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Urban Renaissance pays \$19.8M for Five Centerpointe

Portland Business Journal by Wendy Culverwell, Business Journal staff writer

Urban Renaissance Group wasted little time finding a Portland property to buy after forming a \$200 million venture with one of Seattle's oldest family investment firms, Joshua Green Corp.

The Urban Renaissance/Joshua Green team paid \$19.8 million, or \$172 per square foot, for Lake Oswego's Five Centerpointe, [a six-story](#), 113,910-square-foot office building in the Kruse Way submarket. The deal closed Dec. 20.

The purchase price was \$5.5 million less than the \$25.3 million the seller, a pension fund, paid in July 2005, according to public records.

Five Centerpointe is 85 percent leased. CytoDyn (OTC: CYDY), a biotech firm that [relocated to Lake Oswego](#) from Florida in late 2012, is a notable recent addition.

Urban Renaissance CEO [Pat Callahan](#) said it is the perfect time to invest in Kruse Way, historically a strong office market but badly battered by the recession.

"The Kruse Way submarket is poised for solid recovery, with increasing rents and declining vacancies, and we believe this is an optimal time in the market cycle to invest in this submarket," he said.

The deal is the first Portland acquisition for Urban Renaissance since

last fall, when [it merged](#) with Joshua Green Corp. to unite the two Seattle companies' real estate efforts.

The merger brought Joshua Green Corp.'s \$150 million real estate portfolio into the Urban Renaissance portfolio and provided \$50 million for its first-ever fund, the Urban Renaissance Investment Partners LLC.

The fund forms joint-venture partnerships with institutional investors to target real estate in Portland, Seattle, Denver and San Francisco.

Urban Renaissance has a portfolio of about 6.2 million square feet, including 500,000 in Portland. Callahan, a former Equity Office Trust executive, formed the firm in 2006 to scout for well-situated properties in urban and suburban settings. Portland was one of the first cities it invested in.

[Buzz Ellis](#) of Jones Lang LaSalle represented the seller. Ellis and [Andrew Rosengarten](#) will serve as leasing agents for the new ownership group.

[Tom Kilbane](#), Portland market leader for Urban Renaissance, will oversee the new addition.