



TECHNOLOGY CENTER

32125 32ND AVE SOUTH, FEDERAL WAY, WA | OFFERING MEMORANDUM





TABLE OF CONTENTS

01	Executive Summary	PAGE 03
02	Property Description	PAGE 11
03	Financial Overview	PAGE 17
04	Location & Market	PAGE 23
05	Tenant Overview	PAGE 29

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TECHNOLOGY CENTER



SECTION 1

EXECUTIVE SUMMARY

\$14M
LIST PRICE

\$139.59
LIST PRICE PSF

58%
OCCUPANCY

13.67%
IMPLIED YR 3
CAP RATE



Kidder Mathews, as exclusive advisor, is pleased to present the opportunity to acquire the I-5 Technology Center, a Class A, two-story office building located directly off I-5 in the East Campus area of Federal Way.

The building was constructed in 2000 to the highest standards, exceeding most conventional Class A office buildings in the Seattle area. The building has been extensively renovated and features a grand lobby with a free-floating steel staircase beneath a large multi-paneled skylight. The building has upgraded electrical and data capabilities and an above-market parking ratio. Totalling 100,295 square feet, the I-5 Technology Center is located directly adjacent to a major intersection off of Interstate 5 and within one mile of The Federal Way Commons, one of the largest lifestyle centers in the greater Puget Sound region.

100,295
TOTAL SF

TOP-TIER
QUALITY

PROPERTY SUMMARY

Address	32125 32nd Ave S, Federal Way, WA
NRA	±100,295 SF
NOI (In Place)	\$764,709
Stories	2
WALT	3.08 Years
Percentage Leased	58.10%
Occupied SF	58,265 SF
Vacant SF	42,030 SF
Year Built	2000
Land Area	293,798 SF (6.75 AC)
Parking	5 / 1,000 SF
Zoning	OP-1 (Office Park)



INVESTMENT HIGHLIGHTS

INSTITUTIONAL QUALITY ASSET

I-5 Tech is a top of it's class, concrete and steel construction that exemplifies excellence in design, featuring impressive street appeal, prominent signage opportunities, and elegant common areas. The property's Class-A image appeals to a diverse range of tenants seeking a high-quality professional environment.

ABOVE MARKET RETURNS WITH UPSIDE POTENTIAL

At the offering price of \$14,000,000, the implied CAP rates reach 7.26% in Year One and 11.55% in Year Two. Early feedback indicates that conservative 50% debt financing at approximately 7.25% is available from both lenders and conduit sources. Furthermore, the current vacancy provides for a significant value add within the first three years of ownership, with a Year Three implied CAP rate of 13.67%.

QUALITY TENANCY OPPORTUNITY


I-5 Tech is poised to attract top tier quality tenants with significant square footage requirements. This bodes well for the building as the submarket sees a tremendous amount of activity in the larger square footage ranges. Federal way is the strongest performing South Puget Sound Submarket. Regional and national tenants consider Federal Way a perfect location for a company headquarters or satellite office.

PROFESSIONAL SERVICE FOCUSED SUBMARKET

In a market environment where tech-reliant submarkets face heightened scrutiny, the South Sound region is poised for increased investor interest. Traditionally trading at a discount relative to Bellevue and Seattle, the South Sound market is comprised of traditional tenant uses (financial services, law firms, etc), which is increasingly favored by investors. Strong absorption trends and the resilience of this submarket further solidify its position as an attractive and reliable investment option.





