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## Calif. firm pays \$14M for Redmond complex

By [JOURNAL STAFF](#)

W3 Partners of San Rafael, Calif., bought the 101,000-square-foot Legacy Corporate Center at 18300 Redmond Way in Redmond last week for \$14.2 million, or \$140 per square foot.

The vacant three-building complex is W3 Partners' first Seattle acquisition. It was built in 2008 by Legacy Partners, and is near Marymoor Park and two miles from Redmond Town Center. W3 Partners said in a press release that the property went into foreclosure last September.



Photo courtesy of W3 Partners [\[enlarge\]](#)

The seller was Partreo LLC and FFI Real Estate Holdings LLC, according to public records.

**Legacy Corporate Center at 18300 Redmond Way sold for about \$140 per square foot.**

King County lists the appraised value as \$15.9 million.

“The Eastside market is recovering quickly and we think this is the optimal time to bring this building back to the leasing market,” said W3 partner Chris Hunt. “We expect significant rent increases on the Eastside this year and they may very well grow even more in 2012 as the market tightens further.”

“We are very bullish on this market,” he said.

The Eastside has seen new growth and increased demand from tech firms in just the last four or five months, Hunt said, especially from large tenants looking for contiguous space.

He did not specify what rents W3 will charge but said it will “meet the market.”

The building is in shell condition and Hunt estimated it would cost more than \$325 a square foot to build today.

Hunt said Seattle-based Urban Renaissance Group helped with the acquisition and will be its local operating partner for this property. Urban Renaissance Group will manage the complex.

Hunt said it will target large tech firms and other companies headquartered in this region.

W3 Partners was founded by Susan Sagy, Diane Olmstead and Nancy Gille, who were formerly with Spieker Properties, Equity Office Properties, iStar Financial and Broadreach Capital. W3 describes itself as a privately held, women- and minority-owned firm that combines a real estate operating company with an investment fiduciary.

It will invest in properties with “repositioning potential” in the San Francisco Bay Area, Southern California and the Pacific Northwest. Repositioning could involve a new marketing strategy or making structural improvements.

Hunt said W3 has been looking in this region for about six months and bid on several other properties before getting Legacy Corporate Center.

**“We certainly plan on continuing to invest in office and office/R&D on the Eastside and the Seattle CBD for the next five years,” he said.**

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