

THE WINDER COMPANY



Company Profile

The Winder Company is a commercial real estate brokerage firm whose agents represent numerous years of specialized commercial real estate sales and leasing experience. The Winder Company has provided professional commercial real estate services in the Boise region since 1979.

Our goal at The Winder Company is to provide the most professional, knowledgeable and aggressive real estate services available in Boise and the surrounding area. We have chosen to adopt the highest ethical and moral standards in order to further this goal and our reputation.

The brokerage company is separated into four distinct specialty areas consisting of Investment, Office, Industrial and Land Acquisition. Each area of expertise has an experienced agent, specializing in that division, capable of providing the greatest knowledge and most professional service in the marketplace. In our fast-moving market one individual cannot properly serve all areas of the commercial real estate market. Therefore, we have chosen to specialize in these areas. This allows our agents to know their specialty market better than anyone else. Our expertise is enhanced by long-standing relationships with local governmental officials as well as their staffs.

The associates of The Winder Company have been involved in most of the major projects in the Boise area over the past 23 years. We provide services relating to market analysis, site analysis, site acquisition, sales, and leasing. We also provide confidential consulting services to major corporations, institutions, governmental agencies, private sector businesses and individuals.

When you select The Winder Company to represent you and your real estate needs, you are selecting the most professional, qualified and results-oriented commercial real estate organization in Idaho.

The Winder Company looks forward to working with you and your organization.



THE WINDER COMPANY
Commercial Real Estate Brokerage

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Airport/FAA Experience

In July of 1998, Boise City and its Boise Air Terminal retained The Winder Company to provide real estate acquisition services for a noise abatement program. Included in the project area are approximately 78 parcels of property which include over 110 living units, 27 of which are in a mobile home park.

As consultant to the Boise Air Terminal, The Winder Company coordinated all of the subcontractors related to the environmental, appraisal, review appraisal and legal service phases of property acquisition. We also provided relocation assistance and relocation services for the residents displaced by the project. We were also instrumental in several miscellaneous real estate functions on or about the grounds of the air terminal.

We were responsible for the total coordination with the City of Boise, property owners, and the FAA for the acquisition of these properties.

Upon being awarded the contract, The Winder Company went to work on relocation plans and base property information. We held the first neighborhood meeting in March of 1999. We have been successful in acquiring a variety of properties within the project area.

In May of 2000, The La Grande, Oregon / Union County Airport retained the Winder Company to provide land acquisition services to allow for the extension of the primary runway and to provide runway protection zones on both ends of the primary runway.

Due to our involvement in these federally funded projects, The Winder Company is very familiar with FAA requirements and procedures. The Winder Company would be an ideal candidate for any future Federal real estate acquisition need.

Office Projects

Some of the major office projects that our company has been involved with include:

1. Anderson Plaza Medical Building 37,800 sq. ft.
2. US Bank Plaza 280,000 sq. ft.
3. One Capital Center 219,777 sq. ft.
4. Airport Plaza Office Building 50,000 sq. ft.
5. Morrison Foundation 24,000 sq. ft.
6. Broadbent Business Park 112,000 sq. ft.
7. Sonna Building 45,000 sq. ft.
8. Channel 7 Office Building 20,000 sq. ft.
9. Westgate II Office Building 30,000 sq. ft.
10. Elks Building - Statehouse Square 73,000 sq. ft.
11. Broadbent Commerce Center 112,600 sq. ft.
12. University Plaza Building 94,000 sq. ft.
13. Parkcenter Pointe 100,000 sq. ft.
14. Riverview Plaza 65,000 sq. ft.
15. Parkcenter Place 38,000 sq. ft.
16. Ore-Ida Headquarters Building 90,000 sq. ft.
17. Albertson's Corporate Headquarters Building 140,000 sq. ft.
18. M-K Building @ 1010 West Jefferson 35,000 sq. ft.
19. CH2M Hill Building 30,000 sq. ft.
20. First Interstate Center 196,000 sq. ft.
21. Owyhee Plaza 50,000 sq. ft.
22. Morrison Knudsen Plaza 600,000 sq. ft.
23. Parkcenter Mall/office conversion 100,000 sq. ft.
24. Key Bank at Parkcenter Mall 65,000 sq. ft.
25. Numerous State of Idaho (Public Works) Leases
26. Numerous GSA Leases

Retail Projects

Some of the major retail projects that our company has been involved with include:

1. Eastgate Shopping Center 90,000 sq. ft.
2. Plantation Shopping Center 170,000 sq. ft.
3. 8th Street Marketplace 130,000 sq. ft.
4. Evergreen Plaza 102,000 sq. ft.
5. Westgate Shopping Center 217,000 sq. ft.
6. Northgate Shopping Center 174,000 sq. ft.
9. Fairview Square 28,000 sq. ft.
10. Cherry Plaza 106,000 sq. ft.
13. Albertson's Marketplace
14. Village Shopping Center
15. Numerous free-standing retail and restaurant pads

