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WERMANN

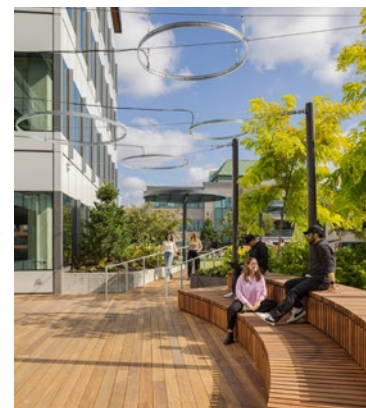
# Commercial & Mixed-Use Qualifications

# We believe that **great design** drives **extraordinary value**.

## FIRM OVERVIEW

- Founded in 1988 by Arlan Collins and Mark Woerman
- By design, we are a mid-sized firm of 50+ professionals practicing regionally
- Our markets are Office, Commercial/Mixed-use, Multi-Family Residential, Healthcare, Planning, Interior Design, Tech/Industrial, and Sustainability. All areas of practice overlap to the benefit of each other
- We are horizontally structured. Firm management is lead by a business management team, and six initiatives teams implement the firm's practice agenda
- Our work is built to stand the test of time. Over 90% of our work comes from repeat customers or by referral through our network
- We offer the experience of a larger firm with the service ethic of a smaller firm

If you'd like more information about our firm and our capabilities, please contact Tim Bissmeyer, Principal at [tbissmeyer@collinswoerman.com](mailto:tbissmeyer@collinswoerman.com) or by phone at 206.245.2047.



# Commercial & Office





# 400 Dexter

SEATTLE WA | 274,000 SF

CollinsWoerman worked in close conjunction with the Mayor of Seattle's office to achieve construction document approvals on an advanced schedule for this biotech research facility. The project replaces three existing single-story buildings with a 12-story office building and public amenity plaza, designed to best serve pedestrians on the heavily-trafficked thoroughfare along Dexter Avenue.

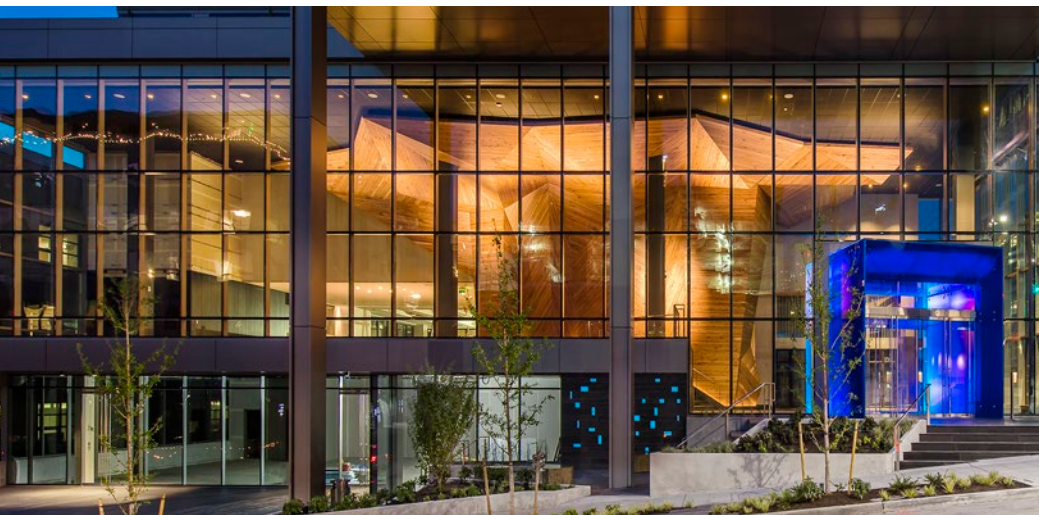




# Urban Union

SEATTLE WA | 285,000 SF

CollinsWoerman delivered shell and core design, working in conjunction with BAMO on interior common spaces to weave unique interior elements into a comprehensive whole. A 12-story office building located in the South Lake Union neighborhood, the project includes 6,000 SF of grade related retail located on Republican Street and Fairview Avenue, with landscaped plazas fronting both streets.





# Federal Aviation Administration HQ

DES MOINES WA | 300,000 SF

The FAA's five-story, 300,000 SF regional office allows all 1,600 regional employees to work in one location with room for growth. The building was part of a three-phase master plan for an 87-acre business park and included shell and core and interior office build out.





# Kirkland Urban

KIRKLAND WA | 536,000 SF, 12 ACRES

Kirkland Urban is a new mixed use office, retail, entertainment and residential center located next to Peter Kirk Park in Kirkland's central business district.

The project is a redevelopment of the Kirkland Parkplace shopping center, and provides a location for office tenants, retail shops and restaurants as well as an expanded theater and other entertainment options in a setting that includes a variety of publicly accessible open spaces.

In addition, Kirkland Urban includes a significant residential component to provide a true mixed use experience and round the clock ownership.

This redevelopment of the existing Kirkland Parkplace complex totals 1.13 million sf of occupied space on 12 acres. The program includes 650,000 SF of office space, 180,000 SF of retail, 300,000 SF of residential and 2,400 stalls of structured parking.



