumner, WA, a building totaling approximately 86,675 SF for \$6.5 million.
- Represented **Intracorp** for the leasing and disposition of Intracorp Industrial Center in Fife, WA, a new 20 AC development, a three building project totaling approximately 333,800 SF. All three buildings were leased and sold in 2001 for over \$14.3 million.