

## **LEWIS' PORTLAND OFFICE RELOCATES TO THE REVIVING GALLERIA BUILDING**

This February, Lease Crutcher Lewis (Lewis) opens shop at a new location: the historic Galleria Building at 600 SW 10th Avenue, Suite 310.

Relocating from the Pittock Block, where Lewis has resided since 1996, to the Galleria Building enables the firm to occupy a larger space commensurate with its growing size and volume.

With a staff increase of 100% and double the volume of work since 2005, the move marks 15 years in Portland for the firm and an evolution from \$2 million in revenue as a start-up in 1994 to \$110 million this past year.

Designed for LEED Silver certification by SERA Architects, the office features rapidly renewable materials with cork display boards and marmolium flooring (a natural linoleum product made with linseed oil, cork, tree rosin and other natural components), high-efficiency mechanical, electrical and plumbing systems and extensive daylighting.

“It was important for us to build a space that reflects our commitment to sustainable construction, specifically sustainability that meets each unique project’s objectives,” said General Manger Bart Ricketts. “For us, that means creating a healthy, productive environment for our employees while using durable, easy-to-maintain materials that limit our impact on the environment—all the while minimizing our operating expense and square footage.”

Beyond the sustainable design and construction principles applied to the project, the office minimizes the firm’s footprint with efficient space planning—abandoning a one-size-fits-all approach to accommodate varying individual space needs, while maximizing teaming and production areas.

Work stations are smaller, but more efficiently designed, with under-counter plan storage for project managers and centralized print and production areas for accounting, marketing and project support staff. Group stations have been put in place to accommodate preconstruction teams preparing for project bidding and mobilization, with shared plan tables and abundant tele/data connectivity.

The new office also exposes operations staff to the systems and materials they are most often around.

“With exposed structure and mechanical and electrical systems in view, paired with craftsman details and quality finishes, our people are at home—whether in the office or the field,” said Ricketts.

Concurrent with Lewis’ tenant improvement, the Galleria is undergoing shell and core upgrades and building modernizations to attract commercial office tenants to the second and third floors. Designed for LEED Gold certification, the upgrade delivers greater operational efficiency for the historic 1910 building.

Lewis is performing both the tenant improvement and the shell and core upgrades as general contractor for Bill Naito Company.

Lewis has been a Northwest general contractor since 1886 and has offices in Portland, Seattle, Tacoma and Toronto. The firm provides preconstruction, construction management, general contracting and design-build services for clients in education, commercial office, healthcare, mixed-use and financial services markets.