 **28 MIN DRIVE**
TO SEATTLE

 **30 MIN DRIVE**
TO BELLEVUE

 **2 MIN DRIVE**
TO I-5

S 320TH ST



S 320TH ST

 **TECHNOLOGY CENTER**

 **16 MIN DRIVE**
TO TACOMA



23 MI ▪ 28 MINS

TO DOWNTOWN SEATTLE

26 MI ▪ 35 MINS

TO BELLEVUE

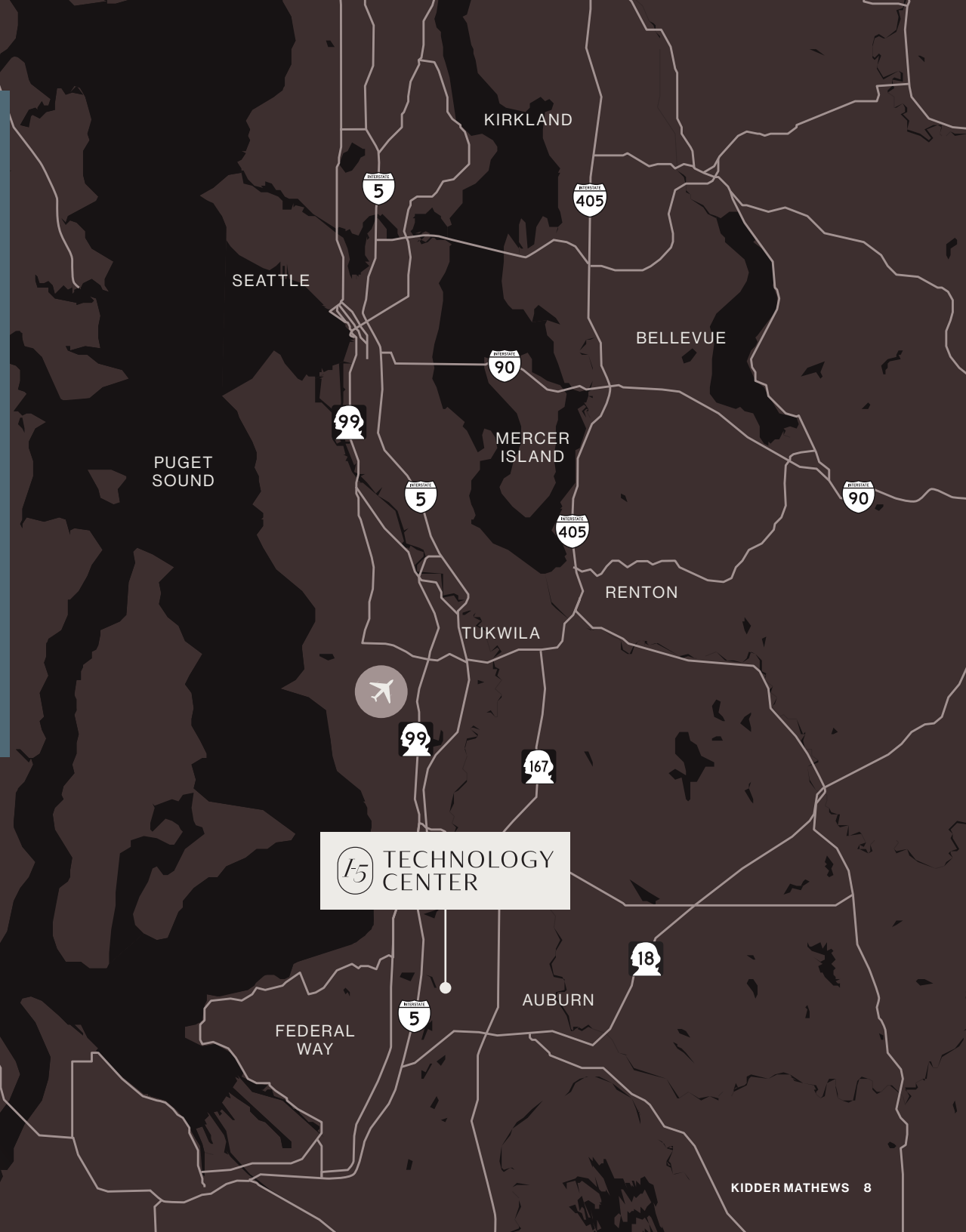
12 MI ▪ 16 MINS

TO TACOMA

12 MI ▪ 16 MINS

TO SEA-TAC INTERNATIONAL AIRPORT

EFFORTLESS CONNECTIVITY



AMENITIES



I-5 TECHNOLOGY CENTER

THE COMMONS AT FEDERAL WAY
ANCHOR TENANTS

- The Commons at Federal Way
- 320th St/ Hwy 99 Corridor Retail

THE COMMONS AT FEDERAL WAY

- | | |
|-----------------------|-----------------------------|
| 01 Bath & Body Works | 02 Applebee's |
| 03 Baskin Robbins | 04 Champs Sports |
| 05 Buffalo Wild Wings | 06 Famous Footwear |
| 07 Casa De Moda | 08 Five Guys |
| 09 Chase Bank | 10 Harborstone Credit Union |
| 11 FedEd Office | 12 Kpop Nation |
| 13 Happy Lemon | 14 Oriental Massage |
| 15 Mama Stortini's | 16 Pet Supplies Plus |
| 17 Panera | 18 Sleep Number |
| 19 Salon Avida | 20 Verizon |
| 21 Taco Madre | 22 Yummy Crepe |
| 23 The Table | 24 Wetzel's Pretzels |

320TH STREET / HWY 99 CORRIDOR

- | | |
|----------------------|-----------------------|
| 01 H Mart | 02 Walmart |
| 03 Barnes & Noble | 04 85°C Bakery Cafe |
| 05 Joann's | 06 Best Buy |
| 07 LensCrafters | 08 Papa Murphy's |
| 09 PetSmart | 10 Trapper's |
| 11 Chipotle | 12 Wells Fargo |
| 13 Safeway | 14 Old Navy |
| 15 Michaels | 16 Ross |
| 17 Total Wine & More | 18 Bank of America |
| 19 Chick-fil-a | 20 Black Bear Diner |
| 21 L&L Hawaiian BBQ | 22 Safeway |
| 23 Planet Fitness | 24 Daiso |
| 25 Trader Joe's | 26 Crumbl Cookies |
| 27 T.J. Maxx | 28 Ivar's Seafood Bar |
| 29 Red Lobster | 30 Red Robin |

THE IMAGE & QUALITY COMPANIES DESIRE



Amenity-rich
location



Quick, convenient
freeway access to
I-5 and SR 18



Abundant free
parking (5:1,000 SF)