# Kirkland Urban South

KIRKLAND WA | 325,000 SF

Kirkland Urban South consists of seven levels of office, 10,000 SF of retail, and 700 below-grade parking stalls, providing a vibrant mix of work, leisure, and community areas. The project includes an interconnecting stair in the atrium as well as an open-air pedestrian skybridge to the existing buildings on the Kirkland Urban campus.

The project's green terraces visually connect it to the nearby Peter Kirk Park, creating a natural extension of the park's landscape. The exterior showcases a 365-foot-long topographic map that celebrates Washington's unique elevations and the evolving landscape around Kirkland and Lake Washington.



The building's design also includes enhancements to the adjacent park plaza, creating an inviting space for public seating, small gatherings, and food truck parking, further enriching the community experience.

The LEED® Gold building features two separate lobbies that provide private, secure access for office tenants as well as public access to the retail and parking areas. CollinsWoerman designed the west lobby with large floor slab openings to accommodate a potential future movie theater tenant.



# Kaiser Permanente Administrative Campus

RENTON WA | 500,000 SF

Situated on the former Longacres site, Kaiser Permanente's campus is an ultra-modern collection of four low-rise buildings that house much more than the healthcare giant's warehouse distribution center, lab, robotic pharmacy and administration staff.

Among the many amenities that complement the open and autonomous workspaces are two cafes, a great room, outdoor living rooms, fitness centers, conference centers, bike share program, walking trails, and an employee medical clinic.



# Launch Pad

SEATTLE WA | 169,000 SF

Striving for unique mid-block solution in downtown Seattle, this elevated mixed-use building pulls a conventional massing apart. For its occupants, the raised volume offers elevated façades with significant views to downtown and Elliott Bay while preserving the value of neighboring tenants' views. The lower roof (which is covered) provides a large outdoor environment for planted space and socialization above two stories of street-oriented retail.





# Osage Nation Welcome Center & Office Building

PAWHUSKA OK | 38,000 SF

The Welcome Center was designed to create a beautiful entrance to the Osage Nation campus and direct a natural flow of Osage and visitors across the site. This first phase included 38,600 SF of office between the Welcome Center and Office Building. It has 28,000 SF of office space which provides a home for the Osage News, Constituent Services, CDIB, HR, Tax Commission and Grants Management. Designed in conjunction with the Welcome Center, the Osage Nation Office Building houses Tribal Police, EMS, Treasury, and the Attorney General.

The project encompasses a number of sustainable solutions including rain water retention, radiant heated flooring, geothermal, chilled beams, exterior motorized blinds, and triple glazed windows.



# Four106

BELLEVUE WA | 420,000 SF

Four106 is a Class A office building in the heart of Bellevue, blending work and lifestyle amenities across 21 floors and 485,000 rentable square feet. Designed to foster creativity, collaboration, and well-being, the building features flexible, open floor plates and floor-to-ceiling windows with views of Lake Washington, the Seattle skyline, and the Olympic Mountains.

Integrated into Bellevue's evolving skyline, Four106 enhances the pedestrian experience with an expanded through-block connector linking both phases and encouraging movement toward the downtown park. A dedicated ride-share zone reduces congestion and supports future mobility, while active ground-floor uses—including retail, public commons, and enhanced streetscapes—create a vibrant, engaging urban environment.



# Key Bank Pavilion

BELLEVUE WA

Located in the heart of downtown Bellevue, KeyBank Pavilion was designed as a jewel box retail pavilion with the goal to activate pedestrian activity and create a welcoming public gathering space. CollinsWoerman intentionally designed the pavilion to share a unified architectural expression with the adjacent Four106 project, reinforcing a cohesive urban presence across both developments. Additionally, our team supported the Tenant Architect in providing documentation and land use requirements, review and analysis of proposed changes and direction on how to navigate the COB.

The project is built atop an existing 1971 parking garage, which required a new structural system that preserved parking capacity while supporting the new building above.

Entitlement requirements set by the City of Bellevue tied the construction of KeyBank Pavilion to the approvals and occupancy of Four106. Due to the phased master plan development and that Four106 was borrowing FAR from this site, it was necessary to get concurrent approvals to move forward with both projects.



# 428 Westlake

SEATTLE WA | 87,000 SF

428 Westlake's office floor plates are approximately 15% more efficient for tenant layouts than comparable buildings. This lowers occupancy-per-person costs and ultimately allowed this building to be constructed in one of Seattle's highest office-vacancy markets.



# MoPOP (EMP) Museum Administrative Office Building

SEATTLE WA | 53,000 SF

CollinsWoerman's design balances the client's need for privacy and security, public space and secure areas for exhibit construction and staging, while also creating a visual and emotional connection to the contemporary popular culture vibe of the main EMP Museum building.

The small floorplate affords excellent efficiency for the environmentally controlled space, needed to preserve collectible art pieces. This design lends itself to an edge core which also provides an important privacy buffer between building program spaces and adjacent residences.