Industrial Projects

Some of the major industrial projects that our company has been involved with include:

1. American-Strevell - Warehouse/Sale 23,590 sq. ft.
2. Cliff Industries - Mfg. Plant/Sale 40,000 sq. ft.
3. Broadbent Commerce Center - Whse/Leasing 112,600 sq. ft.
4. Westpark - Industrial Park/Sales 175 acres
5. Guerdon Industries - Plant Site/Sale 12 acres
6. Skyline Homes - Plant Site/Sale 13.5 acres
7. Elixir Industries - Warehouse Facility/Lease 62,304 sq. ft.
8. Conchemco Homes - Mfg. Facility/Sale 47,960 sq. ft.
9. Kellwood Company - Mfg. Facility/Sale 20,000 sq. ft.
10. Farwest Steel - Plant Site/Sale 10 acres
11. Traveleze Industries - Warehouse/Lease 38,350 sq. ft.
12. United First Federal - Crestwood Ind. Park/Sale 40 acres
13. Trammel Crow Co. - Warehouse/Lease 40,000 sq. ft.
14. Eddy's Bakery - Plant Site Acquisition/Sale 5 acres
15. First Interstate Bank - Computer Center Site/Sale 5 acres
16. Preco - Plant Site/Sale 5 acres
16. Boise-Ada Disposal - Land Expansion/Sale 20 acres
17. Arnold Machinery - Retail Facility/Lease 17,500 sq. ft.
18. Whiteman Manufacturing - Warehouse/Lease 43,825 sq. ft.
19. Hewlett Packard - Warehouse/Lease 30,000 sq. ft.
20. Shopko - Land Acquisition/Sale 10 acres
21. Exxon/Zilog - Manufacturing Facility/Sale 128,800 sq. ft.
22. Albertsons - Warehouse/Lease 44,000 sq. ft.
23. Convoy, Inc. - Terminal Site/Sale 11,000 sq. ft.
24. Hayden Beverage - Distribution Warehouse/Sale 67,000 sq. ft.
25. Beatrice Foods - Meadow Gold Terminal/Sale 26,500 sq. ft.
26. J.R. Simplot, Inc. - Warehouse Facility/Sale 12,000 sq. ft.
27. Agri-Beef - Plant Site/Sale 8 acres
28. Bigelow Tea - Manufacturing Plant/Sale 60,000 sq. ft.
29. Yanke - Equipment Sales Facility/Sale 25,780 sq. ft.
30. Kit Manufacturing - Warehouse Facility/Lease 27,300 sq. ft.
31. Fleetwood Enterprises - Mfg. Facility/Sale 106,000 sq. ft.
32. Micron Technology - Land Expansion/Sale 5.5 acres

Land Purchases & Sales

Some of the major land purchases and sales that our company has been involved with include:

1. Regent Center/Nahas, Parkcenter 44 acres
2. Nahas/St. Alphonsus Hospital, Parkcenter 11.5 acres
3. Yanke/Nicholson, Eisenman Rd. 44 acres
4. Bills/Hawkins-Smith, Edward's Theatre, Nampa 27 acres
5. Decime/Bills, Nampa 44 acres
6. Ore-Ida/Jordan Properties, Parkcenter 3 acres
7. Munn/Wood, Caldwell 200+/- acres
8. Strasser/Boise Presbytery, Meridian 5 acres
9. Quinn Robbins/Triad Development, Clock Tower Appts. 44 acres
10. Groff/Power Plus, Hartman Street 3 acres
11. Regent Center/Capital Educators Credit Union, Parkcenter 1 acre
12. Regent Center/Park Suites Hotel, Parkcenter 4 acres
13. McClure/Ionic Enterprises, Meridian, Franklin Rd. 5 acres
13. Numerous Purchases for Boise Air Terminal

Investments

Some of the major investment projects that our company has been involved with include:

1. Public Employee's Retirement Systems of Idaho (REO workouts)
2. Creekside Apartments
3. Glenwood Village Apartments
4. Pepperhill Apartments
5. Protest One Apartments
6. Pierce Park Commons Apartments
7. Somerset Valley Apartments
8. University Village Shopping Center
9. The Falls Apartments
10. Northgate Senior Village (Retirement center)
11. Pacific Management Services Inc. (Acquisitions)
12. Allumbaugh Square Apartments
13. Ponderosa Mobile Home Parks
14. Country Club Mobile Home Park
15. The Vail Apartments
16. Aspen West Office Complex

Development & Consulting

Some of the major development and consulting projects that our company has been involved with include:

1. Trus Joist Building
2. Ontario Site Development
3. Ponderosa Park Development
4. Park Boulevard Development
5. Century Landmark Commerce Center
6. Numerous consulting projects including:
 - Hewlett Packard
 - Albertson's, Inc.
 - West One Bank
 - Key Bank, formerly I B & T
 - Larry Barnes
 - Boise Cascade
 - Ada County Courthouse Project
 - Boise Air Terminal, City of Boise