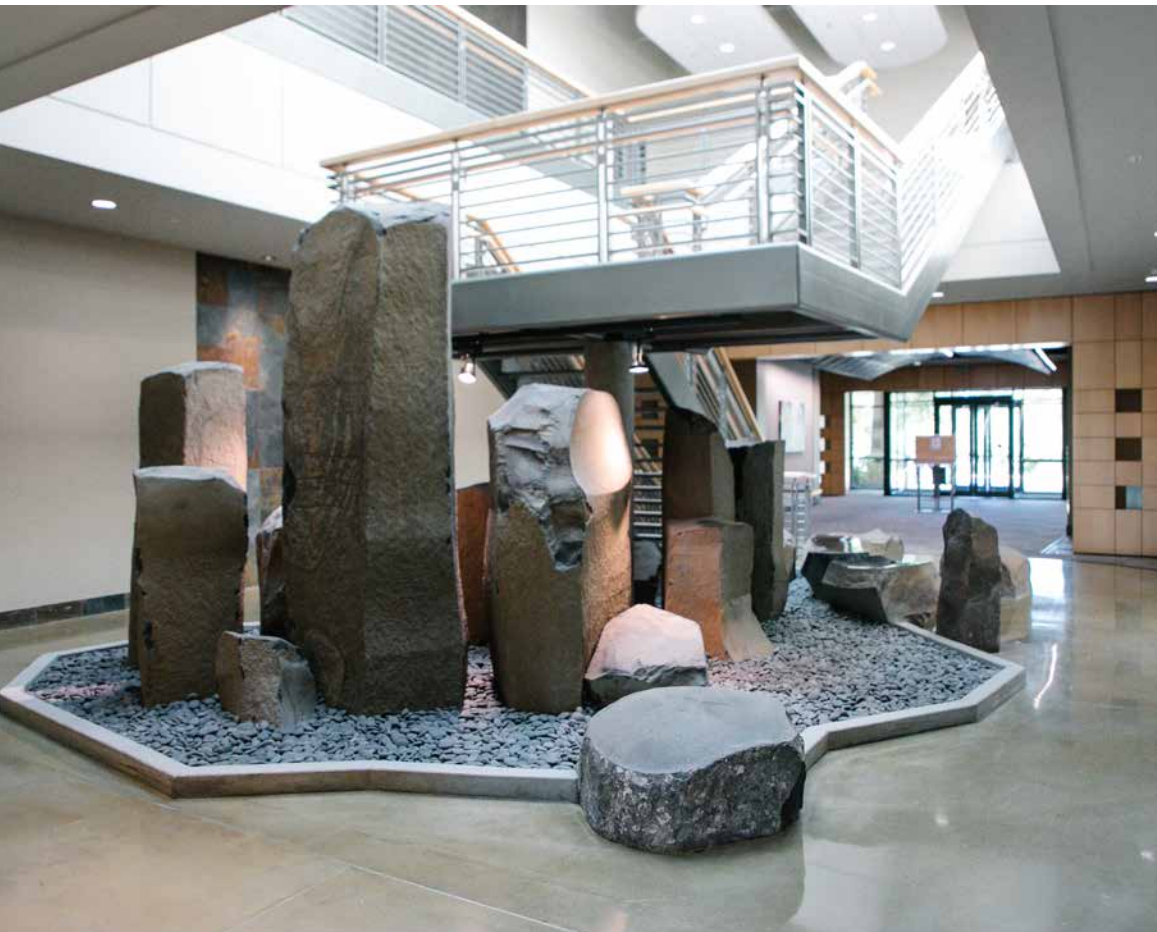
Avanti market
in common cafe



24/7 fitness
center with lockers
and showers



High bay garage/
storage access with
available space



PROPERTY
DESCRIPTION



TECHNOLOGY
CENTER



BUILDING INFORMATION

I-5 Tech is a top-of-its-class concrete and steel construction that exemplifies excellence in design, featuring impressive street appeal, prominent exposure.

Stories	2
Year Constructed	2000
Parking	5/1,000
Shower Facilities	Yes — 2 (1M, 1F)
Occupancy	58.10%
Occupied SF	58,265
Vacant SF	42,030
WALT	3.08 Years
NOI (In Place)	\$764,709

293,798
LAND SF

6.75
LAND AC

100,295
TOTAL OFFICE SF



STRUCTURAL DETAIL

CONSTRUCTION FEATURES

Construction Type	Two story office building
Foundation	Cast in place concrete
Structural System	Steel framed
Exterior Walls	Brick / glass
Floor Construction	Concrete filled metal decking
Roof	Built - up membrane
Window/Doors	Aluminum frames with dual pane tinted glazing

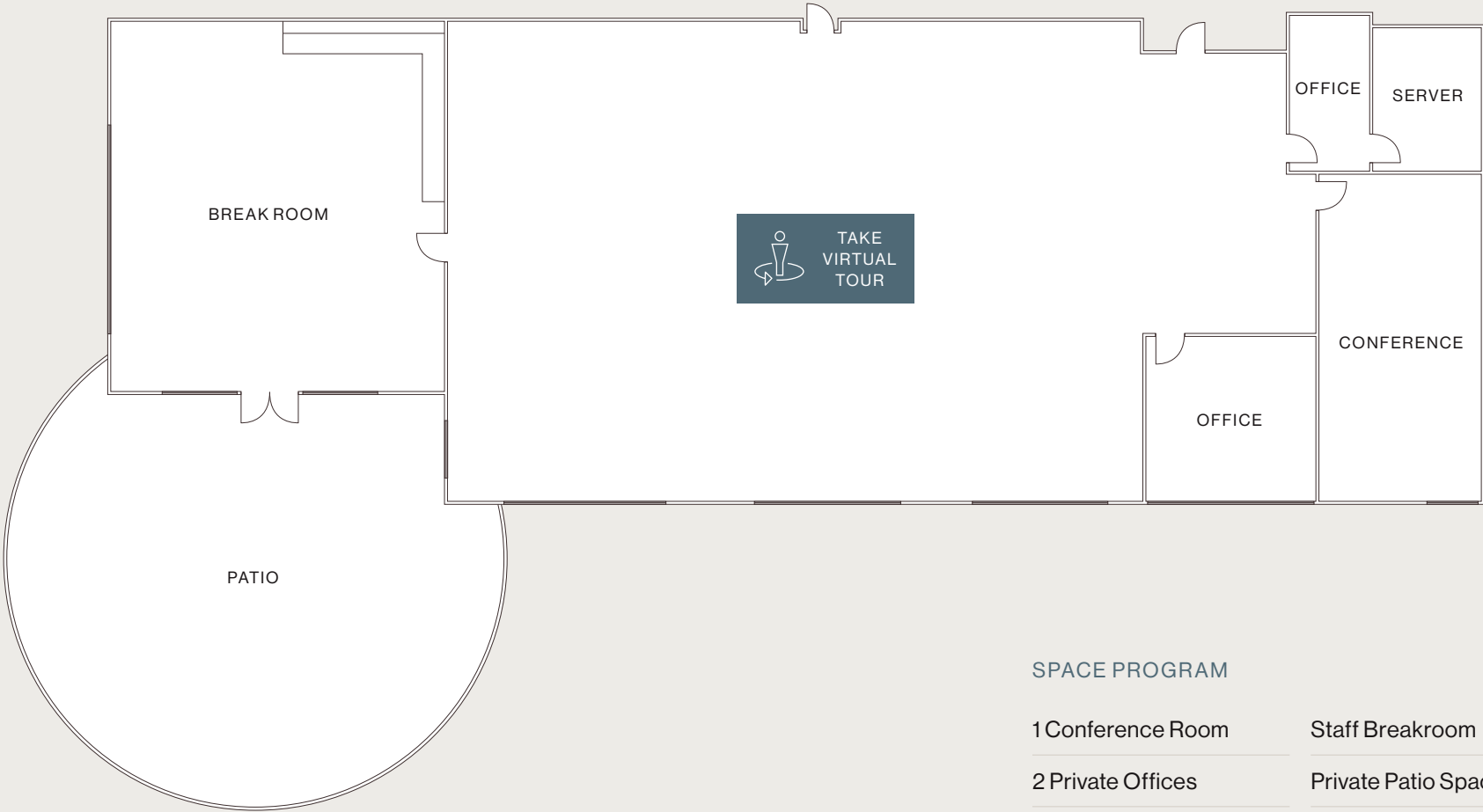
INTERIOR LAYOUT & FINISHES

General Layout	Main entry in front (streetside) and rear (main parking lot) enters into small lobby area with central staircase.
Floor Covering	Either commercial grade vinyl composition tile, carpet, or sheet vinyl with lobby area with central staircase
Interior Walls	Full - height partitions of metal studs and covered with painted gypsum board with vinyl base
Ceilings	Suspended acoustical tile with painted gypsum board accents
Lighting	Mixture of recessed fluorescent and pendant mounted fluorescent light features