In addition to receiving LEED® certification, the project was the first Salmon-Safe certified office building in Seattle, having utilized construction site management practices with zero runoff to preserve water quality and aquatic biodiversity.



# Advanta Office Commons

BELLEVUE WA | 720,000 SF (3 BUILDINGS TOTAL)

A three-building Class A office campus for Schnitzer West on a 14.6-acre Eastgate site. Two of the buildings are connected by a 25-foot high, 100-foot long glass roof atrium space that contains amenities such as an oversized fireplace, a water feature, and wide-screen flat panel monitors.





# Chapter Building I

SEATTLE WA | 220,000 SF

Located blocks away from the University of Washington in the heart of Seattle's University District, Chapter Building I is the first opportunity for major employers to locate in a world-class office environment within the U District. This project offers a refined workspace that encourages innovation while enhancing the urban fabric of the neighborhood and connecting university research and academics with local industries. The Chapter buildings complement the existing neighborhood character with an underrepresented typology of new commercial uses.

Chapter I is a 12-story office building with 240,000 sf of office space with ground floor retail space and a rooftop amenity with skyline views. Connecting Chapter I and Chapter II at the pedestrian level is the Brooklyn Cut, an outdoor atrium-like, pedestrian-focused mid-block connector between 12th and Brooklyn Avenues designed to guide you through the space. The Brooklyn Cut offers just over 10,000 sf of outdoor gathering areas, multiple seating areas, and a seamless entry into the main lobby and adjacent retail spaces.

The project is targeting LEED Gold and Fitwel certifications with sustainability built at the core of its design.



# Chapter Building II

SEATTLE WA | 190,000 SF

Chapter Building II is a 10-story life science building with 150,000 sf of life science uses and a porous ground floor retail space to allow pedestrians easy access to the lobby and retail. An enclosed amenity space on Level 10 looks out to a south-facing outdoor desk allowing sweeping views of Mount Rainier.

The project is targeting LEED Gold and Fitwel certifications with sustainability built at the core of its design.





# Alderbrook Resort

UNION WA | 110,000 SF

CollinsWoerman designed the expansion and redevelopment of this renowned 90 year old waterfront resort looking out over the Hood Canal to the Olympic Mountains. In addition to the main lodge, the project includes 21 cottage buildings, a pool pavilion, and a 34-room addition to create a 98-key destination hotel, spa, marina, and conference center.

Designed in collaboration with Dan Foltz, AIA.





# 1165 Eastlake

SEATTLE WA | 134,200 SF

The 1165 Eastlake building, a LEED® Gold certified facility, is nestled prominently within a sequence of research buildings along Seattle's Lake Union Fairview Avenue science corridor. This pedestrian friendly location is adjacent to South Lake Union's science core and the Fred Hutchinson Cancer Research Center. Direct connectivity to the University of Washington is planned pending extension of the streetcar line.

A dramatic grade change of almost twenty-feet between Fairview and Eastlake Avenues affords opportunity for tenant views plus a public plaza that serves as pedestrian pathway from the upper hillside down to the lake. The 8,500 SF plaza also creates a view corridor to the lake for hillside homes and businesses.



# UW-GU Health Partnership Building

SPOKANE WA | 100,000 SF

The University of Washington School of Medicine and Gonzaga University Regional Health Partnership developed the UW School of Medicine-GU Health Partnership building to advance rural healthcare education locally and globally.

The 100,000 SF, four-story building located near the Spokane River is home to UW's Foundations and Medex Northwest Physician Assistant and Gonzaga's Department of Human Physiology programs.

CollinsWoerman's design seamlessly integrates students and faculty from both universities and gives them the opportunity for shared learning and teaching in classrooms, anatomy labs, and teaching labs as well as shared research and innovation centers. With uninterrupted views down the Spokane River, the building takes advantage of the natural solar orientation to help aid with high-efficiency energy systems.

# Mixed-Use & Residential





# The Teel

SEATTLE WA | 200,000 SF

A new seven-story mixed-use building comprised of 158 units of residences over a level of pedestrian-oriented retail near Seattle's Green Lake Park. The project includes three levels of below grade parking and a rooftop amenity.





# Avenue Bellevue

BELLEVUE WA | 1.1 M SF

In the heart of downtown Bellevue, this mixed-use project includes two towers, multiple retail podiums, amenity space, as well as pedestrian-friendly open space. With over 1.1 million SF, the project has over 77,000 SF of retail, 250 luxury hotel keys, 330 condominium units, and almost 1,000 parking stalls.

CollinsWoerman is the Architect of Record working in collaboration with Weber Thompson Architects. Avenue Bellevue was NAIOP Mixed-Use Development of the Year 2025.





# 1001 John

SEATTLE WA | 320,000 SF

The site of this new 400 foot, 430 unit residential tower and podium, allows for a unique hillside pedestrian park that will blend the existing grade at John Street with Terry Ave downslope. The public entry plaza, at the podium roof, will function as the “front door” of the project.

To the West and North, the plaza also provides an expansive overlook accessible by the public.





# 2200

SEATTLE WA | 550,000 SF

Awarded the Urban Land Institutes' Award for Excellence in 2007, this one-million SF mixed-use project served as a catalyst for the redevelopment of the South Lake Union neighborhood and an iconic gateway to the Denny Triangle and downtown Seattle.

