



Downtown Los Angeles

Investor or Partial Owner-User

Los Angeles, CA

Building SF: 34,320
Lot SF: 5,759
Year 3 Cap Rate: 7.23%
Year Built: 1991
Zoning: C2
APN: 5161-017-035

- Excellent prominent downtown Los Angeles location on a key corner lot at the intersection of two major streets in Little Tokyo—San Pedro and 1st.
- Major freeway accessibility
- Proximity to an abundance of area amenities

Kathleen A. Silver, CCIM • 310.966.7102 • kathleen.silver@colliers.com
www.kathleensilver.com



220,000 SF Lease Opportunity

15927 Distribution Way,
Cerritos, CA 90703

- Features:
- 24-foot minimum ceiling clearance
 - 21 dock positions, each with a load leveler
 - 5,680 SF of quality office space
 - Metal halide lighting
 - Corner location on a major street

For more information, please call:
Stephen C. Calhoun, SIOR • 323.278.3111 • steve.calhoun@colliers.com
Chris Sheehan • 310.381.2431 • chris.sheehan@colliers.com



EPCOR Tower

New LEED Certified Office Tower

Edmonton, AB, Canada

Introducing, on behalf of Qualico Developments, Edmonton's newest office tower. This "green", 28-storey building boasts 11 foot ceiling heights with floor-to-ceiling glass; offering 578,000 SF office and 36,000 SF retail space. Beautifully positioned to lead Edmonton's downtown's expansion on the

north edge, this opportunity offers many state-of-the-art features and is in direct access to Edmonton's finest amenities.

OFFICE LEASING:

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RETAIL LEASING:

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www.epcortower.com



South Puget Sound Retail Portfolio

Retail/Mixed Use
Available for Lease/Sale

Pierce County, WA

A portfolio of retail and mixed-use properties by Rockmann Development, located in the South Puget Sound market of Pierce County. Four existing properties available for lease, with a second phase build-to-suit available for sale. Total square footage of the portfolio is just over 63,000 SF.

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Unique Investment Opportunity

Prime Orange County Submarket

Irvine, CA

56,647 SF, two-story office building on 8.6 acres is available. Ideal for a medical office building or complex. Property is leased by a strong-credit tenant until Dec. 31, 2009.

- Parking 4.5:1,000
- 4-acre site (adjacent) accommodates expansion
- Lunchroom accommodating 100 people
- Executive conference room, including media hook-ups
- ±1,500 raised-floor computer area
- Back-up generator
- Elevator served

Clyde Stauff • 949.724.5543 • clyde.stauff@colliers.com



Seeking LEED Platinum Certification

5K SF Retail for Lease - Tempe
Transportation Center

Tempe, AZ

- Located at the NWC of Veterans Way and College Avenue in Tempe
- This three-story, 40,000 SF mixed-use project is seeking LEED Platinum Certification, two blocks from Mill Avenue, the heart of Tempe's downtown retail/restaurant activity.
- Metro light rail platform/transit service.
- Three blocks from ASU and walking distance to Tempe Town Lake, hotels, retail and entertainment.
- Separately metered, energy-efficient spaces.

Ruth N. Darby, MBA/GM • 602.222.5090 • ruth.darby@colliers.com
www.getongreen.com



Flexible Building Offering

E-Tech Building
21515 NW Evergreen Pkwy
Hillsboro, OR

High-tech corporate office and clean-room manufacturing, easily convertible to a number of adaptive uses, including an office with 4.8/1000 parking. Located in the heart of Oregon's Sunset Corridor technology hub in a campus setting with immediate freeway access. High-quality, corporate-image building features modern amenities and excellent security systems. Reliable power grid and numerous nearby services and restaurants.

Paul Breuer • 503.499.0061 • paul.breuer@colliers.com
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397,710 SF For Lease

Manufacturing Facility
Chico, CA

- 397,710 SF footprint
- 15,000 SF existing offices
- 18.4-acre parcel
- Zoned airport mfg
- 20 dock doors / 4 grade level
- 2000 amp 277/480 volt electrical
- .33/3000 gpm sprinklers
- PG&E power consumption rebates available
- Potential flight-line access

Matt Lofrano • 916.563.3000 • cvig@colliers.com



Bridge Pointe Corporate Center

Sublease
Up to 220,000 SF
San Diego, CA

- Class 'A' Corporate HQ
- Premiere office / R&D space up to 220,000 SF
- Two- and three-story buildings
- Term through March 2018
- Convenient to I-5 and I-805
- Close to UTC Regional Mall, La Jolla Village and Torrey Pines
- Parking 4.3/1000 SF surface and subterranean
- 11-foot finished ceiling heights
- Basketball, sand volleyball, jogging trail on campus