SUITE 160 · VACANT

±7,660
RENTABLE SQUARE FEET

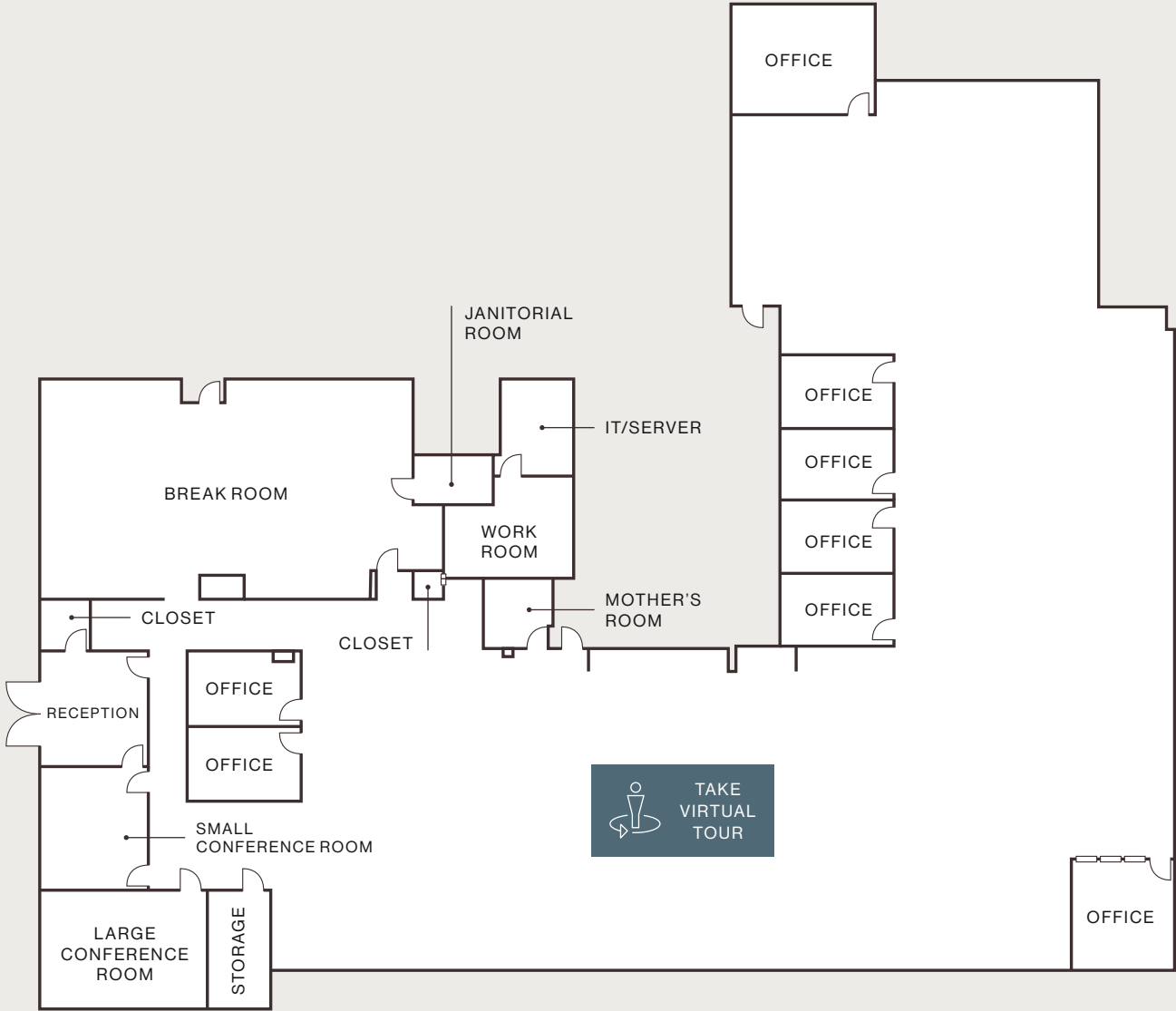


SPACE PROGRAM

- 1 Conference Room
- 2 Private Offices
- Server / Storage Room
- Staff Breakroom
- Private Patio Space