The project includes 261 residential units, 161 hotel keys, a Whole Foods Market, restaurants, bank, health and fitness facilities, lifestyle retailers and services.





# The Ashton

BELLEVUE WA | 240,000 SF

Mixed-use, 20-story residential tower including 202 units and approximately 2,600 SF of retail space. Features nearly 9,000 SF of amenity spaces including fitness center, aqua lounge, conference room and movie screening room. Includes 162,000 GSF of parking (351 stalls) on five levels (three above-grade and one below).





# Washington Square

BELLEVUE WA | 550,000 SF

Phase 1 of this mixed-use project includes 440 residential units, retail, restaurants, a world-class spa and fitness center, and four levels of parking. Project provides a significant neighborhood and regional destination in the heart of downtown Bellevue's Ashwood District. Washington Square has played a major role in the City's effort to promote a more pedestrian-oriented scale with its existing superblocks.

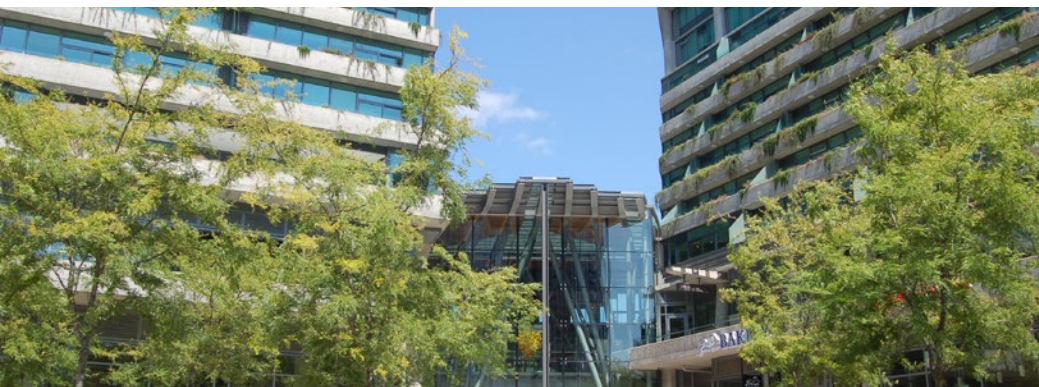


# Bastyr University Student Housing Village

KENMORE WA | 50,600 SF

Designed to minimize impacts to the local environment and fit into the campus' natural setting, the 11 energy efficient cottages are connected by a series of garden paths, courtyards and outdoor living spaces.

Green building using the LEED® tool was a natural fit for the values and vision of Bastyr, as it is one of the world's leading academic centers for education, research, and clinical services in the natural health arts and sciences.



# 989Elements + Elements Too

BELLEVUE WA | 350,000 SF (989 ELEMENTS)  
325,000 SF (ELEMENTS TOO)



989elements, a 23-story mixed-use residential tower with 170 residential units, is both an iconic beacon and destination for downtown Bellevue's Ashwood District. The adjacent Elements Too project includes 262 units, a 22-story residential tower and a 13-story mid-rise residential building. Two stories of retail space and plazas at the ground level unite the three tower project.

