



GARFIELD COMMONS & PLU BOOKSTORE

A Mountain Construction Multi-Tenant Retail Project

University & Developer Collaborate in revitalizing Retail Project

This creative project is a collaboration between a private 4-year university and an experienced developer/development manager.

The project helps revitalize the commercial area surrounding the school, and provides a connection between campus and the commercial highway corridor .

Pacific Lutheran University owns the land and moved the PLU Bookstore, renamed The Garfield Book Company at PLU, to the project as the anchor tenant. Lorig leased the property from PLU and developed the project as an income property.



Mountain VP Jeff Stroud presents ceremonial keys to PLU and Lorig officials during dedication ceremonies in September 2007

A little over half the total floor area is leased to a variety of retail tenants.

Mountain Construction

was selected for the project from a short-list of contractors in a process that combined a proposal/qualifications submittal and interview.



Interior of Garfield Book Company (PLU Bookstore)



Garfield Street outside bookstore at dedication ceremonies.

Completed 2007

Quick Facts:

Use: Multi-tenant retail

Clients: Lorig Associates, and Pacific Lutheran University

Location: Pacific Ave. & Garfield Street; Parkland

Contract type: Team-build, Cost+Fee w/GMP

Gross floor area: 32,000 SF

Site area: 67,000 SF = 1.53 acres

Architect: GGLO

Summary:

- Steel structure with variety of exterior materials.
- Scope of work:
 - Complete site work
 - Building shells (three buildings)
 - 15,000 sf PLU Bookstore tenant improvement.

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