SUITE 200 · VACANT

±15,935
RENTABLE SQUARE FEET

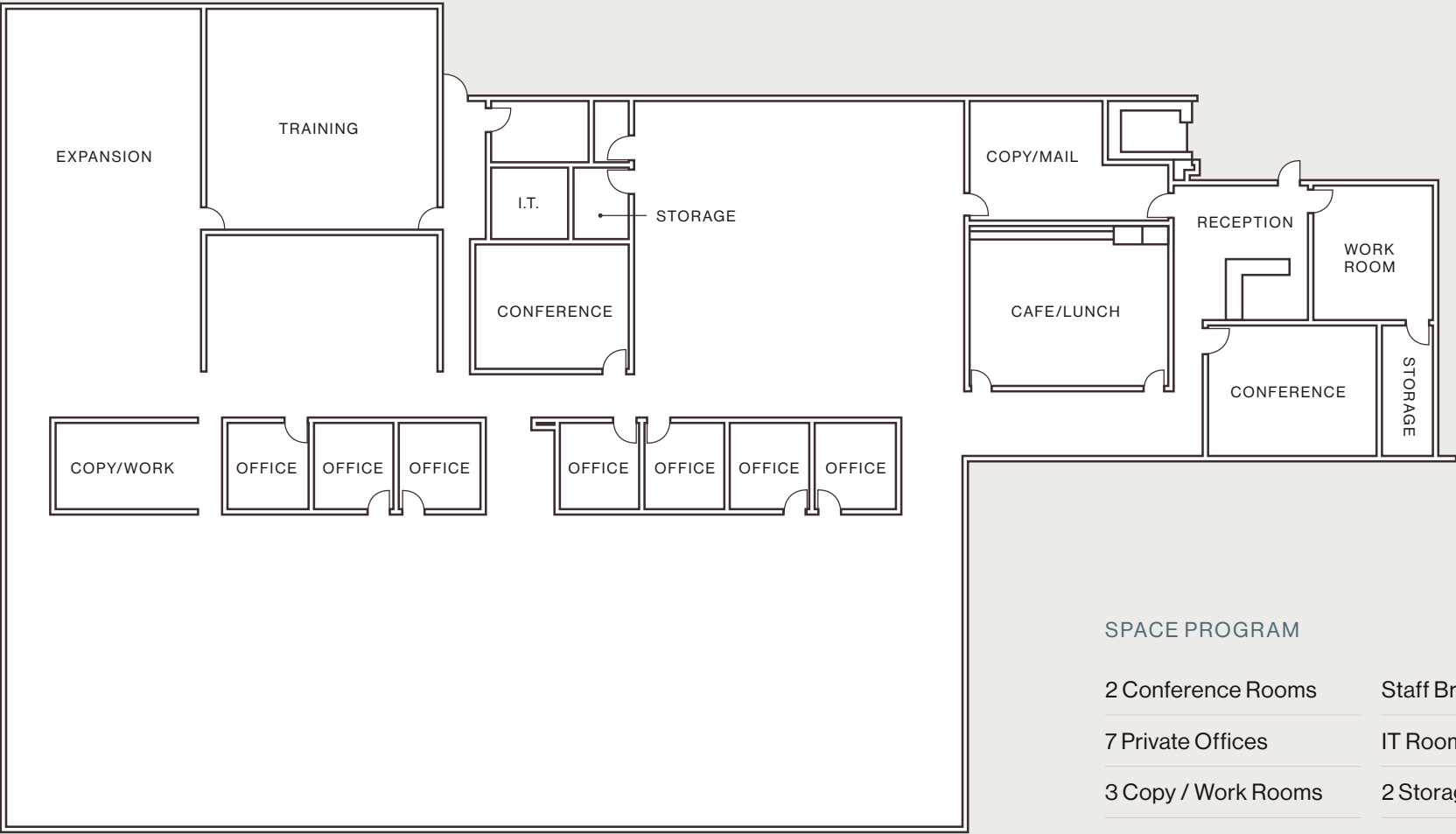


SPACE PROGRAM

- 8 Private Offices
- Small Conference Room
- Large Conference Room
- Work Room
- Mother's Room
- IT / Server Room
- 3 Storage / Closets
- Spacious Breakroom

SUITE 288 · VACANT

±18,435
RENTABLE SQUARE FEET



SPACE PROGRAM

2 Conference Rooms	Staff Breakroom
7 Private Offices	IT Room
3 Copy / Work Rooms	2 Storage Closets
Training Room	



TECHNOLOGY
CENTER



\$14M

LIST PRICE

▪

\$139.59

LIST PRICE PSF

▪

5.66%

ESTIMATED ACTUAL
CAP RATE (IN PLACE)

▪

7.26%

PROJECTED YEAR ONE
CAP RATE



PRICING RANGE

\$14M

LIST PRICE

\$139.59

LIST PRICE PSF

IMPLIED CAP RATE

5.66%

IN PLACE 58% OCC.

11.55%

YEAR 2

7.26%

YEAR 1

13.67%

YEAR 3

UNLEVERAGED IRR

12.54%

10-YEAR
HOLDING PERIOD

DEBT ASSUMPTION:
FIXED RATE DEBT, 7.25%,
25 YEAR AMORT, 50%
LTV. DEBT VERIFIED WITH
CRUX, JANUARY 2025.

LEVERAGED IRR

15.14%

10-YEAR
HOLDING PERIOD
(INTEREST RATE 7.25%)

ARGUS MODEL AVAILABLE
UPON CONFIDENTIALITY
AGREEMENT EXECUTION.

100,295

PROPERTY SF

\$764,709

IN-PLACE NOI

\$980,490

YEAR 1 NOI

\$1,559,297

YEAR 2 NOI

\$1,845,282

YEAR 3 NOI



VALUE-ADD APPROACH

SECOND GEN VACANCY

The existing vacancies are second generation, well-built out and universal for the majority of office users. This is keenly important when considering a Value Add acquisition, as the Tenant Improvement costs will be limited given the existing condition of the vacancies.

COSMETIC UPGRADES WILL INCREASE RETURNS

Given market trends, most notably the “flight to quality”, the aesthetic of an office building is a top priority for prospective tenants. A refresh of the lobby and common areas (paint, carpet and lighting) would reduce the “lease up” time and increase the rental rate. The bones of the building are top tier and with a light refresh, the opportunity for increased returns is evident. I-5 Tech already has amenities on-site including a fitness center and tenant lounge, which are now top priorities among tenants

EXPLOITING MARKET TRENDS

The Federal Way – East Campus submarket has been the strongest performing submarket in the South Sound over the last few years. Tenant demand has been robust with companies expanding into the market from neighboring urban cores (Seattle, Bellevue & Portland), resulting in significant positive absorption and increased rental rates. This market has been a staple for companies looking to plant a suburban flag in the Northwest.

VALUE ADD CASE STUDIES

Federal Way has a proven track record of huge success on Value-Add acquisitions. Over the last several years, the market has seen ten buildings trade to Value Add buyers, those buyers have all had success with current occupancy nearing 95%. I-5 Tech is the highest quality of opportunities to hit the market in recent years, therefore limiting the risk associated with the lease up of the 42% vacancy.

Start Date	April 1, 2025
Holding Period	10 years
Exit Cap Rate	7.88%
Exit Pricing	\$26,608,756
Exit SF Pricing	\$265.30
Estimated Cost of Sale (Including Excise Tax)	3.0%
Market Rent	\$18.00 - \$19.00 PSF, NNN
Rent Increases	3.0%
Rent Growth	Year 1- 6.66%, 3.00% thereafter
Expense Growth	3.00%
TI: New/Renew	\$60 / \$10
Free Rent: New	3 Months – 6 Months
Free Rent: Renew	None
Expenses	NNN
Downtime	9 Months
Lease Term	5 Years – 10 Years
Leasing Commissions	\$7.50/SF
Vacancy Rate	5.0%
Debt Assumptions	50% LTV, 7.25%, 25 yr amort.
Renewal Probability	75%
Existing Lease-Up	6-12 months

