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Des Moines Creek Business Park Phase I

Category

Industrial Development of the Year

Description

Des Moines Creek Phase 1 was developed by Panattoni Development in partnership with MetLife. It totals 545,500 square feet in three state-of-the-art Class "A" warehouses located on 37 acres of Port of Seattle-owned land. The property is controlled by Panattoni through a long-term ground lease with the Port. The site topography had a 92-foot grade change from east to west; to offset this and maximize site coverage, the buildings are terraced throughout the site and Building 1C acts as a retaining wall for Building 1B. The buildings are expected to achieve LEED Silver certification through energy-efficient lighting and water-efficient landscaping. The project is 100% leased with at-market rents, just eight weeks after construction completion. Tenants include K2 Sports, Meiko America, Inc., PODS, Organically Grown Company, Greencore and Kardiel. The buildings were designed by CollinsWoerman and constructed by Sierra Construction.

Developer: Panattoni Development Company, Inc.

Architect: CollinsWoerman

General Contractor: Sierra Construction Company, Inc.

Construction/Project Manager:

Interior Architect/Designer:

Broker: Kidder Mathews

Consultants: Barghausen Consulting Engineers, Inc. Innova Architects, Structural Engineering, Paul McCormick

Terra - Associates, Geotech, Ted Schepper

The LA Studio LLC, Landscape Architecture, Mel Easter

ArchEcology LLC, LEED Consulting, Michelle Rosenberger

Major Subs/Vendors: SCI Infrastructure, LLC Panelized Structures, Inc., Roof Structure, Tim Lessard

Castle Walls LLC, Retaining Walls, Roger Coates