*Designed in collaboration with Cutler/Anderson Architects.*

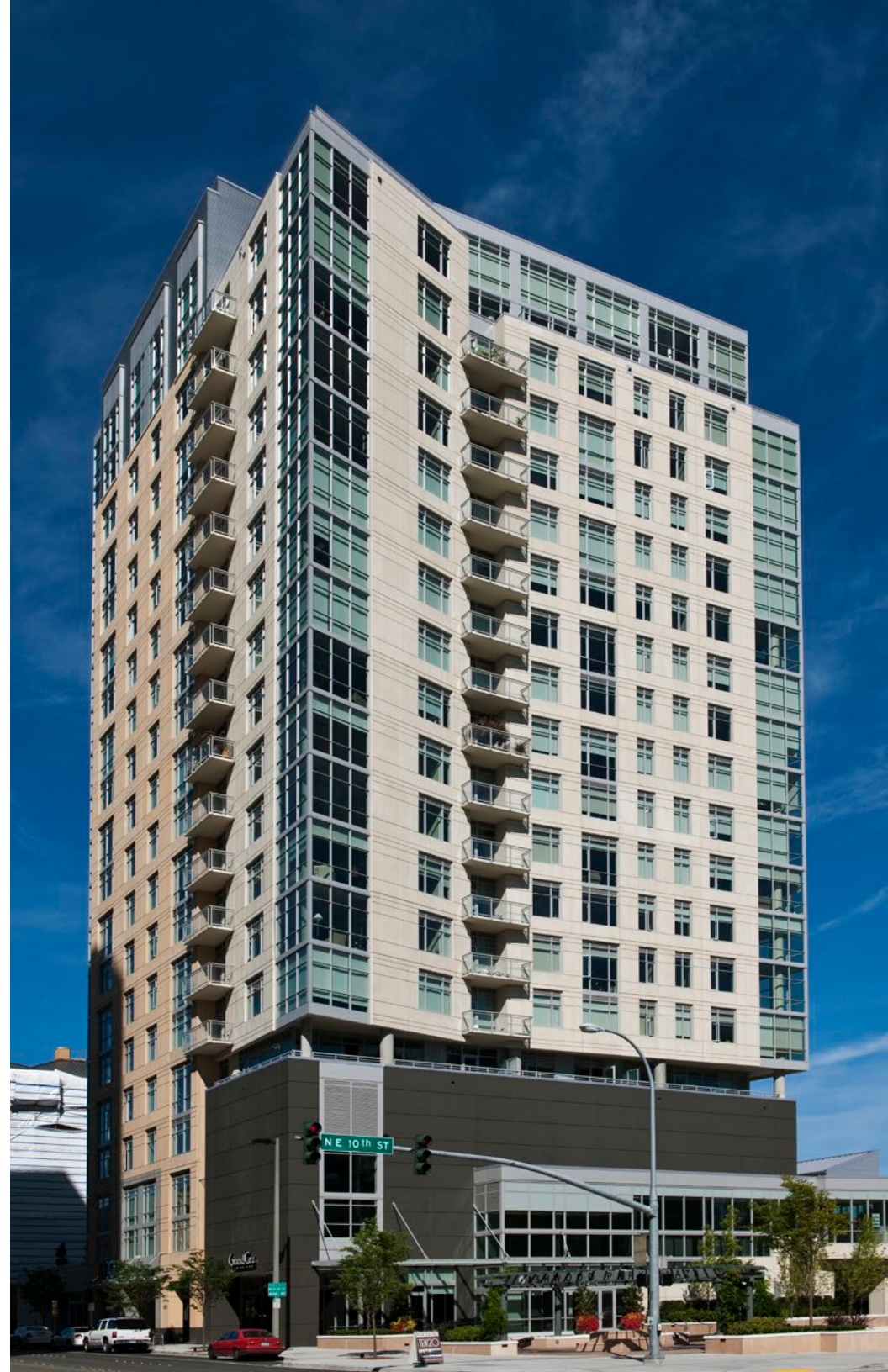


# Ten20

BELLEVUE WA | 312,000 SF

A 20-story residential tower with 129 units featuring a large roof terrace overlooking Ashwood Park; 200- to 300-seat black box theater; and 4,700 SF of retail along 108th Avenue NE and at the residential tower lobby entry.

Larger, condominium quality units and amenities set the standard for rental addresses in the Seattle Metro Area.





# 1800 Terry

SEATTLE WA | 450,000 SF

This 38-story residential tower showcases innovative and proprietary building technologies utilizing Sustainable Living Innovations (SLI) panelized construction. The project's 350 units will rise from a podium base that includes a residents lobby, leasing office and 6,100 SF of retail space. Residential amenity space tops the podium and will offer an outdoor infinity pool with spa, kitchen and social room, gaming room, and indoor spa facilities.





# BelleVista Place

BELLEVUE WA | 4.89 ACRES

This mixed-use project including residential, office and retail uses will promote an active environment for office workers, hotel guests, retail shoppers and restaurant patrons, who, along with downtown pedestrians, will take advantage of the plazas and streetscapes that link the site to the urban grid and to public transportation, including the Link light rail station less than a block away.





# 3ZERO3

SEATTLE WA | 87,800 SF

Situated in the heart of Belltown, 3ZERO3 is a 15-story, 112-unit Zero Net Energy (ZNE) apartment project, including 27 much needed affordable units. Five of the affordable units satisfy the city's Mandatory Housing Affordability (MHA) requirements, and another 22 units will be income and/or rent restricted as part of the Multi-Family Tax Exemption (MFTE) program. 3ZERO3 utilizes approximately 900 pre-fabricated wall and floor panels, complete with all major building systems and components including electrical wiring, plumbing, mechanical, fire safety and network systems.