10-YEAR CASH FLOW ANALYSIS

	Apr 2026	Apr 2027	Apr 2028	Apr 2029	Apr 2030	Apr 2031	Apr 2032	Apr 2033	Apr 2034	Apr 2035	Apr 2036	Total
RENTAL REVENUE												
Potential Base Rent	\$1,786,345	\$1,857,641	\$1,911,255	\$1,963,098	\$2,011,650	\$2,068,621	\$2,161,129	\$2,225,043	\$2,289,371	\$2,355,608	\$2,465,580	\$23,095,340
Absorption & Turnover Vacancy	(345,922)	(31,135)	0	(110,070)	0	0	(69,055)	(29,269)	0	0	(93,640)	(679,090)
Free Rent	(\$215,781)	(\$186,808)	\$0	(\$106,002)	\$0	\$0	(\$51,791)	(\$18,293)	\$0	\$0	(\$17,558)	(\$596,233)
Scheduled Base Rent	\$1,224,643	\$1,639,698	\$1,911,255	\$1,747,026	\$2,011,650	\$2,068,621	\$2,040,283	\$2,177,481	\$2,289,371	\$2,355,608	\$2,354,381	\$21,820,017
Total Tenant Revenue	\$1,224,643	\$1,639,698	\$1,911,255	\$1,747,026	\$2,011,650	\$2,068,621	\$2,040,283	\$2,177,481	\$2,289,371	\$2,355,608	\$2,354,381	\$21,820,017
OTHER REVENUE												
Total Expense Recoveries	\$792,229	\$1,035,629	\$1,093,926	\$1,040,156	\$1,146,497	\$1,180,793	\$1,169,275	\$1,232,300	\$1,291,137	\$1,329,799	\$1,307,530	\$12,619,269
Total Other Tenant Revenue	\$792,229	\$1,035,629	\$1,093,926	\$1,040,156	\$1,146,497	\$1,180,793	\$1,169,275	\$1,232,300	\$1,291,137	\$1,329,799	\$1,307,530	\$12,619,269
Total Tenant Revenue	\$2,016,872	\$2,675,327	\$3,005,181	\$2,787,181	\$3,158,147	\$3,249,414	\$3,209,558	\$3,409,782	\$3,580,507	\$3,685,407	\$3,661,911	\$34,439,287
Potential Gross Revenue	\$2,016,872	\$2,675,327	\$3,005,181	\$2,787,181	\$3,158,147	\$3,249,414	\$3,209,558	\$3,409,782	\$3,580,507	\$3,685,407	\$3,661,911	\$34,439,287
Effective Gross Revenue	\$2,016,872	\$2,675,327	\$3,005,181	\$2,787,181	\$3,158,147	\$3,249,414	\$3,209,558	\$3,409,782	\$3,580,507	\$3,685,407	\$3,661,911	\$34,439,287
OPERATING EXPENSES												
Utilities	\$371,047	\$398,849	\$412,394	\$419,346	\$437,509	\$450,634	\$460,753	\$476,556	\$492,420	\$507,193	\$517,797	\$4,944,499
Landscaping & Janitorial	\$144,613	\$155,448	\$160,727	\$163,437	\$170,516	\$175,631	\$179,575	\$185,734	\$191,917	\$197,674	\$201,807	\$1,927,080
Maintenance	\$165,831	\$178,257	\$184,310	\$187,417	\$195,535	\$201,401	\$205,923	\$212,986	\$220,076	\$226,678	\$231,418	\$2,209,831
Insurance	\$41,236	\$42,473	\$43,747	\$45,060	\$46,411	\$47,804	\$49,238	\$50,715	\$52,237	\$53,804	\$55,418	\$528,142
Real Estate Taxes	\$159,233	\$164,010	\$168,930	\$173,998	\$179,218	\$184,595	\$190,133	\$195,837	\$201,712	\$207,763	\$213,996	\$2,039,424
Management Fee	\$60,506	\$80,260	\$90,155	\$83,615	\$94,744	\$97,482	\$96,287	\$102,293	\$107,415	\$110,562	\$109,857	\$1,033,178
Other Recoverable	\$69,036	\$71,107	\$73,240	\$75,438	\$77,701	\$80,032	\$82,433	\$84,906	\$87,453	\$90,076	\$92,779	\$884,199
Other Non-Recoverable	\$24,879	\$25,625	\$26,394	\$27,186	\$28,002	\$28,842	\$29,707	\$30,598	\$31,516	\$32,461	\$33,435	\$318,645
Total Operating Expenses	\$1,036,382	\$1,116,030	\$1,159,899	\$1,175,496	\$1,229,635	\$1,266,420	\$1,294,047	\$1,339,625	\$1,384,745	\$1,426,212	\$1,456,507	\$13,884,998
Net Operating Income	\$980,490	\$1,559,297	\$1,845,282	\$1,611,685	\$1,928,511	\$1,982,993	\$1,915,511	\$2,070,156	\$2,195,762	\$2,259,195	\$2,205,404	\$20,554,288
LEASING COSTS												
Tenant Improvements	\$1,415,700	\$1,139,283	\$0	\$755,195	\$0	\$0	\$473,785	\$211,969	\$0	\$0	\$160,625	\$4,156,556
Leasing Commissions	\$201,697	\$184,323	\$0	\$212,924	\$0	\$0	\$133,582	\$43,713	\$0	\$0	\$45,287	\$821,527
Total Leasing Costs	\$1,617,397	\$1,323,606	\$0	\$968,118	\$0	\$0	\$607,367	\$255,682	\$0	\$0	\$205,912	\$4,978,083