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Retail Investment Opportunity

Lakewood Crossing
\$33,200,000
Marysville, WA

- Target and Costco draw exceptional tenancy
- Excellent I-5 freeway access and visibility
- Dominant center in trade area
- Regionally and nationally recognized tenants
- Strong tenant sales
- Strong lease-up and occupancy
- No debt
- Long-term leases
- New, top-quality construction
- 42% population growth since 2000
- Top real estate investment market in the nation

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Waterloo Region's Premiere Business Park Environment

Unique Opportunity to Own Within Ontario's Technology Triangle

Kitchener, ON, Canada

Centrally located in Waterloo region in Kitchener, the Rockway Business Park offers a unique opportunity to purchase a design build on lots with expansion and outside storage. Kitchener is within a 30-minute drive of more than 800,000 people and within close proximity to Hwy 401. Building designs feature 24-feet plus clear heights, dock-level loading and first class exterior finishes.

Ron Jansen • 519.570.1330 x 222 • ron.jansen@colliers.com
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For Sale-Redevelopment Opportunity

Mix of Office, Industrial and Vacant Land

Toronto, ON, Canada

- Located in the Central Greater Toronto Area
- 2,851 feet of Highway 401 frontage
- 195,000 SF of industrial area with 40' and 23' clear ceilings
- 95,000 SF of Office space
- Unique Investment Opportunity - 21 Acre Site
- 172,000 SF of excess density and 4.76 acres of vacant land
- Numerous severance and redevelopment options
- Current zoning allows for office, industrial, educational, place of worship and recreational uses
- Long-term residential and retail development potential

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Freestanding Industrial Facility Available

Vaughan, ON, Canada

Freestanding 151,879 SF industrial facility available in Vaughan, just north of Toronto. This secured facility has a clear height of 24 feet, eight truck level and two drive-in doors (additional shipping doors can be made available), painted plant area and heavy power. Trailer parking is available for 35. Excellent access to major highways, including 400, 407 and 427.

John Powell • 416.791.7235 • john.powell@colliers.com



Come to the Top of Toronto

Toronto, ON, Canada

Panattoni Development Corporation is pleased to present the largest speculative development in the Greater Toronto Area (GTA) for Summer 2008.

- 576,000 SF and 253,000 SF available
- First class distribution facilities
- Cross dock layout
- 1 shipping door per 5,000 SF
- 229 trailer parking positions
- 32' clear height
- 52' bays
- State of the art warehouse facility

 PANATTONI®

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Medical & Office Condominiums For Sale

Why rent when you can own?

Torrance, CA

Peninsula Medical & Professional Center has office condominiums available for sale and/or lease from 900 to 5,000 SF.

Newly re-developed project located at the foothills of Rancho Palos Verdes is a perfect opportunity for medical professionals and small business owners to occupy their own office space.

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Peter Hagist • 310.381.2472 • peter.hagist@colliers.com



79k+ SF in Prime Vancouver Location

Improved With Wet/Dry Life Science Facilities

887 Great Northern Way, Vancouver, BC, Canada

- From 6,500 SF to 79,000 SF of wet and dry life science laboratory space with complimentary high-end view office space
- Fully furnished and ready for occupancy, September 1, 2008
- Minutes away from Downtown Vancouver

Norm Taylor • (604) 661-0893 • norm.taylor@colliers.com



Long Term Class A Sublet Opportunity

23,280 Contiguous SF

Winnipeg, MB, Canada

Located at the NW-corner of Portage Avenue and Main Street, CanWest Place is at the hub of Winnipeg's business/financial district. CanWest Place has street-level entrances, an airy retail

concourse level, food court, fitness centre, underground heated parking and 24/7 manned security. The building is linked directly to Winnipeg's underground/skywalk pedestrian system, providing access to hotel and retail facilities.

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For Lease Available 2009

90,000 SF Boutique Class A Office Space
San Francisco, CA

- Highly efficient 9,600 SF full floors
- Prominent location at the confluence of the CBD and Union Square.
- Complete building renovation to Class A standards.
- Brand new elegant building lobby.
- Floors in shell condition, ready for custom build outs.
- Design Features: High ceilings, operable windows, great natural light.
- Outstanding urban and partial water views from all floors.
- Rooftop garden and terrace.

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