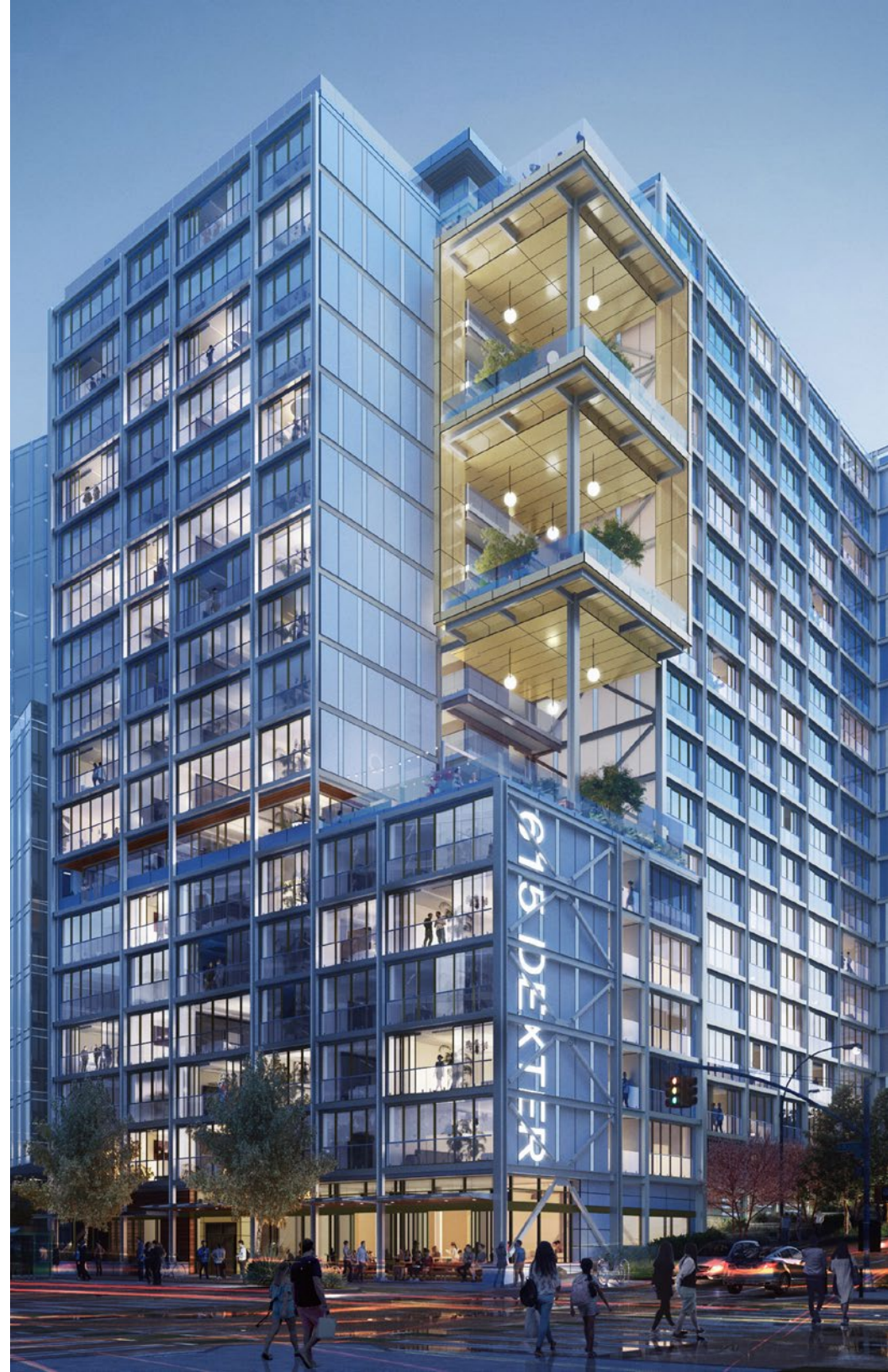




# 615 Dexter

SEATTLE WA

Located in the South Lake Union neighborhood, 615 Dexter will offer an 18-story tower of 414 units, 224 of which will be restricted as affordable. The 615 Dexter project is part of a winning response to the City of Seattle's Mercer Mega-block redevelopment effort.