10-YEAR CASH FLOW ANALYSIS

	Apr 2026	Apr 2027	Apr 2028	Apr 2029	Apr 2030	Apr 2031	Apr 2032	Apr 2033	Apr 2034	Apr 2035	Apr 2036	Total
CAPITAL EXPENDITURES												
Capital Reserve	\$10,030	\$10,330	\$10,640	\$10,960	\$11,288	\$11,627	\$11,976	\$12,335	\$12,705	\$13,086	\$13,479	\$128,456
Capital Expenditures	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000
Total Capital Expenditures	\$260,030	\$10,330	\$10,640	\$10,960	\$11,288	\$11,627	\$11,976	\$12,335	\$12,705	\$13,086	\$13,479	\$378,456
Total Leasing & Capital Costs	\$1,877,427	\$1,333,937	\$10,640	\$979,078	\$11,288	\$11,627	\$619,342	\$268,017	\$12,705	\$13,086	\$219,391	\$5,356,539
Cash Flow Before Debt Service	(\$896,937)	\$225,361	\$1,834,642	\$632,608	\$1,917,223	\$1,971,367	\$1,296,168	\$1,802,139	\$2,183,057	\$2,246,108	\$1,986,013	\$15,197,749
DEBT SERVICE												
Interest Debt Services	\$486,985	\$479,524	\$471,505	\$462,882	\$453,615	\$443,653	\$432,944	\$421,432	\$409,057	\$395,755	\$0	\$4,457,352
Principal Debt Services	\$99,535	\$106,996	\$115,014	\$123,638	\$132,905	\$142,867	\$153,575	\$165,088	\$177,463	\$190,765	\$0	\$1,407,846
Total Debt Service	\$586,520	\$586,520	\$586,519	\$586,520	\$586,520	\$586,520	\$586,519	\$586,520	\$586,520	\$586,520	\$0	\$5,865,198
Cash Flow After Debt Service	(\$1,483,457)	(\$361,159)	\$1,248,123	\$46,088	\$1,330,703	\$1,384,847	\$709,649	\$1,215,619	\$1,596,537	\$1,659,588	\$1,986,013	\$9,332,551
Cash Flow Available for Distribution	(\$1,483,457)	(\$361,159)	\$1,248,123	\$46,088	\$1,330,703	\$1,384,847	\$709,649	\$1,215,619	\$1,596,537	\$1,659,588	\$1,986,013	\$9,332,551

