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**Birtcher Development Breaks Ground on 216-Acre Business Park  
in Vancouver, WA**

**Birtcher Industrial Project Leads to New Job Creation**

**Vancouver, WA and Laguna Nigel, CA – March 15, 2005** – Meeting the growing demand for suburban office and light industrial space in the greater Portland/Vancouver area, Birtcher Development broke ground today on the 216-acre Birtcher Business Center Vancouver, one of the largest industrial parks with land available for development in the greater Portland market. This development will provide space for growing businesses and the increasing imports coming into the ports of Vancouver and Portland. The business park is located on Fourth Plain Road at the intersection of Ward Road in NE Vancouver. With easy access to I-205 and I-5, Birtcher Business Center Vancouver is just 10 minutes south of Portland International Airport and only 20 minutes to marine terminals.

“We envision this business center as a destination for growing companies and retail services to support the businesses and surrounding community. As with all our developments we expect to create a lasting legacy that benefits the community through attractive design, gathering places, job growth and tax revenues,” said Brandon Birtcher, president and sole owner of Birtcher Development, a national developer known for its quality. Birtcher Development is the developer under an agreement with the Keller Trust who has owned the land for over 100-years.

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With the digging in of ceremonial shovels, the transportation and utility infrastructure, phase one of the industrial park and the 47-acre retail complex have officially commenced construction. Walmart purchased 22 acres of the retail complex last July and will anchor what will become known as the “Eastgate Plaza Shopping Center.”

The first phase of development will open up approximately 40 acres of industrial and office land. Zoning allows for a broad range of uses including light manufacturing, distribution, assembly, storage, flex and office. The first phase of infrastructure will be complete by mid summer and buildings will follow shortly thereafter. Lot sales and build-to-suits are available.

“We have seen demand for new light industrial and suburban office facilities with adjacent retail amenities which have gone unfulfilled for the last two years,” said Jim Edwards, Senior Vice President of Birtcher Development who heads up the company’s Vancouver and Portland office. “Birtcher Business Center Vancouver will provide these facilities within a few months.”

Ron Kawamoto, Associate Vice President at Norris, Beggs & Simpson, commented, “Finally, a national developer of the quality and style of Birtcher Development has been able to start a first-class project in northeast Vancouver. Given their past record with Amberglen Business Park in Hillsboro, Oregon, we have much to look forward to in the way of providing expanding businesses with the opportunity to lease in a quality business park with terrific amenities in a great location.”

Ron Kawamoto and Garret Harper of Norris, Beggs & Simpson (NAI affiliated) are managing the sales and leasing of the new development. WRG Design and Ankrom Moison Architects are the engineers and architects on the project.

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### **About Norris, Beggs & Simpson**

Norris, Beggs & Simpson, in business for over 73 years, is a regional real estate brokerage, asset and property management, and mortgage financing firm with offices in major cities in Oregon and Washington. It is affiliated with the NAI, a global real estate service provider with more than 230 offices covering 300 markets in the United States, Canada, Latin America and the Caribbean, Europe and Asia Pacific. NAI is the nation's largest organization of independent industrial and commercial real estate professionals.

### **About Birtcher Development, LLC**

Since 1939, the Birtcher name has been synonymous with enduring design and quality development. Through four generations, Birtcher Development, LLC has accumulated more than 10 million square feet of office, industrial and retail projects throughout the Western US including a number of office and industrial buildings throughout Portland and Vancouver as well as Amberglen Business Center in Hillsboro, Oregon comprising over 2 million square feet. Today, Birtcher Development, LLC is solely owned by Brandon Birtcher who carries on the family legacy. Its current developments include Corona Crossroads, an eight-building light industrial park in Corona, CA; South Coast Home Furnishings Center an 11-building development in Costa Mesa, CA; and Birtcher Commerce Center, a 594,000-square-foot state-of-the-art distribution center in Paramount, CA. For more information, please visit [www.birtcherdevelopment.com](http://www.birtcherdevelopment.com).

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