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CONTACT: Dianne Danowski Smith, Gramor Development, Inc., (503) 201.7019

**FIRST TENANT AND FIRST STRUCTURE ANNOUNCED FOR VANCOUVER'S  
AMBITIOUS WATERFRONT DEVELOPMENT**

***'Urban modernization' underway as M.J. Murdock Charitable Trust signs Letter of Intent  
to move its executive plaza headquarters to the new Block 6***

(Tualatin, Ore.) - The president of Gramor Development Inc. today announced the respected [M.J. Murdock Charitable Trust](#) has inked a Letter of Intent to occupy 18,000 square feet of the top two floors of the Waterfront's first constructed office and retail building on Block 6, which will be at 305 Columbia Way.

This initial office building will rise seven stories for approximately 61,000 square feet of leasable office space and approximately 17,000 square feet of ground floor retail space, with underground parking. The lease commences on September 1, 2017.

Also planned to be built on Block 6 is a retail and market rate apartment tower, featuring as many as 150 living units.



Construction on Block 6 is expected to start in Spring 2016, along with construction on Blocks 9 and 12. In June, Gramor Development also announced it had filed the pre-application for two buildings each to occupy Blocks 9 and 12, which will be situated at the promenade, overlooking the waterfront park. Both Blocks 9 and 12 will host restaurants.

"This is the point in time where the momentum has begun in the planning and urban modernization of downtown Vancouver," said Columbia Waterfront partner and president of [Gramor Development](#), Barry Cain. "This is exciting momentum with the [M.J. Murdock Charitable Trust](#), because they are the perfect

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partner to be the first tenant. They've done so much to help communities in Oregon and southwest Washington."

"We believe this development has great potential to serve Vancouver, Clark County and the entire region in positive ways and to expand the economic development of the whole area," said Murdock's Executive Director Dr. Steve Moore.

In the Master Plan for the Waterfront Development, approximately 1.5 million square feet of office space is anticipated to be available, comprising 20 percent of the total at 5 million developable square feet. Columbia Waterfront LLC acquired the property in 2008 and soon created the master development plan. The plan won unanimous approval from the City of Vancouver in October, 2009.

Property infrastructure implementation such as underground utilities, sewers and electrical cabling has been completed. Street paving, streetlights, curbing, and overall surface readiness is nearing completion as extensions of Esther and Grant Streets. Columbia Way's connection of Esther and Grant Streets is complete and opens today. Design and development of the new waterfront park is set to begin in November.

"The Trust's excellent reputation and profound impact in the Pacific Northwest makes this a welcome commitment, while highlighting the progress toward Vancouver's downtown urban modernization and new, south-facing office space that will soon be available here in downtown Vancouver," added Cain. "This has spurred lots of interest from potential tenants."

NAI Norris, Beggs & Simpson acted as lease brokers. Columbia Waterfront 6 LLC serves as Landlord for this building.

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**About Gramor Development Inc.**

*Gramor Development (<http://www.gramor.com/>) has a reputation for uniqueness and innovation of design, adherence to high standards of construction, special attention to pedestrian amenities and for the overall quality of its buildings. Since 1985, Gramor has produced more than 60 developments totaling three million square feet of mixed-use retail and office space, valued at nearly \$1 billion. Gramor Development is a privately held company headquartered in Tualatin, Oregon. In southwest WAshington, Gramor has developed successful retail properties such as Lacamas Crossing, Mill Plain Town Center, Hazel Dell Crossing, and Salmon Creek Square. Development projects also include Oregon City, Sherwood, Beaverton and metropolitan Portland include large, local retail properties such as the Happy Valley Town Center, Sunnyside 205, Progress Ridge TownSquare, West Linn Central Village, and Lake Oswego's A Street Station and Lake View Village.*