LOCATION
& MARKET



TECHNOLOGY
CENTER



Q4 2024 FEDERAL WAY INSIGHTS

4.6M
INVENTORY SF

INVENTORY SF

495,289
VACANT SF

VACANT SF

10.81%
VACANCY RATE

VACANCY RATE

\$19.00

AVG NNN RATE FOR
CLASS-A PROPERTIES

\$15.00

AVG NNN RATE FOR
CLASS-B PROPERTIES

6.66%

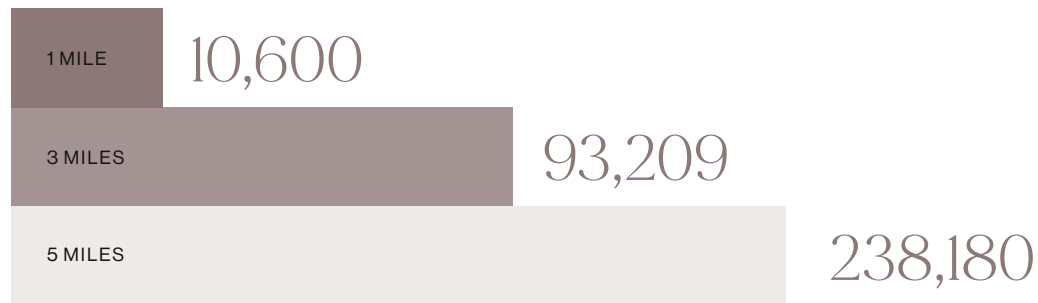
ANNUAL
RENT GROWTH



DEMOGRAPHICS

Data compiled by REGIS

ESTIMATED POPULATION 2024

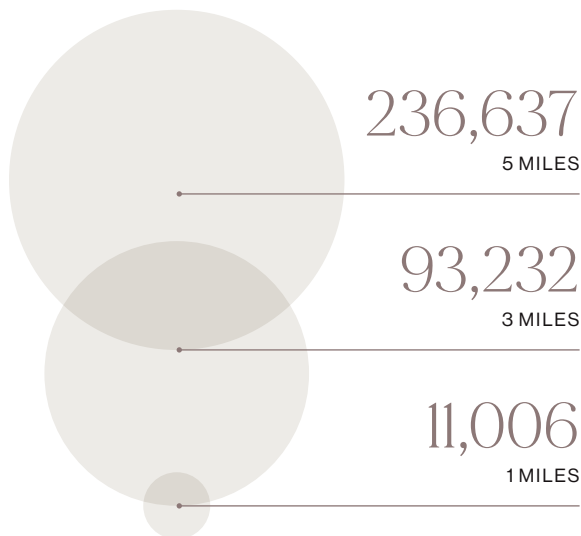


FEDERAL WAY OFFICE ABSORPTION



of office space has been leased over the past 18 months

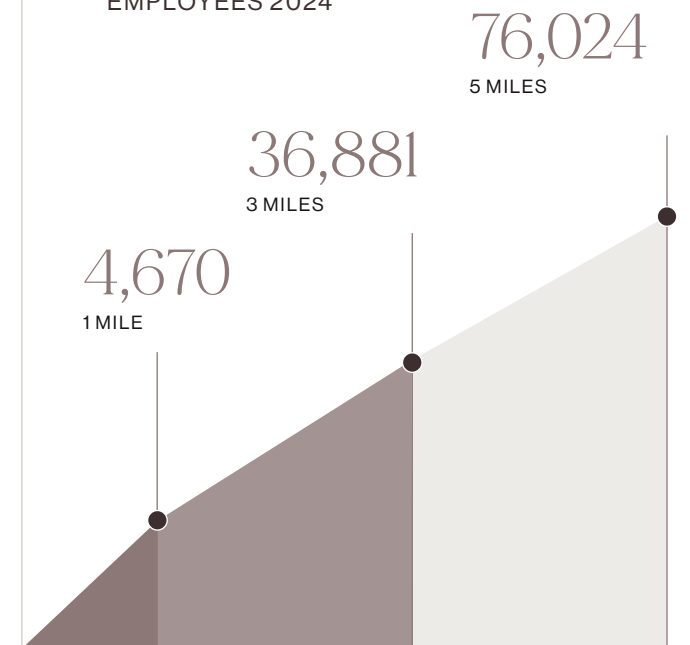
POPULATION FORECAST 2029



AVERAGE HOUSEHOLD INCOME 2024
























ESTIMATED EMPLOYEES 2024






TENANT MIGRATION TO THE PUGET SOUND REGION


SAN FRANCISCO / BAY AREA




TENANTS TO TRACK

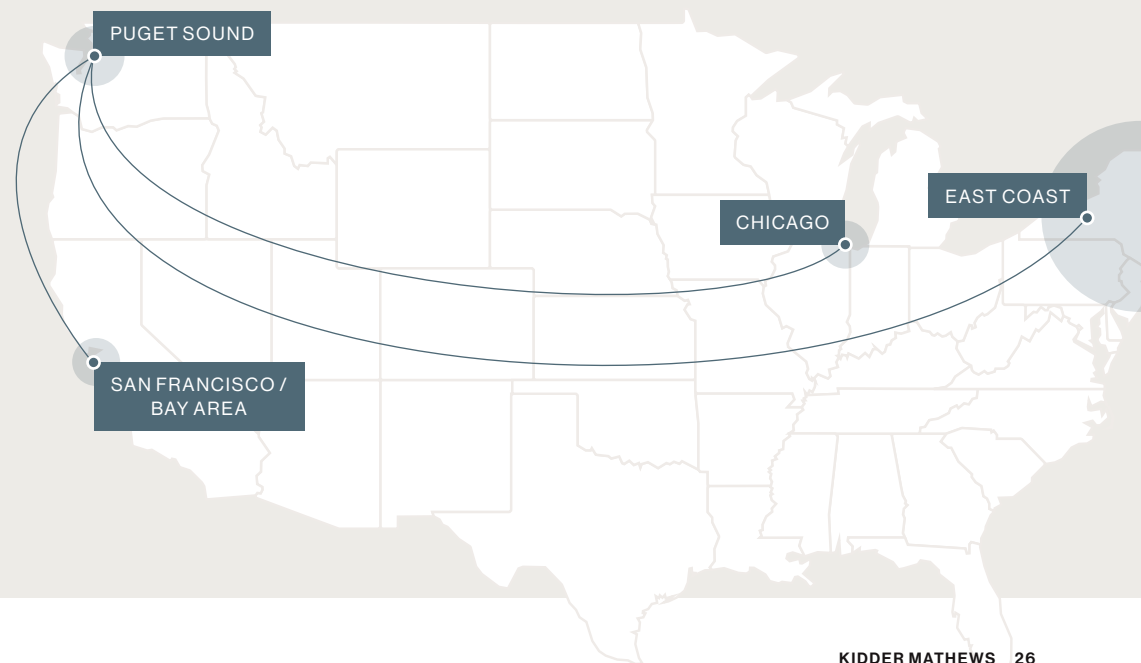
	Redwood City, CA
	San Francisco, CA
	Sunnyvale, CA

MIDWEST

	Chicago, IL
---	-------------

EAST COAST

	New York, NY
	Framingham, MA
	Hopkinton, MA



THE PUGET SOUND IS THE LARGEST METRO AREA IN THE STATE WITH 20.75% POPULATION GROWTH SINCE 2010

2.18M
TOTAL NUMBER OF JOBS

404K+
JOBS IN BUSINESS & SERVICES

315K+
JOBS IN EDU & HEALTHCARE

172K+
JOBS IN MANUFACTURING

374.3K
JOBS IN TRADE, TRANSPORT & UTILITIES

6.4%
BUSINESS GROWTH SINCE FEB 2019

NOTABLE LOCATION & EMPLOYMENT STATISTICS

4,153,700 population

Largest metro area in the state

5th largest metro in the West

15th largest metro in the U.S.

\$151,084 average household income for 2023

Sources: WA Dept of Finance, US Census Data, Bureau of Labor Statistics, ESRI, PSBJ



90,000
EMPLOYEES



58,400
EMPLOYEES



51,849
EMPLOYEES



24,500
EMPLOYEES



60,244
EMPLOYEES



55,000
EMPLOYEES



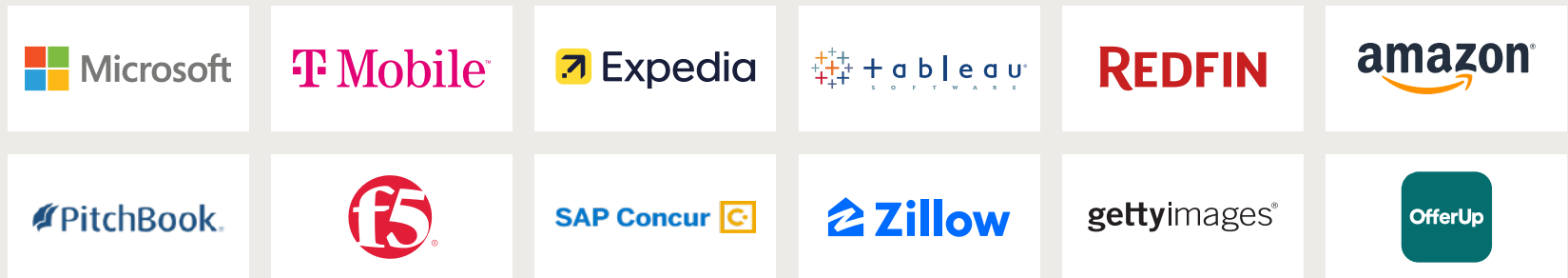
22,103
EMPLOYEES



22,771
EMPLOYEES

COMPANIES HEADQUARTERED IN PUGET SOUND REGION

TECHNOLOGY



LIFE SCIENCE



RETAIL



LOGISTICS



OTHER



TENANT
OVERVIEW



TECHNOLOGY
CENTER



TENANT OVERVIEW



180 Wealth Advisors' mission is to leverage our collective wisdom to help clients successfully navigate the complicated and volatile financial markets, and develop customized, transformational wealth management solutions.



Through its business, Orano intends to contribute to the fight against global warming by improving access to competitive, low-carbon electricity for all, to the preservation of resources through recycling and to health through nuclear medicine, notably in the fight against cancer. These major challenges of our century are central to our purpose and strategic vision.



Humana is a Medicare Advantage HMO, PPO and PFFS organization and a stand-alone prescription drug plan with a Medicare contract. Humana is also a Coordinated Care plan with a Medicare contract and a contract with the state Medicaid program Enrollment in any Humana plan depends on contract renewal.



At Collins Aerospace, we're working side-by-side with our customers and partners to dream, design and deliver solutions that redefine the future of our industry. We're reaching across markets, disciplines and boundaries to develop new and more advanced technologies. And, together, we're making the most powerful concepts in aerospace a reality.



We provide workplaces by constructing, managing, and preserving government buildings and by leasing and managing commercial real estate. Our acquisition solutions offer private sector professional services, equipment, supplies, and IT to government organizations and the military. We promote management best practices and efficient government operations through the development of governmentwide policies.



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