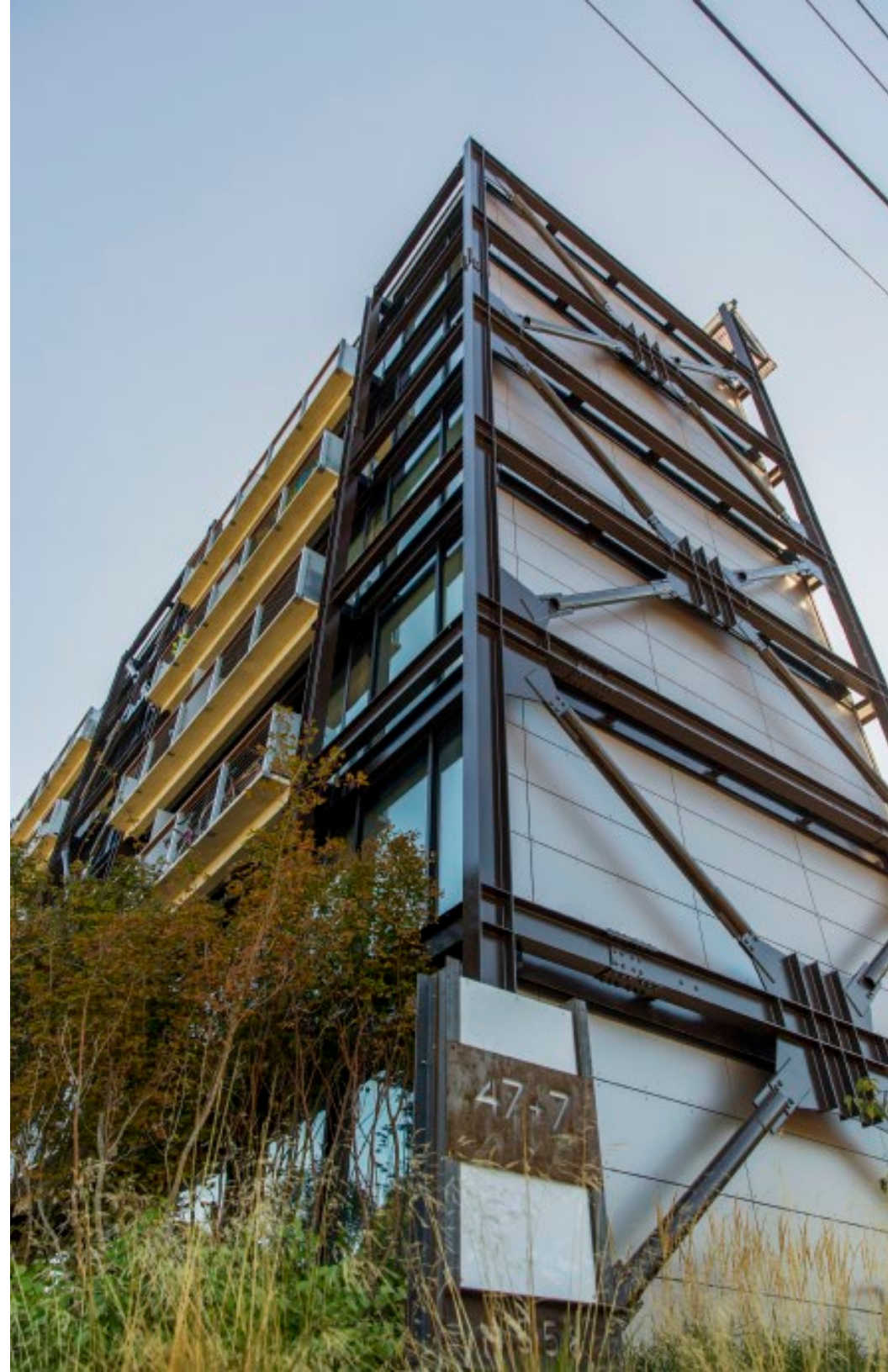




# 47 + 7

SEATTLE WA | 16,525 SF

Built from innovative prefabricated parts, this project development is the solution to cutting construction time by 50% while delivering a highly sustainable, aesthetically appealing building. Added tenant and economical benefits include innovative solar panels heating water for domestic use and hydronic radiant heat, providing all heating and hot water 10 months out of the year.





# Circa Green Lake

SEATTLE WA | 240,000 SF

Circa Green Lake is a four-story, mixed-use project on a highly visible site adjacent to Seattle's Green Lake Park. The project has three floors of residential units over a level of pedestrian-oriented neighborhood retail, a series of live-work spaces, and residential units clustered around a ground-level courtyard.

The design provides enclosed retail parking at grade and one additional level of below-grade parking.



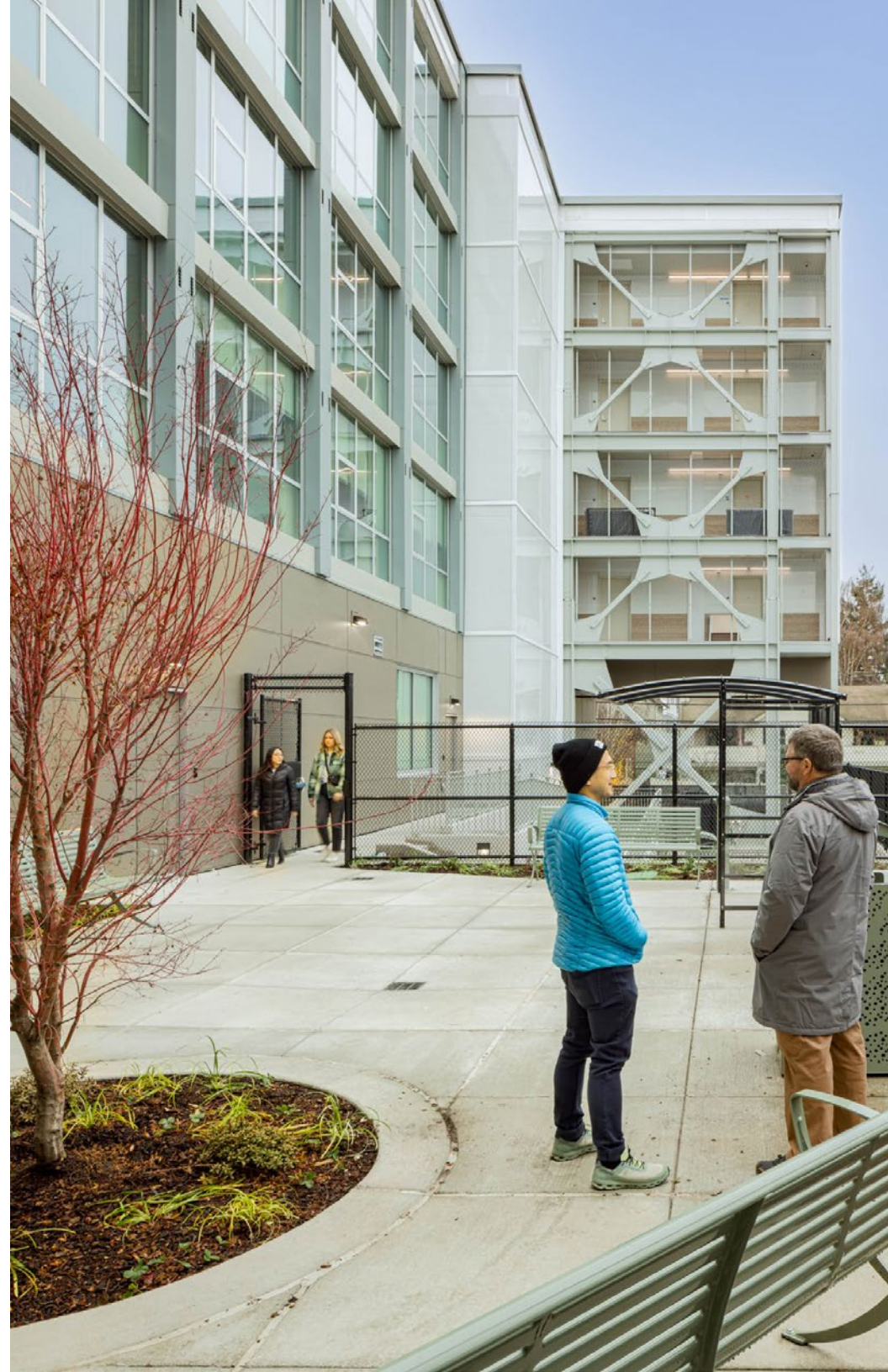


# Burbridge Place Supportive Housing

SEATTLE WA

The second of two projects awarded to non-profit developers that proposed SLI buildings in a competitive RFP process with the City of Seattle's Office of Housing.

Downtown Emergency Services Center (DESC) purchased a 125-unit SLI building to provide housing, crisis intervention services and medical care to people experiencing homelessness. Operational cost savings from the SLI building allowed an additional full time DESC program staff member.





# Sacred Medicine House

SEATTLE WA | 87,800 SF

One of two projects awarded to non-profit developers that proposed SLI buildings in a competitive RFP process with the City of Seattle's Office of Housing. Chief Seattle Club is purchasing a 125-unit SLI building to provide housing, crisis intervention services and medical care for indigenous people experiencing homelessness.





# Spruce

SEATTLE WA | 440,000 SF

Spruce is a 440,000 SF mixed use project known as the “gateway to West Seattle”. The project is comprised of three underground parking levels, a 44,000 SF fitness center, and 216 apartment units stretched out over 3 buildings and 5 levels. Located at the intersection of Fauntleroy Way and SW Alaska, “Spruce” stands right at the threshold of the West Seattle junction.





# Woodin Creek Village

WOODINVILLE WA | 21 ACRES

Woodin Creek Village is a mixed-use residential and pedestrian-oriented retail community in Woodinville's award-winning wine country. Designed with walkability in mind, Woodin Creek Village has served as a catalyst for the City of Woodinville's goal to activate and expand their downtown.

CollinsWoerman created the overall master plan for the project and led the development agreement process, setting the stage for the 50,000 SF pedestrian-oriented retail and 1,000 residential multi-family units. The master plan and development agreement was flexible enough to accommodate changes in phasing and development area as the building design evolved.

One of the major features of the mixed-use development is the two large central parking garages, which serves both the residential and commercial uses on the site. These above-grade parking garages significantly decreased the parking costs for the overall project.

This residential village features a variety of local restaurants, wine, and coffee shops, fulfilling the Woodinville's vision laid out by the City's downtown planning. Woodin Creek Village acted as a catalyst to the City partnering with a private developer to redevelop their downtown property.



# The Falls - Phase 1

SPOKANE WA

The Falls Tower is an 11-story condominium complex scenically located along the Falls in Downtown Spokane. With 38 luxury condos, amenity space, and below grade parking for 76 cars, the project aims to revitalize the North Bank area, emphasizing Spokane's history and the site's natural beauty. The project will provide residents the opportunity to experience the area by providing views and pedestrian connections to the Falls, Riverfront Park, and the surrounding neighborhoods. The project's mix of uses, will activate this long-underutilized site and connect both residents and visitors to the shoreline above the Spokane River and to Riverfront Park.





# Schweitzer Mountain Resort Five Needles at White Pine

SCHWEITZER, SANDPOINT ID | 26 UNITS

The new 26 residential addition 5-Needles at White Pine located at Schweitzer Mountain Ski Resort features two bedroom, studio, and lofted penthouse residences with amazing views of the surrounding mountains, Lake Pend Oreille, and the incredible ski slopes. Our design for the exterior and interior of the new residences offers a new contemporary addition to the mountain village.



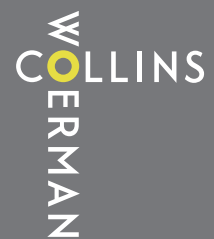


# Symetra Center

BELLEVUE WA

With extensive renovations of the ground floor, this project aimed to modernize the lobby with updated materials and design focusing on making it an inviting space for tenants and guests. The renovation included an upgraded conferencing center, the addition of a ground-floor fitness center, a new community café and bar.





ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

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